



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, May 19, 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

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. CONDITIONAL USE PERMIT #1-26 AND ENVIRONMENTAL ASSESSMENT #1-26 TO ALLOW VEHICLE STORAGE FACILITIES WITHIN THE GENERAL INDUSTRIAL (M-2) ZONE AT 13625-13629 ALMA AVENUE (APN: 6102-015-027)

A request from Liliger Damaso & Rob De La Torre, representing Wanderwell Society South Bay, LLC., for a Conditional Use Permit to allow the operations of a private vehicle storage facility within an existing industrial building totaling 11,970 square feet, located in the General Industrial (M-2) zone, in accordance with Section 18.46.030.C.9 of the Gardena Municipal Code. The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 (Class 1 - Existing Facilities).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 5-26, subject to the conditions of approval and direct staff to file a notice of exemption.

6.B. CONDITIONAL USE PERMIT #4-26 AND ENVIRONMENTAL ASSESSMENT #4-26 TO ALLOW THE SALES OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN A NEW RETAIL STORE WITHIN AN EXISTING TENANT SPACE IN THE COMMERCIAL (C-2) ZONE AT 15505 SOUTH NORMANDIE AVENUE (APN: 6105-008-039)

A request from Terri Dickerhoff, representing Sprouts Farmers Market, for a Conditional Use Permit to allow the sales of beer and wine for off-site consumption within a new retail store occupying an existing tenant space located in the Commercial (C-2) zone, in accordance with Section 18.30.030.A of the Gardena Municipal Code. The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 - Existing Facilities).

Staff Recommendation: Conduct the public hearing, receive testimony from the public, adopt Resolution No. PC 6-26, subject to the conditions of approval and direct staff to file a notice of exemption.

7. OTHER ITEMS

7.A. FIRST EXTENSION OF TIME REQUEST FOR CONDITIONAL USE PERMIT #5-24 (1855 West 139th Street)

First request extension of time for Conditional Use Permit #5-24, to permit the operation of warehousing facilities in the General Industrial (M-2) zone.

Applicant: Charles Hobey (DBA: Zelda PG PropCo LLC)

Location: 1855 West 139th Street (APN: 4061-025-130)

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, June 2, 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: May 15, 2026



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6A.
Section: PUBLIC
HEARING ITEMS
Meeting Date: May 19,
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: CONDITIONAL USE PERMIT #1-26 AND ENVIRONMENTAL ASSESSMENT #1-26 TO ALLOW VEHICLE STORAGE FACILITIES WITHIN THE GENERAL INDUSTRIAL (M-2) ZONE AT 13625-13629 ALMA AVENUE (APN: 6102-015-027)

PROJECT DESCRIPTION:

A request for a Conditional Use Permit to allow the operations of private vehicle storage facility within an existing industrial building totaling 11,970 square feet, located in the General Industrial (M-2) zone, in accordance with Section 18.46.030.C.9 of the Gardena Municipal Code.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 (Class 1 - Existing Facilities).

APPLICANT: Liliger Damaso & Rob De La Torre, Wanderwell Society South Bay, LLC

LOCATION: 13625-13629 Alma Avenue (APN: 6102-015-027)

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application for Conditional Use Permit #1-26 and Environmental Assessment #1-26 where the Planning and Environmental Quality Commission will:

1. Conduct a public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 5-26, subject to the conditions of approval, and direct staff to file a notice of exemption

APPROVED:

Greg Tsujuchi, Community Development Director

Attachments

[Staff Report 1-26](#)

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

[Exhibit 1 - Conditions of Approval](#)

[Exhibit 2 - Project Plans](#)

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

**CONDITIONAL USE PERMIT #1-26 AND ENVIRONMENTAL ASSESSMENT #1-26
TO ALLOW PRIVATE VEHICLE STORAGE FACILITIES WITHIN AN EXISTING
INDUSTRIAL BUILDING ON THE (M-2) ZONE AT 13625-13629 ALMA AVENUE**

Agenda Item No. 6.A

DATE: May 19, 2026

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Dayana, Planning Assistant

APPLICANT: Liliger Damaso & Rob De La Torre, representing Wanderwell Society South Bay

LOCATION: 13625-13629 Alma Avenue (APN: 6102-015-027)

REQUEST: A request for a Conditional Use Permit to allow the operation of a private vehicle storage facility within an existing industrial building (totaling 11,970 square feet), located in the General Industrial (M-2) zone, in accordance with Gardena Municipal Code Section 18.46.030.C.9.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 - Existing Facilities), in that it consists of minor alterations of the existing structure in order to operate the requested use.

BACKGROUND/SETTING

The subject property is a rectangular shaped lot located on the west side of Alma Avenue, south of its intersection with West 135th Street. The lot is approximately 0.57 acres in area. The site is accessible via two (2) common driveways along Alma Avenue, on the easterly side of the building. The parcel is developed with an independent industrial warehouse building that has its respective parking spaces. The existing building was originally built in 1969.

The project site is in an industrial area and zoned M-2. The adjacent properties in all cardinal directions have the same zoning designation. This is illustrated on the following zoning map labeled as Figure 1 and corresponding table labeled as Table 1.

Figure 1: Zoning Map

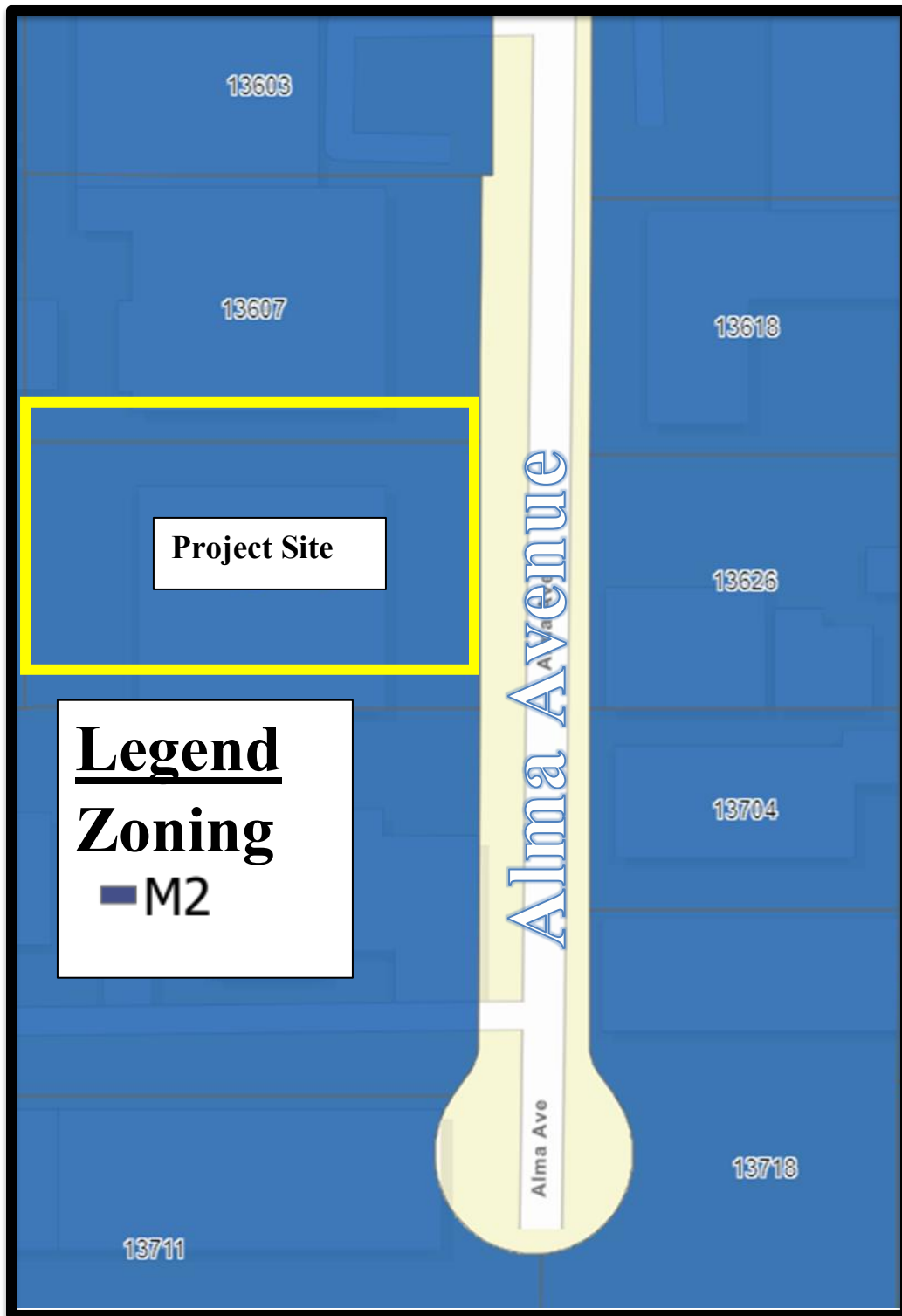


Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-2	Industrial	Manufacturing/Wholesale
North	M-2	Industrial	Manufacturing
South	M-2	Industrial	Wholesale
East	M-2	Industrial	Wholesale
West	M-2	Industrial	Wholesale

PROJECT DESCRIPTION AND ANALYSIS

Wanderwell Society South Bay, represented by Liliger Damaso & Rob De La Torre, submitted a conditional use permit (CUP) application in accordance with the provisions of GMC Section 18.46.030.C.9 to operate a private vehicle storage facility within an existing enclosed industrial building totaling 11,970 square feet (“sf”).

Currently there is an eight (8) foot high driveway gate that separates the parking area from the remainder of the parking lot in front of the property. The front section of the property offers seven 7 parking spaces, while the rear accommodates 11 parking spaces. In total, there are 18 parking spaces available onsite (see Figure 2: Site Plan).

The property was previously occupied (from 2017 to 2019) by “Automated Turnkey Packaging Solutions,” for the operation of a manufacturing facility.

Business Operation

Wanderwell Society South Bay is a luxury valet parking lot and a social club business that offers members the ability to store their vehicles on a daily, weekly, monthly, or yearly basis. The business provides valet services and an automotive workshop that educates members on basic automotive maintenance, including how to change a battery and tires. The types of vehicles that will be parked in the building are primarily sports, luxury, and collector automobiles. Parking of oversized trucks, recreational vehicles, or equipment will be prohibited, and the CUP will be conditioned as such. The building will be able to park a total capacity of 35 vehicles.

The applicant is proposing tenant improvements to the existing industrial building. The existing structure will include two (2) dedicated areas for vehicle storage, a member

lounge of approximately 2,500 square feet, and a workshop space equipped to facilitate hands-on activities. Storage area #1 will have one (1) BendPak lift and the total storage capacity will be 15 vehicles. Storage area #2 will have one (1) BendPak lift with a total capacity of 15 vehicles and a lobby, and member's lounge area (see Figure 3: Floor Plan).

The applicant is proposing tenant improvements to the existing building which include interior painting and the installation of functional elements consistent with workshop use. Alongside the proposed tenant improvements, the applicant intends to restripe the parking lot to accommodate the 18 designated parking spaces. The project requires 16 parking spaces resulting in a surplus of two 2 spaces.

The business will function strictly on a membership basis, and the site will not be open to the general public, nor will it engage in vehicle sales, rentals, public exhibitions, or test driving. Initially, the business will not have any employees, and the applicant will be the only one managing the business in the near future, there will be two (2) part-time employees present on-site to oversee operations and provide assistance to customers. The proposed hours of operation are from 9 AM to 10 PM, seven (7) days a week. Patrons and clients are prohibited from parking their own vehicles; the applicant or employee will operate all car movement and lift operations within the building.

The applicant will provide workshops that include hands-on classes, social meetups, and vehicle-related demonstrations. The workshops are inherently controlled, internal to the members only and not to the general public. An average of 10 members is expected to visit per day. The following condition of approval has been added CUP5 workshop classes shall be limited to no more 10 members/attendees participating onsite at any given time. All workshops/classes shall be conducted indoor. Workshops/classes with 11 or more members/attendees shall be prohibited unless approval of a temporary event is granted.

All business activities will be conducted within the enclosed building. Activities outside of the enclosed building will be prohibited, unless a temporary event permit is obtained for each event to be held. These requirements will be added to the conditions of approval and all temporary event permits are subject to the provisions of Chapter 18.60 of the Gardena Municipal Code.

Parking

Per GMC Section 18.40.040.G, off-street parking ratios for warehousing may determine the required amount of parking for the facility. Under warehousing uses, one (1) parking space is required for every 1,000-sf for warehousing areas, and one (1) parking space is required for every 300-sf of office area. With approximately 11,036-sf used for warehousing space and approximately 900 sf used for office space, the minimum number of parking spaces required is 16 parking spaces. The project site provides 18 parking spaces resulting in a surplus of two (2) spaces more than the minimum code requirement.

Figure 2: Site Plan

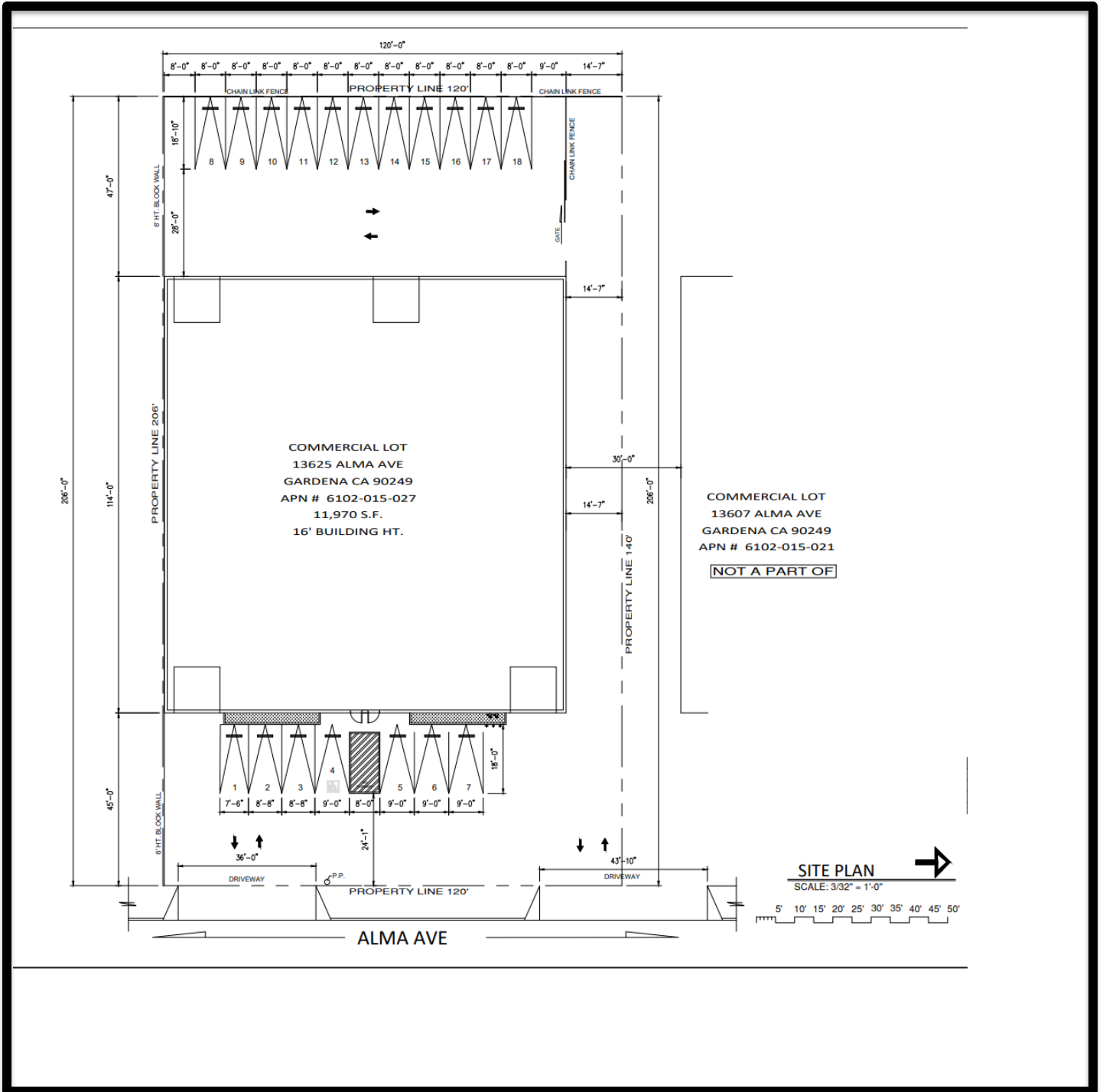
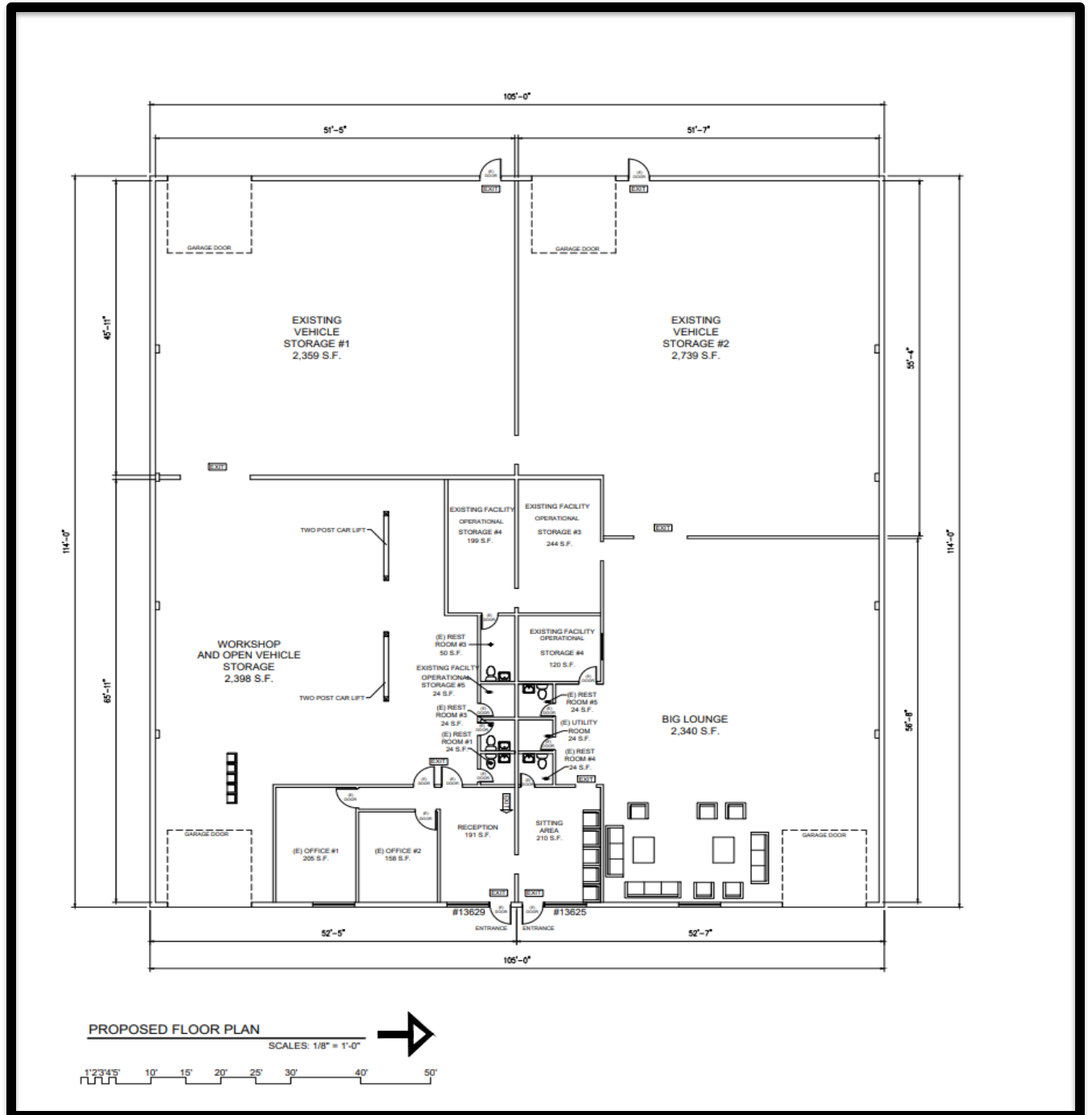


Figure 3: 13625- Alma Ave. Floor Plan



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:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
 - Land Use Policy 3.2: Encourage the upgrade and re-habilitation of existing commercial and industrial building facades and sites.
 - Land Use Policy 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

REQUIRED FINDINGS

Conditional Use Permit #1-26

In accordance with GMC Section 18.46.040.F, the Commission must make the following specific findings to grant a conditional use permit for the use of warehousing.

1. The use applied at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.

Although the proposed use of a private vehicle storage facility is not specifically listed under a defined use category within the M-2 zone, which include automobile service stations, parking lots, and RV storage, the City's Zoning Code allows for uses not specifically listed that are not detrimental in any way to surrounding properties or uses permitted in the zone, and which are not permitted as a similar use, through an approved conditional use permit, as referenced in the Gardena Municipal Code section 18.46.030.C.9.

Since the project site and surrounding properties are zoned as M-2, is situated between different industrial, manufacturing, and automotive related uses, and the

proposed use would be operated entirely within the existing building, the project will not be detrimental to the surrounding properties or land uses as conditioned. Therefore, the application for a conditional use permit is proper.

- 2. Such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety or welfare.**

The proposal for private vehicle storage facilities is compatible with the surrounding uses in the area, as it is located within one (1) existing industrial building of adequate size to allow for the use. The use would be operated entirely within the existing building with employees parking the vehicles to ensure limited disruption to surrounding areas.

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

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market, and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
- Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
 - Land Use Policy 3.2: Encourage the upgrade and re-habilitation of existing commercial and industrial building facades and sites.
 - Land Use Policy 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

The facility contributes to a diversified business landscape by introducing a unique service-based vehicle parking use that is not currently well-represented in the area. It caters to both the local and regional clientele, generating economic activity while providing a valuable service to car collectors. By occupying and enhancing an underutilized warehouse space, the project supports the City's efforts to maintain a sound tax base and encourages economic growth through business diversification in an industrial property.

- 3. The site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

The subject property, located within the M-2 zone, is adequate in size, shape, and configuration to support the proposed private vehicle storage facility. The 11,036-sf industrial building offers sufficient interior area to accommodate the tenant improvements. The project is designed to meet all applicable Gardena Municipal Code standards. Therefore, the site is adequate in size and shape to accommodate such use.

- 4. The site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.**

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates Alma avenue as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels throughout the City. They are intended to carry low volumes of traffic and allow unrestricted parking. Local streets typically have two travel lanes, and in most cities are 50 feet in width. The applicant's request to operate private vehicle storage facilities are not anticipated to generate traffic beyond the current levels, and it is unlikely to impact the area's circulation. Based on the storage of vehicles, off-street parking ratios for warehousing may determine the required amount of parking for the facility. Under warehousing uses, one parking space is required for every 1,000-sf for warehousing areas and one parking space is required for every 300-sf of office area. With approximately 11,036 sf used for warehousing space and approximately 934 sf used for office space, in total the minimum number of parking spaces required is 16 parking spaces, but the site offers 18 parking spaces for its employees and patrons, resulting in a surplus of two (2) parking spaces. Staff do not foresee any adverse traffic impacts related to the subject property's proposed use.

Therefore, surrounding streets are properly designed to carry the quantity of traffic generated by the proposed use.

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

The following conditions of approval have been added for Conditional Use Permit #1-26 (Exhibit 1) to ensure that the private vehicle storage facility use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- Vehicles shall be stored as depicted in the floor plans approved by the Planning and Environmental Quality Commission. Vehicles shall not be stored

in any drive aisle. Deviations from the approved plans will require modification to the approved Conditional Use Permit #1-26.

- Parking or storage of oversized trucks, recreational vehicles, or equipment shall be prohibited.
- All activities must take place within the enclosed building. Loitering outside the tenant suite is prohibited.
- The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation(s).
- No special events shall be held at the project site without the applicant obtaining a temporary event permit from the City and paying all appropriate fees. Temporary events are those that meet the intent and purpose of GMC Section 18.60.010.

ENVIRONMENTAL CONSIDERATIONS (EA #1-26)

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301 Class 1, Existing Facilities which exempts negligible or no expansions of use in existing facility from the provisions of CEQA. The building in which the project is proposed is existing. The project will not include any alterations to the existing building footprint but makes minor modifications to the exterior façade. The private vehicle storage facility would be in an existing industrial building, originally constructed in 1969 for manufacturing and warehousing purposes. The applicant's request to operate a private vehicle storage facility within the existing industrial space is not an expansion of use.

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

Therefore, the proposed project is eligible for categorical exemption from CEQA.

NOTICING

The public hearing notice for Environmental Assessment #1-26 and Conditional Use Permit #1-26 was published in the Gardena Valley News and mailed via first-class USPS mail to owners and occupants with a 300-foot radius of the site on May 7, 2026. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of

the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommends holding a public hearing on the application for Environmental Assessment #1-26 and Conditional Use Permit #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, subject to the conditions of approval, and direct staff to file a notice of exemption.

ATTACHMENTS

Attachment A – Resolution No. PC 5-26

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

RESOLUTION NO. PC 5-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #1-26 AND ENVIRONMENTAL ASSESSMENT #1-26 FOR THE USE OF A PRIVATE VEHICLE STORAGE FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDINGS TOTALING 11,970 SQUARE FEET LOCATED IN THE GENERAL INDUSTRIAL (M-2) ZONE AT 13625-13629 ALMA AVENUE STREET AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 (CLASS 1 – EXISTING FACILITY)

**13625-13629 Alma Avenue
(APN: 6102-015-027)**

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

SECTION 1. RECITALS

A. On January 12, 2026, Applicant Wanderwell Society South Bay, represented by Liliger & Rob De La Torre, submitted an application for a conditional use permit (CUP) to permit the operations of a private vehicle storage facility within an existing industrial buildings totaling 11,970 square feet (the “Project”) at 13625-13629 Alma Avenue (the “Subject Property”); and

B. The General Plan Land Use designation of the Subject Property is Industrial, and the zoning is General Industrial (M-2); and

C. The Subject Property is bounded by Alma Avenue to the west.

D. On May 19, 2026, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code (GMC).

SECTION 2. CONDITIONAL USE PERMIT #1-26 FINDINGS

Conditional Use Permit #1-26 to allow the operation of a private vehicle storage facility per Gardena Municipal Code Section 18.46.030.C.9, within an existing industrial buildings totaling 11,970 square feet in the M-2 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit 1 and as shown on the plans presented to the Planning and Environmental Quality Commission on May 19, 2026, attached hereto as Exhibit 2.

1. The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.

Although the proposed use of a private vehicle storage facility is not specifically listed under a defined use category within the M-2 zone, which include automobile service stations, parking lots, and RV storage, the City's Zoning Code allows for uses not specifically listed that are not detrimental in any way to surrounding properties or uses permitted in the zone, and which are not permitted as a similar use, through an approved conditional use permit, as referenced in the Gardena Municipal Code section 18.46.030.C.9.

Since the project site and surrounding properties are zoned as M-2, is situated between different industrial, manufacturing, and automotive related uses, and the proposed use would be operated entirely within the existing building, the project will not be detrimental to the surrounding properties or land uses as conditioned. Therefore, the application for a conditional use permit is proper.

2. Such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare.

The proposal for private vehicle storage facilities is compatible with the surrounding uses in the area, as it is located within one (1) existing industrial building of adequate size to allow for the use. The use would be operated entirely within the existing building with employees parking the vehicles to ensure limited disruption to surrounding areas.

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

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market, and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.
- Economic Development Plan Goal 3: Attract desirable businesses to locate in the City.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.

- Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
 - Land Use Policy 3.2: Encourage the upgrade and re-habilitation of existing commercial and industrial building facades and sites.
 - Land Use Policy 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.

The facility contributes to a diversified business landscape by introducing a unique service-based vehicle parking use that is not currently well-represented in the area. It caters to both the local and regional clientele, generating economic activity while providing a valuable service to car collectors. By occupying and enhancing an underutilized warehouse space, the project supports the City's efforts to maintain a sound tax base and encourages economic growth through business diversification in an industrial property.

3. The site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

The subject property, located within the M-2 zone, is adequate in size, shape, and configuration to support the proposed private vehicle storage facility. The 11,036-sf industrial building offers sufficient interior area to accommodate the tenant improvements. The project is designed to meet all applicable Gardena Municipal Code standards. Therefore, the site is adequate in size and shape to accommodate such use.

4. The site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates Alma avenue as a local street. Local streets are designed to provide vehicular, pedestrian and bicycle access to individual parcels throughout the City. They are intended to carry low volumes of traffic and allow unrestricted parking. Local streets typically have two travel lanes, and in most cities are 50 feet in width. The applicant's request to operate private vehicle storage facilities are not anticipated to generate traffic beyond the current levels, and it is unlikely to impact the area's circulation. Based on the storage of vehicles, off-street parking ratios for warehousing may determine the required amount of parking for the facility. Under warehousing uses, one parking space is required for

every 1,000-sf for warehousing areas and one parking space is required for every 300-sf of office area. With approximately 11,036 sf used for warehousing space and approximately 934 sf used for office space, in total the minimum number of parking spaces required is 16 parking spaces, but the site offers 18 parking spaces for its employees and patrons, resulting in a surplus of two (2) parking spaces. Staff do not foresee any adverse traffic impacts related to the subject property's proposed use.

Therefore, surrounding streets are properly designed to carry the quantity of traffic generated by the proposed uses.

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

The following conditions of approval have been added for Conditional Use Permit #1-26 (Exhibit 1) to ensure that the private vehicle storage facility use will be compatible with, and not be detrimental to the surrounding uses in the vicinity:

- Vehicles shall be stored as depicted in the approved floor plans shown to the Planning and Environmental Quality Commission on May 19, 2026. Vehicles shall not be stored in any drive aisle. Deviations from the approved plans will require modification to the approved Conditional Use Permit #1-26.
- Parking of oversized trucks, recreational vehicles, or equipment shall be prohibited.
- All activities must take place within the enclosed building. Loitering outside the tenant suite is prohibited.
- The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation(s).
- No special events shall be held at the project site without the applicant obtaining a temporary event permit from the City, and paying all appropriate fees. Temporary events are those that meet the intent and purpose of GMC Section 18.60.010.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #1-26)

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

- A. Section 15301 Class 1, Existing Facility which exempts negligible or no expansions of use in existing facility from the provisions of CEQA. The building in which the project is proposed already exists. The project will not include any alterations to the existing building footprint but makes minor modifications to the exterior façade. The private vehicle storage facility would be in an existing industrial building, originally constructed in 1969 for manufacturing and warehousing purposes. The

applicant's request to operate private vehicle storage facility within the existing industrial spaces are not an expansion of use.

B. The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of establishing a private vehicle storage facility is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The buildings where the private vehicle storage facility will be located are not considered significant historical structures by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

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

SECTION 4. APPEAL.

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

SECTION 5. RECORD.

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

SECTION 6. CUSTODIAN OF RECORD.

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

SECTION 7. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of May 2026.

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

Exhibits:

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

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 19th day of August 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

**EXHIBIT A
CITY OF GARDENA**

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #1-26

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to building permit and business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The architectural plans shall be in accordance with the plans approved by the Planning and Environmental Quality Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision on May 19, 2026, as modified by such decision. Deviations from the approved plans will require modification to the approved Conditional Use Permit #1-26.
- GC 4. The Applicant shall reimburse the City for all attorneys' and consultants' fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the Applicant of any obligation under this condition, including the payment of attorneys' fees.
- GC 6. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the Gardena Municipal Code shall be paid by the applicant.

CONDITIONAL USE PERMIT (CUP #1-26)

- CUP1. Conditional Use Permit #1-26 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC). Utilization shall involve the issuance of a business license.
- CUP2. Parking of oversized trucks, recreational vehicles, or equipment shall be prohibited on-site.
- CUP3. Carwash services shall be prohibited on-site.
- CUP4. The hours of operation for the private vehicle storage facilities shall be limited to 9 AM to 10 PM seven days a week.
- CUP5. Workshop classes shall be limited to no more than 10 members/attendees participating onsite at any given time. All workshops/classes shall be conducted indoors. Workshops/classes with 11 or more members/attendees shall be prohibited unless approval of a temporary events permit is granted.
- CUP6. No special events shall be held at the project site without the Applicant obtaining a temporary event permit from the City with all appropriate fees paid. Temporary events are those that meet the intent and purpose of GMC Section 18.60.010.
- CUP7. The Applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by GMC Chapter 18.58.
- CUP8. Barbed wire fencing shall be prohibited in locations visible to the public right-of-way in accordance with Section 18.42.070.E.2 of the GMC.
- CUP9. A CCTV surveillance system shall be installed prior to the issuance of a business license and building permit final approval. The CCTV surveillance system shall view and record all areas within the interior and exterior areas of the warehouse. The CCTV surveillance system shall meet the following minimum requirements:
- a. 720p (1280x720) minimum recording resolution is required. An increase in resolution of 1080p (1920x1080) or better is encouraged.
 - b. Minimum H.264 video compression. H.265 is also acceptable.
 - c. Real-time recording at 30 fps per camera at 720p resolution.
 - d. Use caution when purchasing systems and ensure that each camera will be recording at full resolution and frame rate at the minimum spec, whether it is

720p, 1080p, or better. Recording devices often have limitations and will sometimes be advertised as supporting 720p or 1080p; however, the advertising does not explain that the higher resolution is only for limited channels and when maxed out will provide reduced resolution.

e. Minimum 30-day storage retention and archival for each camera (all video) at 720p resolution, 30fps (full frame rate and resolution).

f. Design your camera system to ensure that the privacy of your patrons and/or employees is not infringed, and do not view or record areas where your patron(s) and/or employees would have an expectation of privacy. Typically, this is easily resolved by the placement of the camera and is not an issue. However, where this could present a problem as the need for both coverage and privacy exists in the same area, camera technology exists that allows for the best of both worlds. Called "video masking," "window blanking," and by other names, it allows the area within a larger view to be masked so that private areas cannot be seen, however surrounding areas are still viewable.

g. The recording device must contain a USB port for Police Department personnel to easily access the system and download video.

h. Video shall be exportable in an open file format.

CUP10. The business owner shall provide the Police Department with access to the CCTV system footage and information as deemed necessary for any investigation(s).

CUP11. The business owner shall ensure that industrial building is equipped with an alarm system that is properly maintained and registered with the Police Department.

CUP12. All activities must take place within the enclosed building. Loitering outside the tenant suite is prohibited.

CUP13. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.

CUP14. In the event noise, lighting, parking, or traffic nuisances or other public safety issues are brought to the attention of the City, the Community Development Director may impose further conditions or restrictions on the site operations to ensure land use compatibility.

CUP15. The Applicant shall be required to notify the City of any changes to the use of the facility.

- CUP16. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the CUP by the Planning and Environmental Quality Commission. The Commission shall determine if additional restrictions, conditions, or physical changes are needed in order to address the issues or concerns.
- CUP17. Per Gardena Municipal Code Section 18.46.080, if the use discontinued for a period of one hundred eighty (180) days, the permit shall be deemed to have lapsed and shall be null and void.
- CUP18. The Conditional Use Permit may be revoked, amended and suspended by the Planning and Environmental Quality Commission under the provisions of Section 18.46.050 of the Gardena Municipal Code.

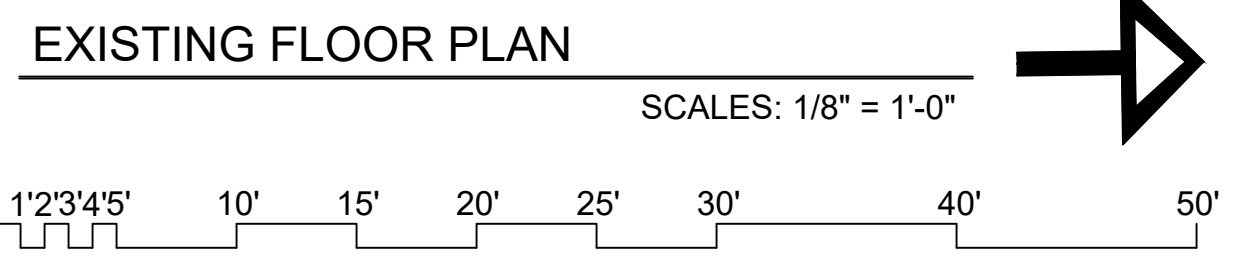
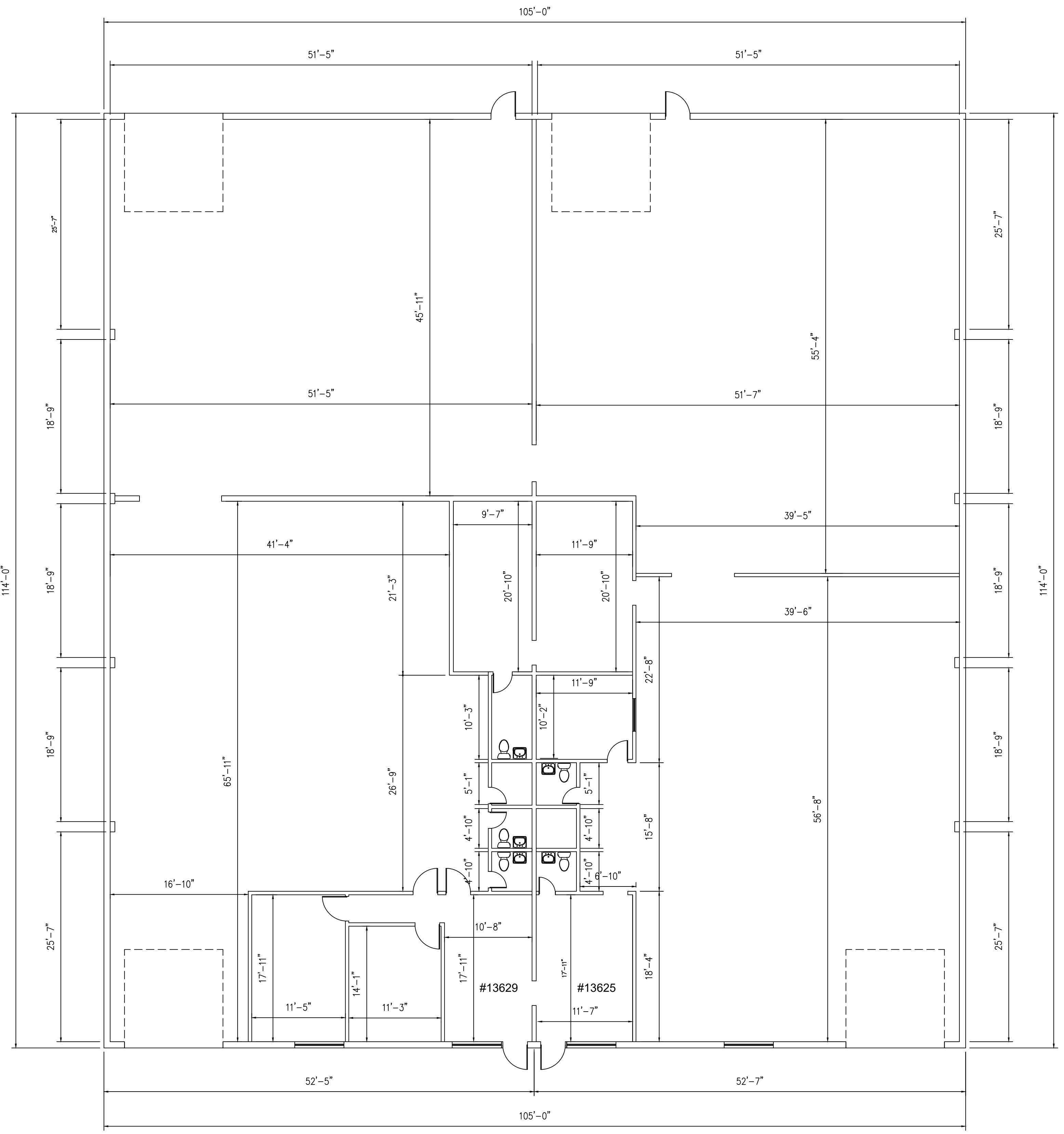
BUILDING AND SAFETY DIVISION

- BS1. The Applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 25, California Code of Regulations) in effect at the time of permit application.
- BS2. The Applicant shall obtain separate Building Division 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 all applicable State and Federal Accessibility codes.
- BS5. All indoor parking areas are to be ventilated in accordance to the California Energy Code.
- BS6. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.
- BS7. The Applicant shall submit plans and specifications to the Building Division for review.

Wanderwell Society South Bay, Representative

By

Date



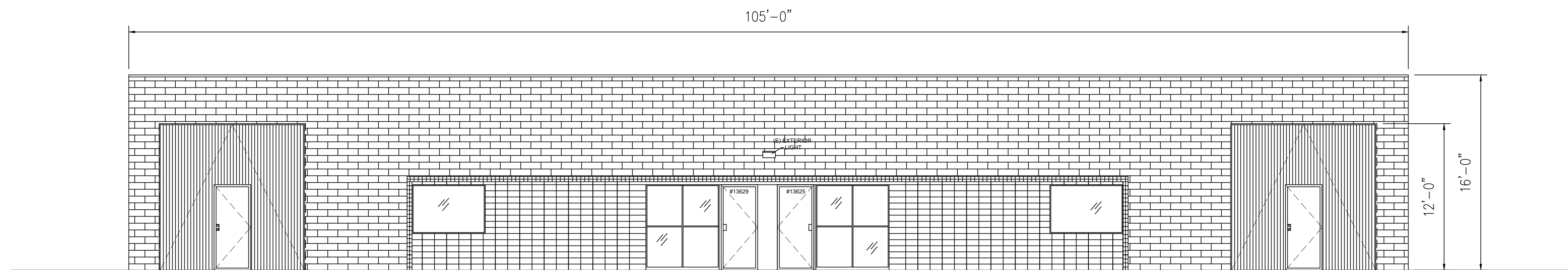
REVISIONS	BY

LIQUORLICENSEBROKERS.COM
 730 WASHINGTON BLVD.
 MARINA DEL REY, CA 90292.
 OFFICE 310-614-8492
 CONDITIONAL USE PERMITS.COM

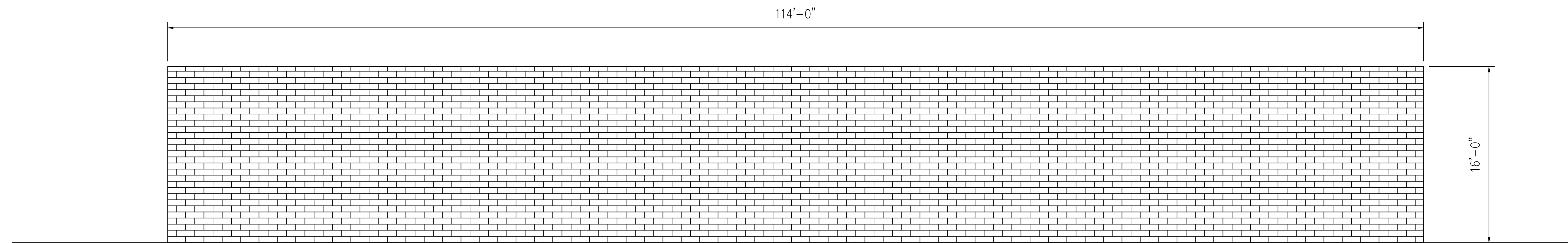
OWNER INFORMATION:
 13625 - 13629 ALMA AVE
 GARDENA CA 90249

PROJECT INFORMATION:
 13625 - 13629 ALMA AVE
 GARDENA CA 90249
 APN# 6102-015-023

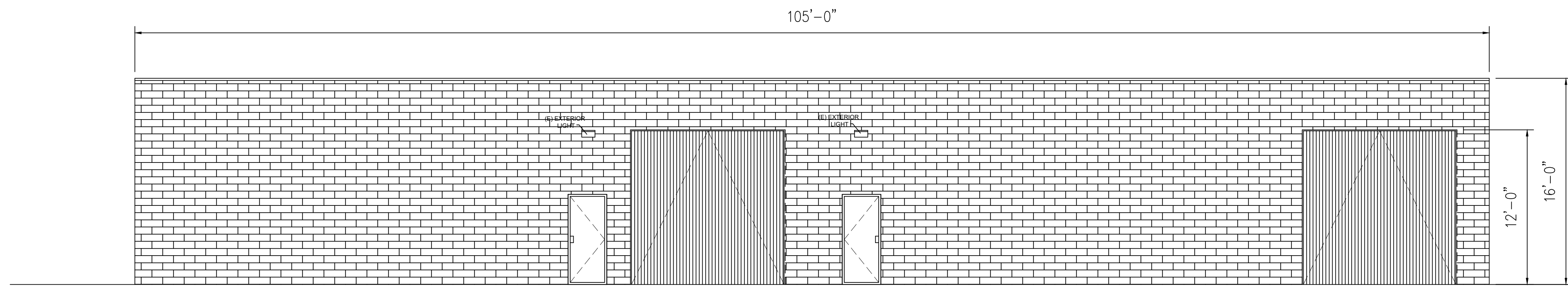
DATE 02-03-26
 SCALE 1/8" = 1'-0"
 DRAWN L.L.
 JOB
 SHEET
A-2



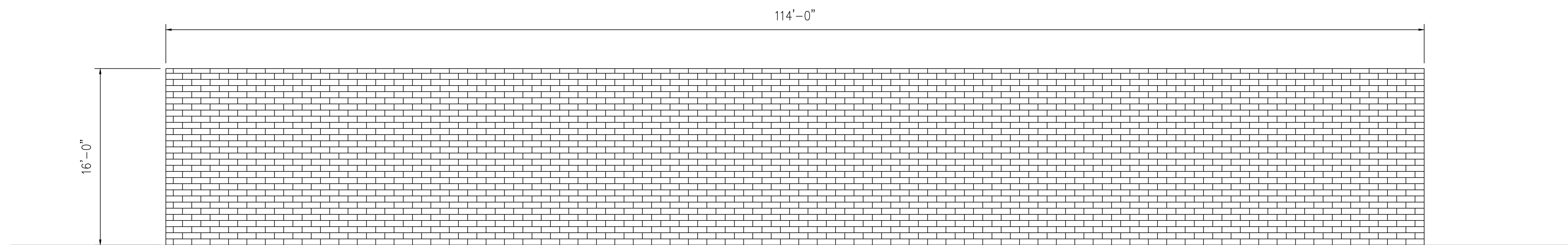
EXISTING EAST ELEVATION (FRONT)
 SCALES: 3/16" = 1'-0"



EXISTING NORTH ELEVATION
 SCALES: 3/16" = 1'-0"



EXISTING WEST ELEVATION (REAR)
 SCALES: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION
 SCALES: 3/16" = 1'-0"

REVISIONS	BY

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DATE	02-03-26
SCALE	3/16" = 1'-0"
DRAWN	L.L.
JOB	
SHEET	

A-3



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting AGENDA REPORT SUMMARY

Agenda Item No. 6B.
Section: PUBLIC
HEARING ITEMS
Meeting Date: May 19,
2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: CONDITIONAL USE PERMIT #4-26 AND ENVIRONMENTAL ASSESSMENT #4-26 TO ALLOW THE SALES OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN A NEW RETAIL STORE WITHIN AN EXISTING TENANT SPACE IN THE COMMERCIAL (C-2) ZONE AT 15505 SOUTH NORMANDIE AVENUE (APN: 6105-008-039)

PROJECT DESCRIPTION:

A request for a Conditional Use Permit to allow the sales of beer and wine for off-site consumption within a new retail store occupying an existing tenant space located in the Commercial (C-2) zone, pursuant Section 18.30.030.A of the Gardena Municipal Code.

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities).

Project Applicant: Terri Dickerhoff, representing Sprouts Farmers Market
Project Location: 15505 South Normandie Avenue (APN: 6105-008-039)

STAFF RECOMMENDATION:

Staff recommends holding a public hearing on the application for Conditional Use Permit #4-26 and Environmental Assessment #4-26 where the Planning and Environmental Quality Commission will:

1. Conduct a public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 6-26, subject to the conditions of approval, and direct staff to file a notice of exemption.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report CUP #4-26](#)

[Attachment A - Resolution No. PC 6-26](#)

[Exhibit 1 - Conditions of Approval CUP #4-26](#)

[Exhibit 2 - Project Plans](#)

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

**CONDITIONAL USE PERMIT #4-26 AND ENVIRONMENTAL ASSESSMENT #4-26
TO ALLOW THE SALES OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN A
NEW RETAIL STORE WITHIN AN EXISTING TENANT SPACE ON THE
COMMERCIAL (C-2) ZONE AT 15505 SOUTH NORMANDIE AVENUE**

Agenda Item #6.B

DATE: May 19, 2026

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Terri Dickerhoff, representing Sprouts Farmers Market

LOCATION: 15505 South Normandie Ave; APN: (6105-008-039)

REQUEST: A request for a Conditional Use Permit to allow the sales of beer and wine for off-site consumption located in a new retail store within an existing tenant space located in the Commercial (C-2) zone pursuant Section 18.30.030.A of the Gardena Municipal Code.

Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities).

BACKGROUND/SETTING

The subject property is a 1.91-acre parcel within a 5.04-acre commercial plaza, Gardena Plaza, located on the southwest corner of South Normandie Avenue and West Redondo Beach Boulevard in the Commercial (C-2) zone. The property is bounded by C-2 zoned properties to the north and east, Medium Density Multifamily Residential (R-3) and High Density Multifamily Residential (R-4) zoned properties to the south, and General Commercial (C-3) zoned properties with a Mixed Use Overlay (MUO) to the west as shown in the map on Figure 1 and summarized on Table 1.

Figure 1: Vicinity/Zoning Map

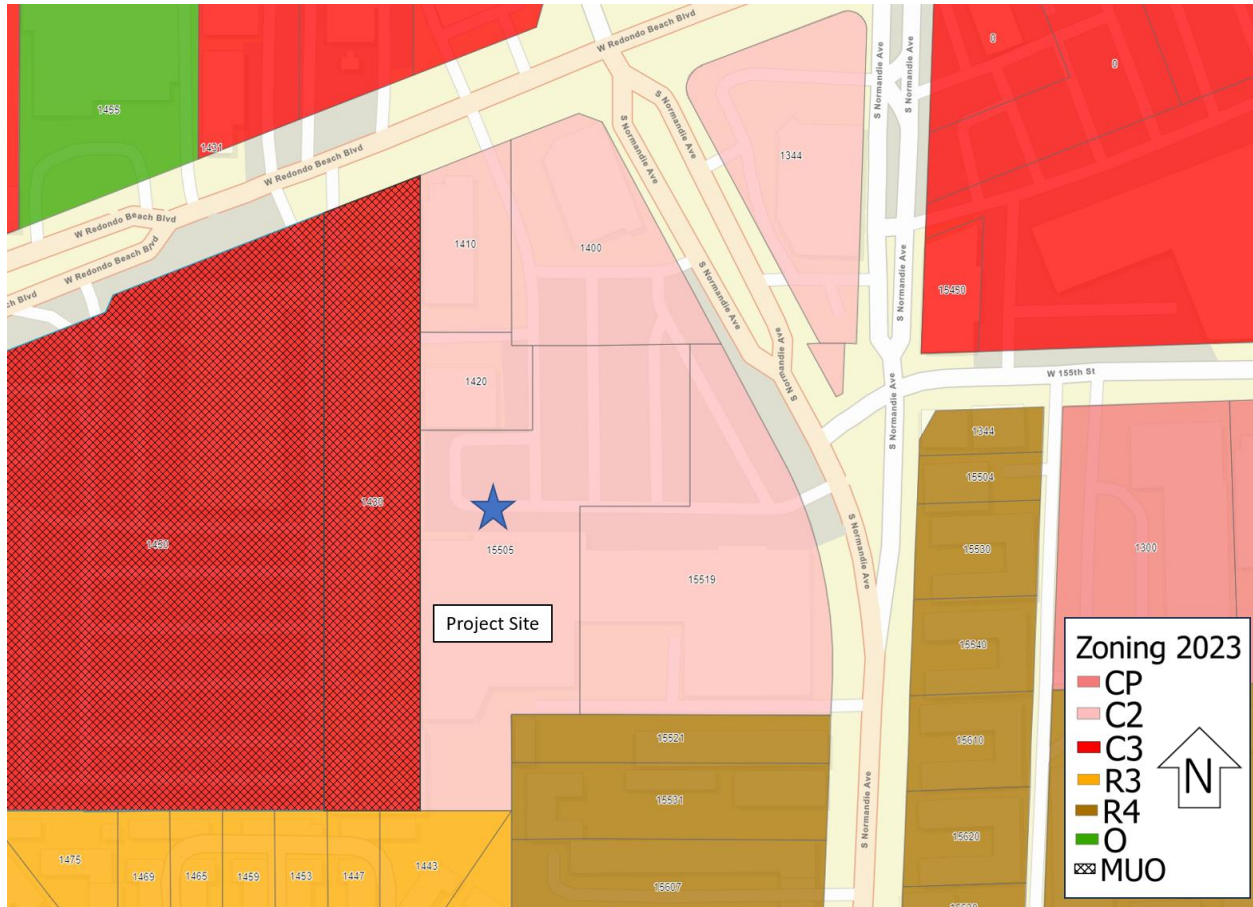


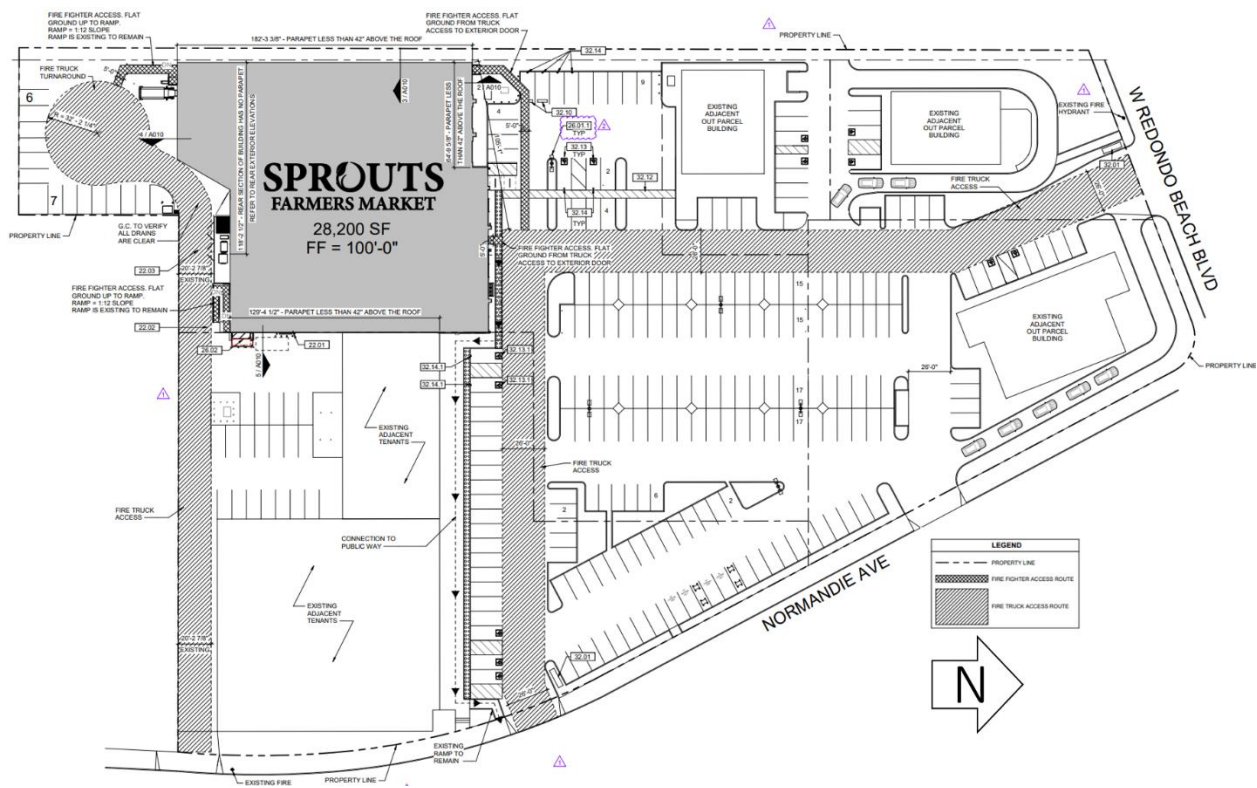
Table 1: Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Uses
Project Site	C-2	Neighborhood Commercial	Retail store
North	C-2	Neighborhood Commercial	Commercial Plaza
South	R-3 R-4	Medium Density Residential High Density Residential	Multi-family Residential
East	C-2	Neighborhood Commercial	Commercial Plaza
West	C-3/MUO	Commercial	Restaurant Multi-family Residential

The subject property is one (1) of five (5) properties that make up the Gardena Plaza. The subject tenant space is an existing 28,150 square foot (sf) tenant space in the southern

portion of the parcel with its store frontage and entry accessible by pedestrians from the sidewalk along South Normandie Avenue (Figure 2: Site Plan). The project site is currently undergoing interior tenant improvement construction to allow for the operations of a new retail store, Sprouts Farmers Market (Sprouts), which was previously occupied by the 99 Cents Only Store. The Sprouts tenant space is composed of one (1) single-story building located on the southerly side of the property and accessible via four (4) driveways: one (1) driveway entrance along West Redondo Beach Boulevard and three (3) driveway entrances along South Normandie Avenue with one (1) of the driveways dedicated to access employee parking and loading spaces. Customer parking can be found north of the commercial building and additional shared parking spaces within Gardena Plaza. Employee parking and loading spaces are located south of the commercial building accessed by the southernmost driveway on South Normandie Avenue.

Figure 2: Site Plan



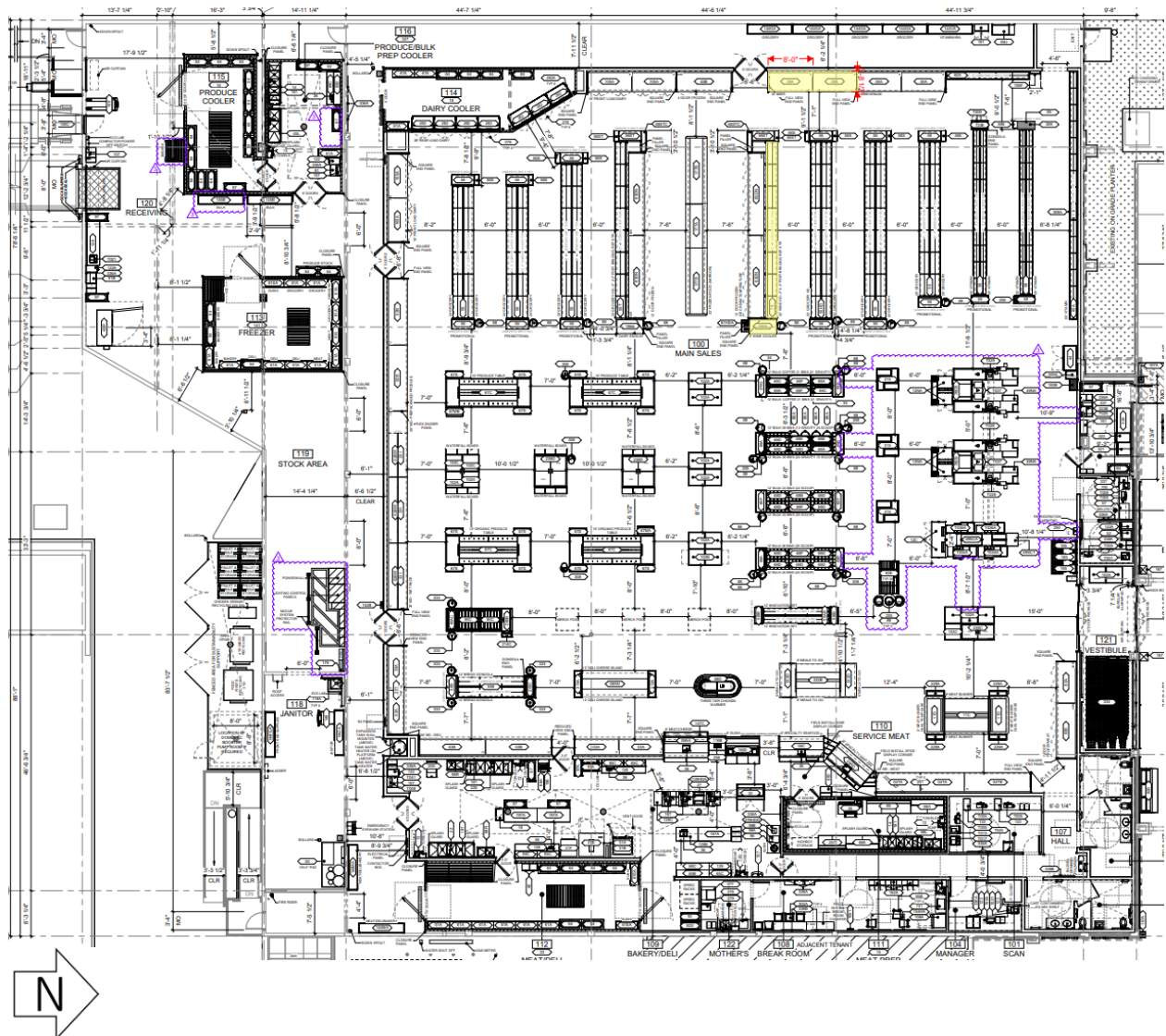
PROJECT DESCRIPTION AND ANALYSIS

Sprouts submitted a CUP application to allow the sales of beer and wine for off-site consumption. Gardena Municipal Code (GMC) Section 18.30.030.A allows “establishments selling or serving alcoholic beverages for consumption on or off the

premises” in the C-2 zone, subject to the issuance of a CUP. If the CUP is approved, the applicant must then apply for a Type 20 license from the California Department of Alcoholic Beverage Control (ABC). The Type 20 license is only for retail stores selling beer and wine for off-site consumption.

The project also utilizes the proposed floor plan to accommodate the highlighted adult beverage display area, as shown in Figure 3: Floor Plan. A total of one (1) aisle and three (3) refrigerators, totaling approximately 315 square feet, will be dedicated for the display of beer and wine products. The business’ operating hours will be from 7:00 AM to 10:00 PM, daily.

Figure 3: Floor Plan



In accordance with Section 23958.4 of the Business and Professions Code, when there is an over-concentration of alcohol licenses in a given census tract or the crime rate in the area is 20% or more above the average within a given crime reporting district (only one of these circumstances needs to exist), ABC is required to deny the alcohol license application. Exceptions to this requirement can be made if public convenience or necessity can be established. Public Convenience or Necessity (PCN) is determined by the local governing body of the jurisdiction in which the premises lie. PCN is a discretionary action that would be decided by the Planning and Environmental Quality Commission as part of the CUP review after considering the location, need, and surrounding land uses. The PCN is not a determination for both the public convenience and necessity; however, the City must find that the applicant demonstrates that the alcohol license will serve either a public convenience or a public necessity with the requested alcohol license. The City does not have mandatory findings related to a PCN.

In consideration of the request, the subject retail store serves as a new grocery retail store with a Type 20 license to sell beer and wine. It can be seen as a public convenience to the community, as it provides another option for patrons to purchase alcohol along with grocery store items all in one place, which decreases the need and reduces vehicular trips that require customers to go to a separate store.

Based on the population ratio for the County and Census Tract, the project site is located within an area of undue concentration. ABC allows one (1) off-site sales and consumption within the Census Tract, but there are three (3). The retail store will be the fourth license within the Census Tract.

Sensitive Receptors

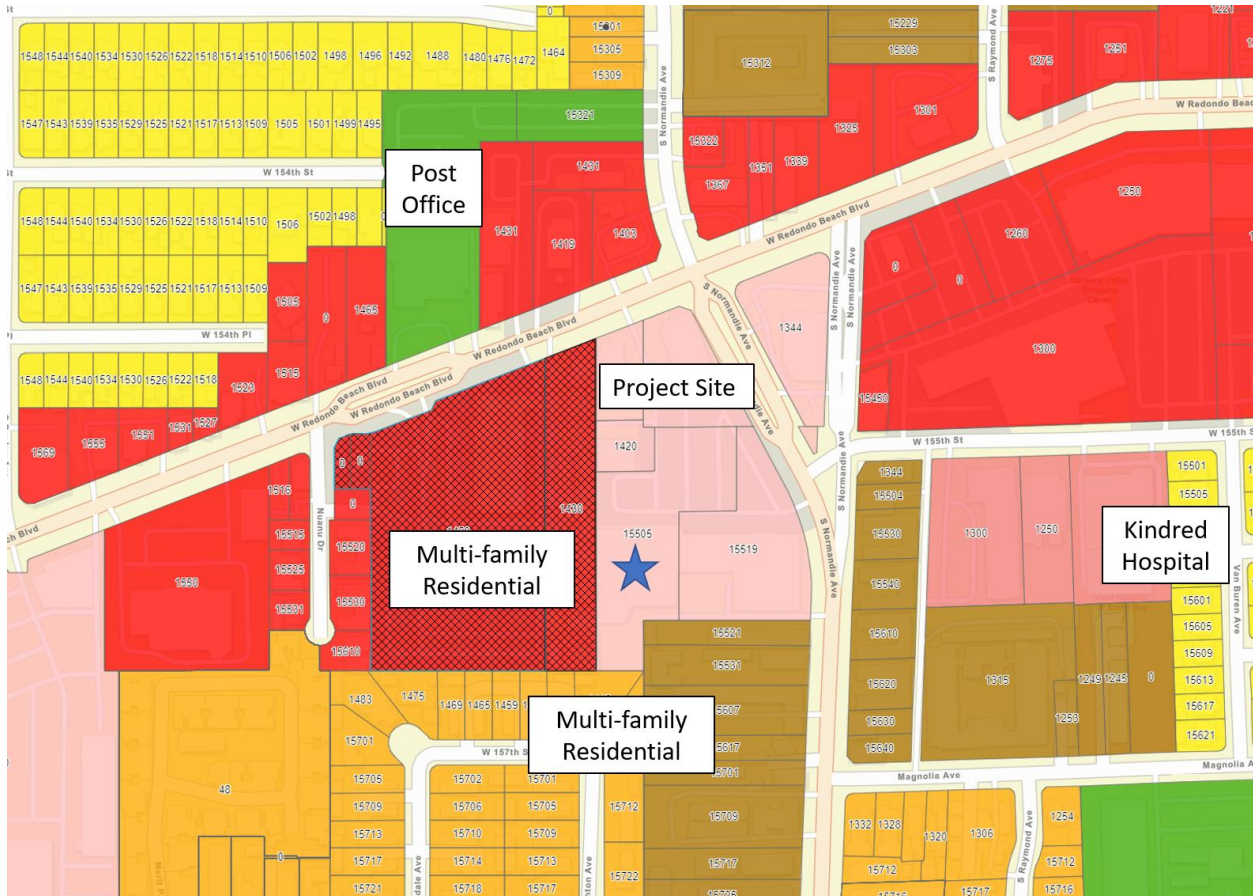
The subject property abuts multifamily dwellings to the south and west. However, the multifamily building to the west has an existing wood fence surrounded by shrubs and trees, creating a barrier to separate the multifamily residential to the subject property. The multifamily buildings to the south have a block wall and a parking lot that creates a separation and buffer between the multifamily and commercial buildings. Additionally, the business entrance of the store for the patrons faces north to West Redondo Beach Boulevard, away from the residential use to the west and south. Table 2 provides the proximity of the nearest sensitive receptors to the subject property and Figure 5 identifies other nearby sensitive receptors to the subject property.

There are no concerns from the Gardena Police Department (GPD) regarding the proposed use. As of March 19, 2026, the GPD has not received any calls for service for the subject property that cause a concern for beer and wine to be sold at the grocery store. Thus, staff do not foresee any compatibility issues with the surrounding community.

Table 2: Proximity of Sensitive Uses

Sensitive Use	Address	Proximity
Multifamily Dwellings	15521 W Redondo Beach Blvd, Gardena, CA 90247	0 Feet
Multifamily Dwellings	1432 W Redondo Beach Blvd, Gardena, CA 90247	0 Feet
Post Office	1246 W 155th St, Gardena, CA 90247	400 Feet
Kindred Hospital	1455 W Redondo Beach Blvd, Gardena, CA 90247	794 Feet

Figure 5: Sensitive Receptors



There is no evidence that the proposed use will be detrimental to public health, safety, or general welfare when operating under the conditions indicated in the resolution. As such, staff considers that the finding of public convenience or necessity could be made.

GENERAL PLAN AND ZONING CONSISTENCY

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

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

REQUIRED FINDINGS

In accordance with GMC Section 18.46.040.F, the Planning and Environmental Quality Commission must make the following findings to grant a conditional use permit:

- 1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;**

Pursuant to Section 18.30.030.A of the GMC, a CUP is required for any establishment selling or serving alcoholic beverages for on or off-premises consumption in the Commercial (C-2) zone. The request for the Type 20 license from the California Department of Alcoholic Beverage Control (ABC), will allow the sale of beer and wine for off-site consumption. The subject property is zoned C-2; therefore, the application for a CUP is deemed proper and will authorize the applicant to sell beer and wine for off-site consumption with an approved CUP and Type 20 license from ABC.

- 2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;**

The proposed use is consistent with the Commercial (C-2) zone. The retail store is a use allowed by right in the C-2 zone per GMC.18.30.020 and approval of the CUP would permit the sale of beer and wine for off-site consumption. The project is consistent with the following General Plan Goals and Policies:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.

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

There is no evidence that any detrimental effects, such as noise, litter, or other nuisances, would occur. The sale of beer and wine will be in conjunction with the operation of a retail store. The building is existing, and no additional square footage would be added to the building. With appropriate conditions of approval, the proposed Type 20 ABC license for the new retail store within an existing tenant space will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. The conditions of approval regulate the use to have minimal impacts.

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

Sprouts Farmers Market is a new retail store set to open in July 2026, within an existing commercial property that was developed circa 1985. The commercial property is located within a larger shopping center, Gardena Plaza. The applicant's request for the Type 20 ABC license does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. Thus, adequate in size and shape to accommodate the off-site consumption of beer and wine.

- 4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use; and**

The project site is located within an existing commercial property that serves the retail store. Sprouts provides a total of 106 parking spaces. The parking lot abuts other commercial properties within the Gardena Plaza that can share parking spaces. In total, Gardena Plaza has 247 parking spaces that can be shared amongst the four (4) commercial buildings inside of Gardena Plaza. The inclusion of retail sales of beer and wine for off-site consumption as a product sold in the retail store does not change the land use of the commercial property, and no additional parking requirements are triggered. Pedestrian access to the subject property is provided by sidewalks on South Normandie Avenue. Vehicle access to the subject property is provided by four (4) driveway entrances: One (1) entrance along West Redondo Beach Boulevard and three (3) driveways on South

Normandie Avenue with one (1) of the driveways dedicated to access employee parking and loading spaces.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities. South Normandie Avenue is designated as a major collector street and is designed to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Similar roadways in most cities are designated to carry moderate levels of traffic. The applicant's request to sell beer and wine as part of a retail store within the commercial property is not expected to attract excess traffic that would ultimately affect the circulation in the area, as the beer and wine products will be complementary to the primary retail store. In addition, the applicant is not proposing any expansion of the subject property's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff does not foresee any adverse traffic impacts.

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

The following conditions of approval have been added for Conditional Use Permit #4-26 (Exhibit 1) to ensure that the operations of Sprouts, with the sale of beer and wine, will be compatible with and not detrimental to the surrounding uses in the vicinity:

- The applicant is required to adhere to all operational conditions set forth by the ABC. Any breach of the regulations established by ABC regarding the sale of alcoholic beverages may lead to the revocation of this CUP.
- All activities are required to occur within the confines of the enclosed building. Loitering in the vicinity of the tenant suite is strictly prohibited.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Class 1: Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building in which the use is proposed is existing. The project will not include any alterations to the existing building footprint nor the exterior facade as previously approved. The retail building remains a commercial property, and the project is for the

inclusion of ancillary sales of beer and wine for off-site consumption. Therefore, the sale of beer and wine for off-site consumption is seen as a negligible expansion of use.

The project is not subject to any exceptions to the exemptions under Section 15300.2 of the CEQA. The cumulative impact of the incidental sale of beer and wine for off-site consumption in a retail store is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sales of beer and wine are taking place is not considered a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is eligible for categorical exemption from CEQA.

NOTICING

The public hearing notice for Environmental Assessment #4-26 and Conditional Use Permit #4-26 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on May 7, 2026. Notice was also provided to those persons or entities that have requested notification of CEQA projects. A copy of Proof of Publication and Affidavit of Mailing is on file in the office of the Community Development Department, Room 101 of City Hall, and is considered part of the administrative record.

RECOMMENDATION

Staff recommend holding a public hearing on the application for Conditional Use Permit #4-26 and Environmental Assessment #4-26 where the Planning and Environmental Quality Commission will:

- 1) Conduct a public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 6-26, subject to the conditions of approval, and direct staff to file a notice of exemption.

ATTACHMENTS

Attachment A - Resolution No. PC 6-26

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

RESOLUTION NO. PC 6-26

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #4-26 AND ENVIRONMENTAL ASSESSMENT #4-26 TO ALLOW THE SALES OF BEER AND WINE FOR OFF-SITE CONSUMPTION IN THE COMMERCIAL (C-2) ZONE AT 15505 SOUTH NORMANDIE AVENUE, AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301 (CLASS 1 – EXISTING FACILITY)

**15505 SOUTH NORMANDIE AVENUE
(APN: 6105-008-039)**

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

SECTION 1. RECITALS

A. On March 5, 2026, Sprouts Farmers Market submitted an application for a conditional use permit (CUP) to allow the sale of beer and wine for off-site consumption ancillary to a new retail store (the “Project”) known as Sprouts Farmers Market, located at 15505 South Normandie Avenue, (the “Property”).

B. The General Plan Land Use Plan designation of the Property is Neighborhood Commercial, and the zoning is C-2 (Commercial).

C. The Property is bounded by a General Commercial (C-3) with a Mixed Use Overlay (MUO) property to the west, Commercial (C-2) properties to the north, C-2 properties to the east, and Medium Density Multifamily Residential (R-3) and High Density Multifamily Residential (R-4) properties to the south.

D. On May 7, 2026, a public hearing was duly noticed for Planning and Environmental Quality Commission meeting for May 19, 2026, at 7 PM.

E. On May 19, 2026, the Planning and Environmental Quality Commission held a 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. CONDITIONAL USE PERMIT #4-26 FINDINGS

The Conditional Use Permit #4-26, to allow the sale of beer and wine for off-site consumption ancillary to a new retail store, located in the C-2 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit

1 and as shown on the plans presented to the Planning and Environmental Quality Commission on May 19, 2026, attached hereto as Exhibit 2.

1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter;

Pursuant to Section 18.30.030.A of the GMC, a CUP is required for any establishment selling or serving alcoholic beverages for on or off-premises consumption in the Commercial (C-2) zone. The request for the Type 20 license from the California Department of Alcoholic Beverage Control (ABC), will allow the sale of beer and wine for off-site consumption. The subject property is zoned C-2; therefore, the application for a CUP is deemed proper and will authorize the applicant to sell beer and wine for off-site consumption with an approved CUP and Type 20 license from ABC.

2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses, is in harmony with the general plan, is not detrimental to the surrounding properties, existing uses, or to uses specifically permitted in the zone in which the proposed use is to be located, and will not be detrimental to the public health, safety, or welfare;

The proposed use is consistent with the Commercial (C-2) zone. The retail store is a use allowed by right in the C-2 zone per GMC.18.30.020 and approval of the CUP would permit the sale of beer and wine for off-site consumption. The project is consistent with the following General Plan Goals and Policies:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
- Economic Development Plan Goal 2: Expand, retain and revitalize quality businesses.

There is no evidence that any detrimental effects, such as noise, litter, or other nuisances, would occur. The sale of beer and wine will be in conjunction with the operation of a retail store. The building is existing, and no additional square footage would be added to the building. With appropriate conditions of approval, the proposed Type 20 ABC license for the new retail store will not be detrimental to the health, safety, peace, or general welfare of surrounding residents or business owners. The conditions of approval regulate the use to have minimal impacts.

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;**

Sprouts Farmers Market is a new retail store set to open in July 2026, within a commercial property that was developed circa 1985. The commercial property is located within a larger shopping center, Gardena Plaza. The applicant's request for the Type 20 ABC license does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. Thus, adequate in size and shape to accommodate the off-site consumption of beer and wine.

- 4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type of quantity of traffic generated or to be generated by the proposed use;**

The project site is located within an existing commercial property that serves the retail store. Spouts provides a total of 106 parking spaces. The parking lot abuts other commercial properties within the Gardena Plaza that can share parking spaces. In total, Gardena Plaza has 247 parking spaces that can be shared amongst the four (4) commercial buildings inside of Gardena Plaza. The inclusion of retail sales of beer and wine for off-site consumption as a product sold in the retail store does not change the land use of the commercial property, and no additional parking requirements are triggered. Pedestrian access to the subject property is provided by sidewalks on South Normandie Avenue. Vehicle access to the subject property is provided by four (4) driveway entrances: One (1) entrance along West Redondo Beach Boulevard and three (3) driveways on South Normandie Avenue with one (1) of the driveways dedicated to access employee parking and loading spaces.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan, designates Redondo Beach Boulevard as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principal urban thoroughfares connecting activity centers with adjacent communities. South Normandie Avenue is designated as a major collector street and is designed to serve as an intermediate route to carry traffic between collector roadways and arterial roadways. Similar roadways in most cities are designated to carry moderate levels of traffic. The applicant's request to sell beer and wine as part of a retail store within the commercial property is not expected to attract excess traffic that would ultimately affect the circulation in the area, as the beer and wine products will be complementary to the primary retail

store. In addition, the applicant is not proposing any expansion of the subject property's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff does not foresee any adverse traffic impacts.

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

The following conditions of approval have been added for Conditional Use Permit #4-26 (Exhibit 1) to ensure that the operations of Sprouts, with the sale of beer and wine, will be compatible with and not detrimental to the surrounding uses in the vicinity:

- The applicant is required to adhere to all operational conditions set forth by the ABC. Any breach of the regulations established by ABC regarding the sale of alcoholic beverages may lead to the revocation of this CUP.
- All activities are required to occur within the confines of the enclosed building. Loitering in the vicinity of the tenant suite is strictly prohibited.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #4-26)

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

- A. Section 15301 Class 1, Existing Facilities - the building in which the use is proposed is existing. Allowing the sales of beer and wine for off-site consumption in conjunction with an allowed-by-right retail store does not qualify as an expansion of use.
- B. The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the incidental sale of beer and wine beverages for off-site consumption in a retail store is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The building where the sale of beer and wine is taking place is not considered a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.
- C. Staff are hereby directed to file a Notice of Exemption.

SECTION 4. PUBLIC CONVENIENCE OR NECESSITY DETERMINATION

The Planning and Environmental Quality Commission finds that the request for the CUP to allow the sales of beer and wine for off-site consumption within an existing retail store that sells groceries is a public convenience. Per the California Department of Alcoholic

Beverage Control (ABC), based on the population ratio within the County and the Census Tract, the project site is located in an area of undue concentration for alcohol licenses. Although the Census Tract has an over-concentration of licenses, the proposed use will provide for public convenience. The Census Tract 6030.06 allows up to one (1) off-site consumption alcohol license type in the area, and there are currently three (3). The applicant will be the fourth ABC license holder in the Census Tract for off-site consumption, but the second Type 20 ABC license. Sprouts is a retail store that sells groceries and the sales of beer and wine will offer the same convenience for purchasing alcohol as other retailers in the area. Alcohol is a small percentage of Sprouts' overall sales; allowing such sales decreases the need and reduces vehicular trips that require customers to go to a separate store. There is no evidence that the use of ancillary beer and wine sale will be detrimental to public health, safety, and general welfare when operating in compliance with the conditions of approval. As such, the finding for public convenience or necessity could be made.

SECTION 5. APPEAL

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

SECTION 6. RECORD

Each and every one of the findings and determinations in this Resolution are 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.

PASSED, APPROVED, AND ADOPTED this 19th day of May 2026.

RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Attachments:

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

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 ___ day of _____, 2026, by the following vote of the Planning and Environmental Quality Commission.

AYES:

NOES:

ABSENT:

Certification by: _____

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

EXHIBIT 1

CITY OF GARDENA

CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT #4-26

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgement, prior to the business license issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notions, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgement, prior to the business license issuance.
- GC 4. The Applicant shall reimburse the City for all attorney's fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the Applicant of any obligation under this condition, including the payment of attorneys' fees.
- GC 6. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the Applicant's violation of any condition imposed by this approval or any provision of the Gardena Municipal Code shall be paid by the Applicant.

CONDITIONAL USE PERMIT #4-26

CUP1. Conditional Use Permit #4-26 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code (GMC). Utilization shall mean the issuance of an Alcoholic Beverage License by the California Department of Alcoholic Beverage Control.

PLANNING

- PL1. The Applicant shall submit an operational shopping cart management plan, to be reviewed and approved by the Community Development Director to ensure that the utilization of shopping carts will not result in a public nuisance and/or interfere with public safety. The shopping cart management plan shall include property containment measures, information on where the shopping carts will be stored during and after business hours, and cart retrieval plan for carts that are removed from the site and for carts left onsite away from its designated storage area.
- PL2. Any changes to the site plan and/or parking lot configuration shall require a separate review and approval.
- PL3. The Applicant is permitted to sell beer and wine as part of its retail operations with the condition that it will obtain a State of California Alcoholic Beverage Control License Type 20.
- PL4. The Applicant shall provide a copy of this conditional use permit to the local office of the Department of Alcoholic Beverage Control and obtain the appropriate license referenced in this permit.
- PL5. The Applicant shall comply with all operating conditions of the California Department of Alcoholic Beverage Control. Any violation of the regulations of the Department of Alcoholic Beverage Control, as they pertain to the sale of alcoholic beverages, may result in the revocation of this conditional use permit.
- PL6. The display of beer and wine shall be conducted in the respective areas designated in the floor plans shown to the Planning and Environmental Quality Commission on May 19, 2026. Minor modifications to the display area shall be determined, reviewed, and approved by the Community Development Director. Major modifications in the floor plan require a modification of the approved conditional use permit.
- PL7. The Applicant shall not display advertising or signage that promotes the sale of alcohol at the site outdoors or as their predominant signage within the store.

- PL8. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the CUP by the Planning and Environmental Quality Commission. The Planning and Environmental Commission shall determine if additional restrictions, conditions, or physical changes are needed in order to address the issues or concerns.
- PL9. Per Gardena Municipal Code Section 18.46.080, if the sale of beer and wine is discontinued for a period of one hundred eighty (180) days, the permit shall be deemed to have lapsed and shall be null and void.
- PL10. The Conditional Use Permit may be revoked, amended, and suspended by the Planning and Environmental Quality Commission under the provisions of Section 18.46.050 of the Gardena Municipal Code.
- PL11. The hours of operation of the business shall be from 7:00 AM to 10:00 PM.
- PL12. No special events shall be held at the project site without the Applicant obtaining a temporary event permit from the City and pay all appropriate fees. Temporary events are those that meet the intent and purpose of Gardena Municipal Code Section 18.60.010.
- PL13. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in Gardena Municipal Code Chapter 8.36.
- PL14. All operations shall be conducted completely within the retail building. Storage of products, equipment, or cleaning of equipment outdoors shall be prohibited. All storage, equipment, and machines shall be relocated within an enclosed building.
- PL15. The parking lot shall be maintained at all times free from all weeds, trash, and debris and outside storage of equipment, products, etc.
- PL16. All perimeter walls and 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.
- PL17. The Applicant shall post these conditions of approval in a location adjacent to the ABC posting.
- PL18. Alcohol sales shall not exceed forty percent of total gross revenue per year. The business shall maintain records of gross revenue sources which shall be available for inspection by City staff or the California Department of Alcoholic Beverage Control.

Resolution No. PC 6-26
CUP #4-26
Page 4 of 4

Sprouts Farmers Market certifies that he/she/it has read, understood, and agrees to the Project Conditions listed herein.

Sprouts Farmers Market, Representative

By

Date

SPROUTS FARMERS MARKET

0755
15505 S. NORMANDIE AVE.
PROTOTYPE VERSION: V6.2.9_20250305

DRAWING INDEX

00 TITLE SHEET	T001 TITLE SHEET
01 GENERAL	A010 ARCHITECTURAL SITE LAYOUT
06 ARCHITECTURAL	A100 FIXTURE PLAN - REV 2F
	A800 EXTERIOR ELEVATIONS

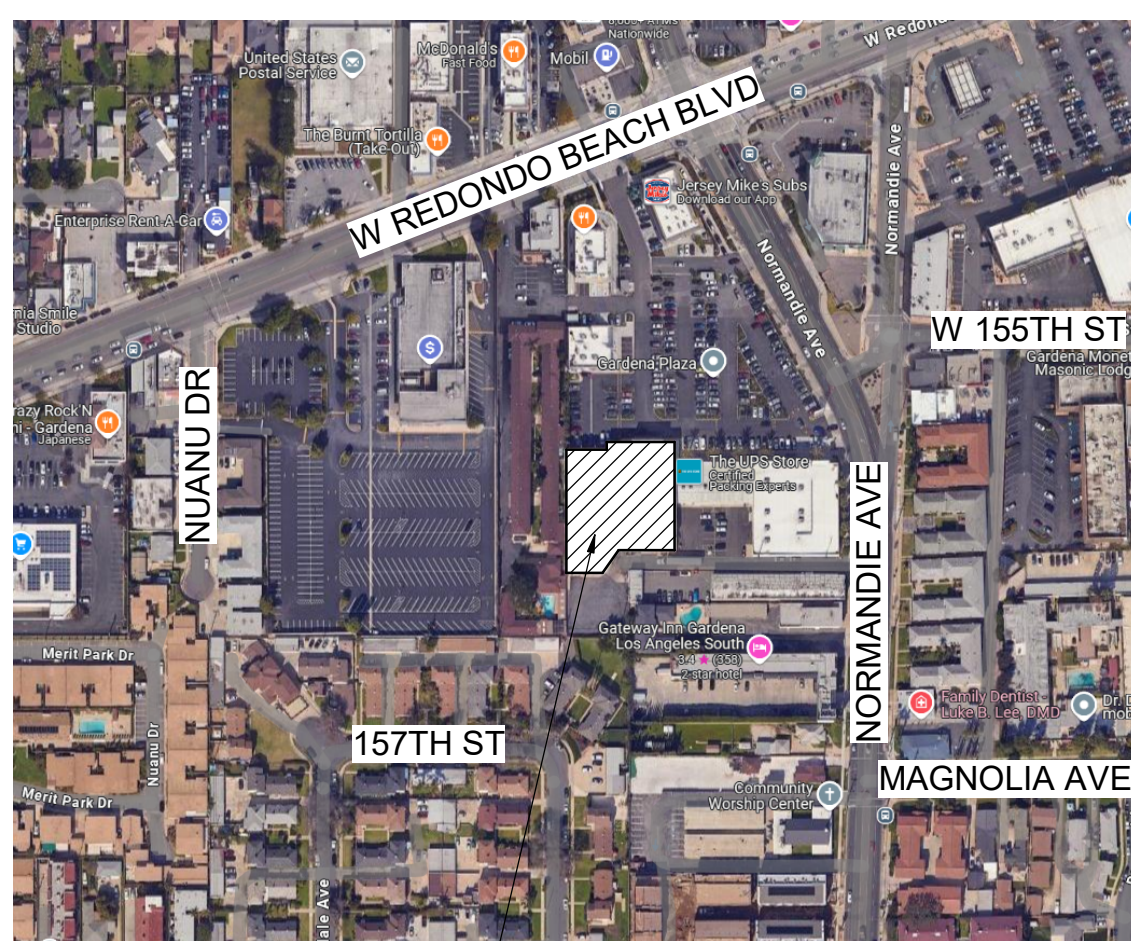
SPROUTS FARMERS MARKET
5455 E. HIGH ST., SUITE 111
PHOENIX, AZ 85054
P: 480-814-8016 F: 480-814-8017

LDG
Larson Design Group, Inc.
3000 WESTINGHOUSE DRIVE
SUITE 400
CRANBERRY TWP, PA 16066
(877) 323-6603

ISSUES AND REVISIONS

NUMBER	DATE	ISSUED FOR PERMIT REVIEW	DESCRIPTION
2	11/12/25	REVISED PER LEASE	

VICINITY MAP



PROJECT SITE

CODE SUMMARY

REF LOCAL CODE AMENDMENTS IN ADDITION TO THE CODES BELOW

APPLICABLE CODES	
BUILDING CODE	2022 CALIFORNIA BUILDING CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
FIRE CODE	2023 CITY OF LOS ANGELES FIRE CODE
ACCESSIBILITY	2022 CALIFORNIA BUILDING CODE, CHAPTER 11B
ENERGY CODE	2022 CALIFORNIA ENERGY CODE
LIFE SAFETY CODE	2022 CALIFORNIA BUILDING CODE
GREEN CODE	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING SUMMARY

PRIMARY OCCUPANCY GROUPS (MIXED OCCUPANCY)	
M	RETAIL SALES
B	BREAK ROOM, OFFICES, FOOD PREP AREAS
S1	STORAGE
ZONING	
NUMBER	NEIGHBORHOOD COMMERCIAL - C-2
ASSESSOR PARCEL NUMBER	
NUMBER	6105008039
CONSTRUCTION TYPE	
CONSTRUCTION TYPE	VB, SPRINKLERED
BUILDABLE AREA	
TOTAL ALLOWABLE AREA	(MS1, VB) = 36,000 SQFT
ALLOWABLE HEIGHT	ONE STORY
TOTAL BUILDING AREA	28,150 <36,000

CODE ANALYSIS

BUILDING AND SPACE ARE FULLY SPRINKLERED	
TOTAL OCCUPANT LOAD (REF A020 LIFE SAFETY PLAN)	
TOTAL OCCUPANT LOAD	360
EGRESS (REF A020 LIFE SAFETY PLAN)	
EGRESS WIDTH REQUIRED	72"
EGRESS WIDTH PROVIDED	248"
NUMBER OF EXITS REQUIRED	
NUMBER OF EXITS PROVIDED	4
MAXIMUM COMMON PATH OF TRAVEL	
MAXIMUM TRAVEL DISTANCE	44' (100' STORAGE)
PLUMBING FIXTURE COUNT (REF CBC CHAPTER 29)	
PLUMBING FACTOR	TOTAL OCCUPANT LOAD/2
PLUMBING CALCULATION	359/2 = 179 MALE, 180 FEMALE
LAVATORY FACTOR	
MALE LAVATORIES REQUIRED / PROVIDED	1/750 MALE 1/750 FEMALE
FEMALE LAVATORIES REQUIRED / PROVIDED	1/3
WATER CLOSET FACTOR	
MALE WATER CLOSETS REQUIRED / PROVIDED	1/500 MALE 1/500 FEMALE
FEMALE WATER CLOSETS REQUIRED / PROVIDED	1/2
DRINKING FOUNTAIN FACTOR	
DRINKING FOUNTAINS REQUIRED / PROVIDED	(1/1000) (HIGH/LOW)
SERVICE SINK FACTOR	1
SERVICE SINK REQUIRED/PROVIDED	1/1
BREAKROOM ACCESSIBLE SEATING REQUIREMENTS	
TOTAL SEATS PROVIDED	9
ACCESSIBILITY FACTOR	5%
ACCESSIBLE SEATS REQUIRED/PROVIDED	1/1

PROJECT SUMMARY

- FOUNDATIONS
- INTERIOR SLAB ON GRADE
- EXTERIOR AND INTERIOR DOORS AND FRAMES
- SECTIONAL OVERHEAD DOORS
- AUTOMATIC SLIDING ENTRANCE DOOR
- FINISH HARDWARE
- INTERIOR PARTITIONS AND FINISHES
- CERAMIC AND PORCELAIN TILE FINISHES
- RESINOUS FLOORING
- ACOUSTICAL CEILING
- DOCK EQUIPMENT
- ELECTRICAL, MECHANICAL, AND PLUMBING
- WALK-IN COOLER AND FREEZER BOXES
- FURNITURE, FIXTURES, AND EQUIPMENT
- FIRE PROTECTION
- INTERIOR MILLWORK AND CASEWORK

CITY / UTILITY CONTACTS

BUILDING DEPARTMENT

CITY OF GARDENA
1700 W. 162nd ST., ROOM 101
GARDENA, CA 90247
PHONE: (310) 217-9672
CONTACT: Department of Community Development
EMAIL: CDDBuildingServices@cityofgardena.org

FIRE DEPARTMENT

CONTRACTED THROUGH LA COUNTY
PHONE: (323) 896-4243
CONTACT: JUAN PADILLA
EMAIL: juan.padilla@fire.lacounty.gov

HEALTH DEPARTMENT

CONTRACTED THROUGH LA COUNTY
5050 COMMERCE DRIVE
BALDWIN PARK, CA 91706
PHONE: (888) 700-9995
CONTACT: County of Los Angeles Public Health
EMAIL: EHPPermits@ph.lacounty.gov

WATER AND SEWER

CITY OF GARDENA
1717 W. 162nd Street
GARDENA, CA 90247
PHONE: (310) 217-9568
CONTACT: PUBLIC WORKS MAIN
EMAIL: pmaintenance@cityofgardena.org

ELECTRIC

SOUTHERN CALIFORNIA EDISON
PHONE: (310) 217-9568
CONTACT: PUBLIC WORKS DEPARTMENT
EMAIL: Publicworksadmin@cityofgardena.org

GAS

SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX 1626
MONTEREY PARK, CA 91754-8626
PHONE: (800) 427-2200
CONTACT: SOUTHERN CALIFORNIA GAS COMPANY
EMAIL: Publicworksadmin@cityofgardena.org

TELEPHONE

CITY OF GARDENA
1717 W. 162nd STREET
GARDENA, CA 90247
PHONE: (310) 217-9568
CONTACT: PUBLIC WORKS DEPARTMENT
EMAIL: Publicworksadmin@cityofgardena.org

SANITATION

LOS ANGELES COUNTY SANITATION DISTRICT
NO. 5
1955 WORKMAN MILL ROAD
WHITTIER, CA 90601
PHONE: (562) 908-4288, EXT. 1205
CONTACT: ENGINEERING COUNTER
EMAIL: ENGINEERINGCOUNTER@LACSD.ORG

PROJECT CONTACTS

OWNER
RICH DEVELOPMENT
ENTERPRISES LLC

1000 N WESTERN AVE, SUITE 200
SAN PEDRO, CA 90732
PHONE: (310) 547-3326
ATTENTION: JOE RICH

TENANT
SPROUTS FARMERS
MARKET

5455 EAST HIGH STREET, SUITE 111
PHOENIX, AZ 85054
PHONE: (480) 814-8016
ATTENTION: INSERT ARCHITECTURAL PROJECT
MANAGER

ARCHITECT
LARSON DESIGN GROUP,
INC

495 N KELLER RD, SUITE 101
MAITLAND, FL 32751
PHONE: (889) 227-7826
ATTENTION: DON ELLIOTT

STRUCTURAL ENGINEER
A.V. SCHWAN &
ASSOCIATES

6000 EAST THOMAS ROAD, SUITE 1
SCOTTSDALE, AZ 85251
PHONE: (602) 336-4331
ATTENTION: MO KATEEB

MEFP ENGINEER
HENDERSON ENGINEERS,
INC.

5343 NORTH 16TH STREET, SUITE 460
PHOENIX, AZ 85016
PHONE: (602) 336-5200
ATTENTION: CHRIS KELSEY

***REFRIGERATION**
ARCTIC COOLING
SYSTEMS

14350 CHEROKEE PLACE
CHINO, CA 91710
PHONE: (909) 270-2111
ATTENTION: DON TORGERSON

***COOLERS AND FREEZERS**
KPS GLOBAL

4201 NORTH BEACH STREET
FORT WORTH, TX 76137
PHONE: (623) 451-3861
ATTENTION: BRANDON POWERS

SPROUTS FARMERS MARKET
0755
15505 S. NORMANDIE AVE.
GARDENA, CA 90247
TITLE SHEET

DATE: 08/07/25
DRAWN BY: CT/RG
CHECKED BY: RG/LM
BUILD TYPE: (ETI)
PROTOTYPE VERSION: V6.2.9_20250305
PROJECT NUMBER: 13624-013
SHEET NUMBER
T001

GENERAL NOTES

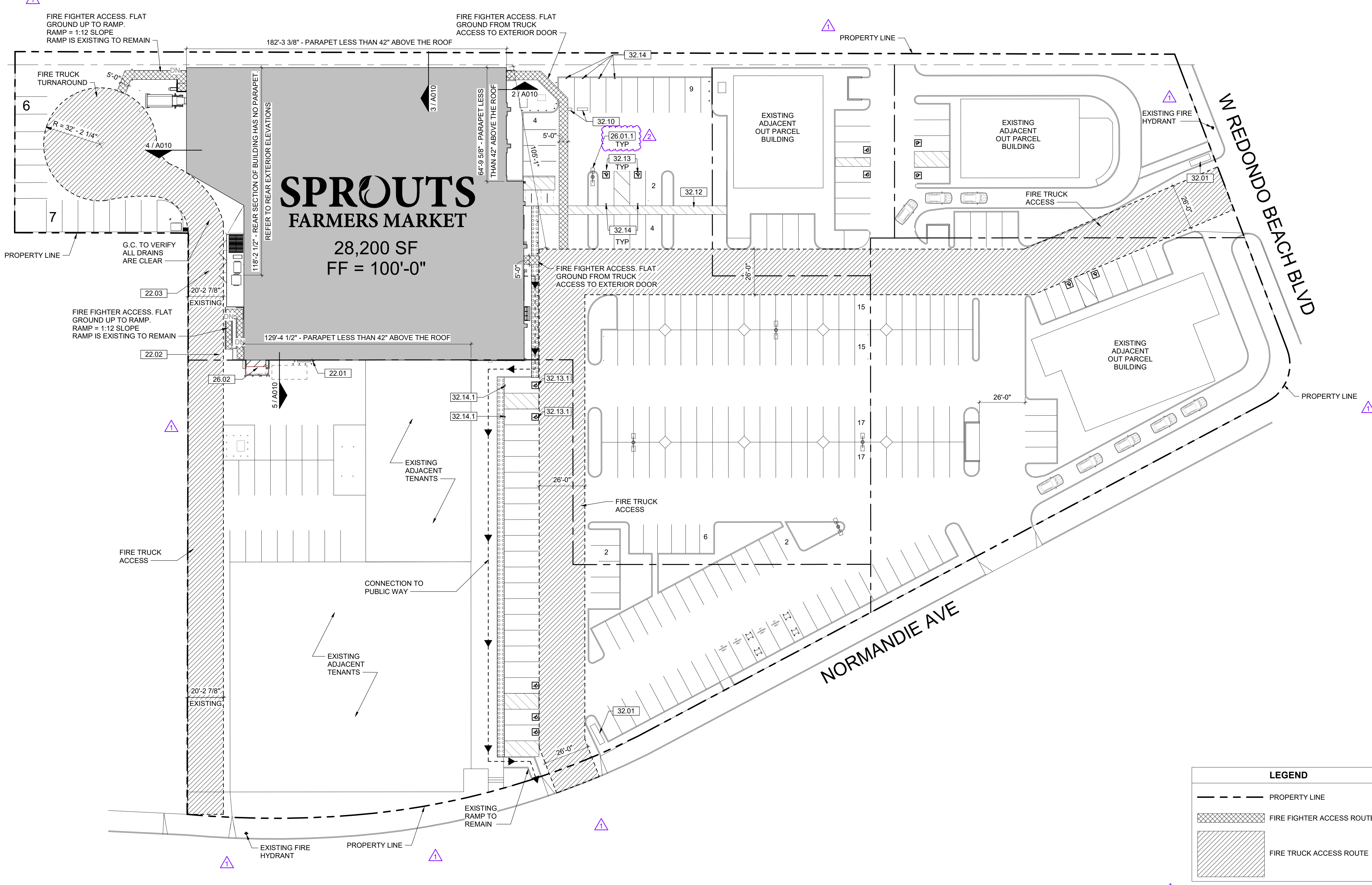
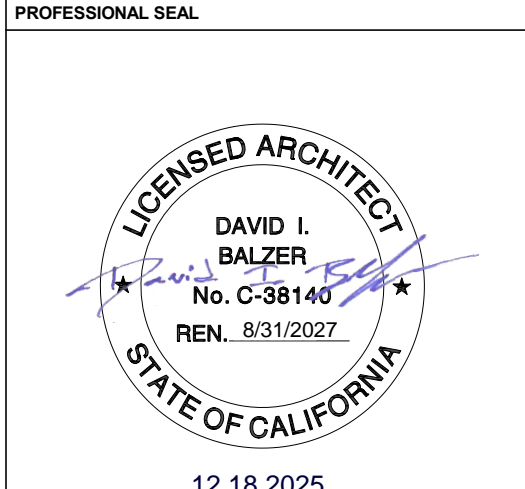
- GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CURRENT SOILS REPORT COMPLETED WITHIN THE PAST YEAR.
- REF CIVIL DRAWINGS FOR PAVING DESIGN, CURB AND RAMP TYPES AND DETAILS, LONGITUDINAL AND HORIZONTAL CONTROL, GRADING, DRAINAGE, AND UTILITY PLANS.
- REF LANDSCAPE DRAWINGS OR CIVIL FOR ANY LANDSCAPE REQUIREMENTS.
- REF CIVIL FOR BUILDING LOCATION DIMENSIONS AND SETBACKS.
- NO STRUCTURE OR PLANTING OF ANY KIND TO BE CONSTRUCTED ON OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, PAVING, OR GRASS. GENERAL CONTRACTOR SHALL BE REQUIRED TO REMOVE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES.
- COORDINATE DOMESTIC WATER LINES, FIRE LINES, AND GAS METER LOCATIONS WITH MEP AND CIVIL.
- COORDINATE TRANSFORMER PAD LOCATIONS WITH ELECTRICAL AND CIVIL.
- ANY DAMAGE BY GENERAL CONTRACTOR OR SUB CONTRACTOR TO EXISTING PAVEMENT, SIDEWALKS AND/OR EXISTING LANDSCAPING SHALL BE REPAIRED/REPLACED AT NO COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL VERIFY UTILITY ENTRANCE LOCATIONS AT EXISTING BUILDING AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY WORK.
- REF ELECTRICAL DRAWINGS FOR ANY REQUIRED SITE LIGHTING, SITE POWER, IRRIGATION CONTROLLER POWER, EXTERIOR SPROUTS BUILDING LIGHTING, AND MONUMENT SIGN POWER.
- MASONRY CONTROL JOINTS AT ANY SITE CMU WALLS SHALL NOT EXCEED 24'-0" UNO.
- ANY SITE SIGNS ARE UNDER A SEPARATE PERMIT BY OTHERS. SITE SIGNS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- FIRE LINES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND UNDERGROUND POINTS OF CONNECTIONS BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
- REF SHEET A011 FOR HARDSCAPE PLAN.
- FIRE LANE MARKING: PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR, FIRE CODE 503.3.
- BUILDING ADDRESS NUMBERS: APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE, V8 FIRE-FLOW CALCULATION AREA AREA 28,150 SQ. FT. BASED ON THE FIRE-FLOW CALCULATION AREA 4,500 REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%), TOTAL FIRE FLOW REQUIRED 2,250 GPM
- 6X4X2 1/2 FIRE HYDRANTS: ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 3-1/2". BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
- DUMPSTERS NEAR BUILDINGS: DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAIN DUMPSTERS OR CONTAINERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
- FIRE PROTECTION EQUIPMENT ACCESS: APPROVED ACCESS SHALL BE PROVIDED AND MAINTAINED FOR ALL FIRE PROTECTION SYSTEM EQUIPMENT TO PERMIT IMMEDIATE SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT. STORAGE, TRASH AND OTHER MATERIALS OR OBJECTS SHALL NOT BE PLACED OR KEPT IN SUCH A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING READILY ACCESSIBLE.
- FIRE SAFETY & EVACUATION PLAN: A FIRE SAFETY AND EMERGENCY PLAN SHALL BE PREPARED AND MAINTAINED FOR THE OCCUPANCIES SPECIFIED IN FIRE CODE SECTION 403.2 THROUGH 403.1.5.3 AS REQUIRED BY FIRE CODE 403.1. SUBMIT FIRE SAFETY AND EMERGENCY EVACUATION PLANS TO THE REGIONAL FIRE PREVENTION INSPECTION OFFICE FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ISSUES AND REVISIONS

NUMBER	DATE	ISSUED FOR PERMIT REVIEW	DESCRIPTION
1	10/06/25	PERMIT COMMENTS	
2	11/13/25	REVISED FOR LEASE	

CONSULTANT

DATE	DESCRIPTION



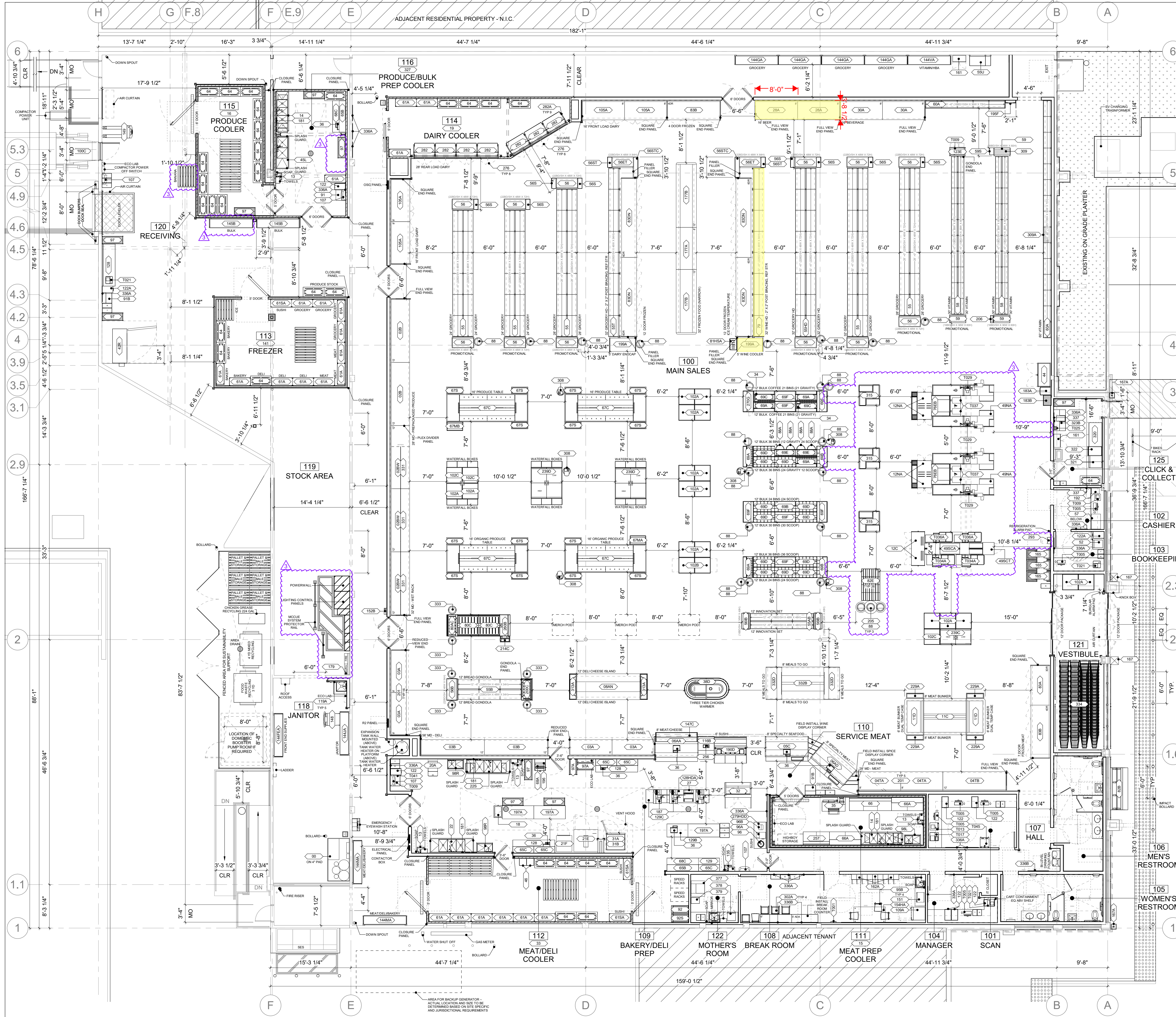
PARKING SCHEDULE

TYPE	COUNT
PARKING SPACE - ADA: 9' X 18' (8' AISLE)	2
PARKING SPACE - STANDARD: 9' X 18' - 90 DEG	104
TOTAL:	106

PARKING COUNTS PER CIVIL

KEYNOTES

- 22.01 GAS METER, PAINT AS SHOWN OR AS REQUIRED BY AHJ, LABEL PER AHJ REQUIREMENTS
- 22.02 WATER SERVICE ENTRANCE, VERIFY LOCATION IN FIELD
- 22.03 SANITARY SEWER AND GREASE WASTE SERVICE, VERIFY LOCATION IN FIELD
- 26.01 EXISTING SITE LIGHTING POLES TO REMAIN AS IS
- 26.02 ELECTRICAL SERVICE ENTRANCE WITH DISCONNECT, COORDINATE SERVICE FROM TRANSFORMER/UTILITY COMPANY
- 32.01 SITE SIGN BY OTHERS
- 32.10 BOPIS PICKUP PAVEMENT MARKINGS, REF SPECIFICATION SECTION 321723
- 32.12 EXISTING CROSSWALK TO REMAIN
- 32.13 ACCESSIBLE PARKING STALL PAVEMENT SYMBOL, REF 4/A013
- 32.13.1 EXISTING ACCESSIBLE STALL PAVEMENT SYMBOL TO REMAIN
- 32.14 ACCESSIBLE PARKING SIGN, REF 3/A013
- 32.14.1 EXISTING ACCESSIBLE PARKING SIGN TO REMAIN



EQUIPMENT LIST		PROJECT DATA	
EQ #	EQUIPMENT NAME	LOADING TRUCK SIZE:	WB-50
00	RO SYSTEM	ELECTRICAL SERVICE:	208Y/120V-2500A
02B	12 REFRIGERATED MULTI DECK CASE - PRODUCE	NATURAL GAS SERVICE:	PRESENT
02BW	12 REFRIGERATED MULTI DECK CASE - PRODUCE W/O DATA		
03A	12 REFRIGERATED MULTI DECK CASE - DELI		
03B	12 REFRIGERATED MULTI DECK CASE - DELI		
03C	12 REFRIGERATED MULTI DECK CASE - DELI		
04A	12 REFRIGERATED MEAT BUNKER CASE - MEAT		
04B	12 REFRIGERATED MEAT BUNKER CASE - MEAT		
05C	8 REFRIGERATED SERVICE CASE - SEAFOOD		
06A	8 REFRIGERATED SERVICE CASE - DELI MEATS & CHEESE		
06AD	8 REFRIGERATED SERVICE CASE - MEAT		
08AN	12 REFRIGERATED CHEESE ISLAND - HUSSMANN		
11C	12 REFRIGERATED MEAT BUNKER CASE - MEAT		
14D	12 REFRIGERATED MEAT BUNKER CASE - MEAT		
12C	BEVERAGE COOLER MERCHANDISER - 210 X 36W X 55H		
12D	BEVERAGE COOLER MERCHANDISER - 210 X 36W X 55H		
13	HAND SINK		
13S	HAND SINK - SUSHI		
14	3-COMP WAREWASHING SINK BULK AND MEAT PREP 24DB - 300 X 84W X 27H		
16	DOLLY BAKERY PAN HOLDER - 240 X 24W		
20A	ICE MACHINE FLAKER - 340 X 28W X 78H		
21E	SINGLE RACK OVER (GAS) - 510 X 55W X 100H		
21F	SINGLE WIDE PROOF BOX - 37D X 38W X 80H		
22	3-COMP WAREWASHING SINK 20DB - 340 X 100W X 43H		
22S	3-COMP WAREWASHING SINK SUSHI 20DB - 340 X 100W X 43H		
27	HEAT WRAP TABLE TOP - 280 X 23W X 9H		
28A	8 REFRIGERATED MULTI DECK CASE - BEER		
30A	8 REFRIGERATED MULTI DECK CASE - BEVERAGE		
31A	COMBI SELF-CLEANING OVEN (GAS) - 10 PAN W-VARIO (RIGHT HINGE ONLY) - 410 X 43W X 42H		
31B	COMBI SELF-CLEANING OVEN STAND - 380 X 45W X 27H		
32	5 REFRIGERATED SELF CONTAINED SANDWICH PREP TABLE - 350 X 61W X 41H		
34	COFFEE GRINDER - 180 X 8W X 28H		
35	SCALE WRAPPING STATION - 400 X 53W X 84H		
36	SCALE TABLE TOP - 180 X 16W X 8H		
38D	THREE TIER CHICKEN WARMER-COLD HOLDING UNIT - HUSSMANN 50D X 103W X 54H		
42R	BALER RIGHT HINGE (480V) - 300 X 78W X 157H		
44	REFRIGERATED SELF CONTAINED ICE MERCHANDISER - 300 X 55W X 59H		
45L	2-COMP PREP SINK PRODUCE 24DB LEFT - 300 X 75W X 43H		
45R	2-COMP PREP SINK PRODUCE 24DB RIGHT - 300 X 75W X 43H		
49NA	CHECKSTAND - 141D X 60W X 14H ADA		
49SCA	SELF CHECKOUT MERCHANDISER - 1830 X 80W X 90H		
49SCB	SELF CHECKOUT MERCHANDISER - 1830 X 80W X 90H		
52	SAFE - 260 X 25W X 48H		
55	GROCERY SHELVING - 228D 225H X 48W X 72H		
55B	BREAD SHELVING - 228D 225H X 48W X 54H		
55D	GROCERY SHELVING HEAVY DUTY - 228D 225H X 48W X 72H		
55T	GROCERY SHELVING HEAVY DUTY SINGLE SIDED - 228D X 225H X 48W X 84H		
55U	GROCERY STORAGE WALL MOUNTED SHELVING - 48W X 120H		
56	GROCERY END CAP - 228D 225H X 48W X 72H		
56B	BAKERY END CAP - 228D 225H X 48W X 54H		
56C	GROCERY END CAP SIDE MERCHANDISER - 100 X 24W X 84H		
56C1C	GROCERY END CAP SIDE MERCHANDISER - CUSTOM WIDTH		
57	TILL CABINET		
58	VITAMIN SHELVING - 136D 135H X 36W X 60H		
59	VITAMIN END CAP - 168D 155H X 36W X 60H		
59S	VITAMIN END CAP SIDE MERCHANDISER - 160 X 18W X 60H		
60A	VITAMIN SHELVING SINGLE SIDE - 168D 155H X 36W X 72H		
61A	COOLER SHELVING - 180 X 48W X 78H		
61SA	COOLER SHELVING - SUSHI 180 X 48W X 78H		
64	DUNNAGE FLOOR RACK - 220 X 48W X 12H		
65B	12 BEAT RACK - 150 X 20W X 17H		
65C	4 BEAT RACK - 150 X 48W X 17H		
66A	8 POLYTOP WORKTABLE W-BACKSPLASH DBL SHELF - 30D X 72W X 75H		
67C	DRY PRODUCE TABLE - 64D X 185W X 63H		
67MA	SIDE PRODUCE MERCHANDISER - 210 X 36W X 37H		
67MB	SIDE PRODUCE MERCHANDISER - 210 X 36W X 37H		
67S	SIDE PRODUCE MERCHANDISER - 180 X 36W X 38H		
68A	2 STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 240 X 24W X 27H		
68C	5 STAINLESS STEEL WORKTABLE W-BACKSPLASH - 300 X 72W X 27H		
69A	4 BULK GRAVITY BINS W ADJ. SHELVES - 240 X 48W X 56H		
69B	4 BULK SCOOP BINS W ADJ. SHELVING - 240 X 48W X 56H		
69C	4 BULK COFFEE GRAVITY BINS W ADJ. SHELVES - 240 X 48W X 56H		
69D	4 BULK DOUBLE SCOOP BINS W ADJ. SHELVING - 240 X 48W X 56H		
69E	4 BULK GRAVITY BINS W LARGE BARRELS - 240 X 48W X 56H		
69F	4 BULK ADJ. SHELVING - 240 X 48W X 56H		
78B	FRONT END MERCHANDISER - 610 X 58W X 60H		
79	WINE SHELVING HEAVY DUTY SINGLE SIDED - 228D 225H X 48W X 84H		
80AC	BAKERY BREAD FIXTURE W-BUMPERS - 250 X 48W X 56H		
80C	BAKERY BREAD FIXTURE - 480 X 48W X 68H		
81B18A	BAKERY STANDALONE UNIT - 180 X 26W X 56H		
82B	EXTERIOR FLOOR DISPLAY - 480 X 196W X 86H		
82E	FLOOR CRATE - 140 X 18W X 12H		
83A	3 DR. REACH-IN FROZEN CASE		
83B	4 DR. REACH-IN FROZEN CASE		
83DN	4 DR. REACH-IN FROZEN CASE (NARROW)		
88	SMALL BARRELS - 18 DIAMETER		
88A	MEDIUM BARRELS - 20 DIAMETER		
91	DEPARTMENT DESK - 220 X 24W X 49H		
92	LOW PROFILE WIRE RACK - 180 X 36W X 37H		
95A	LOW PROFILE WIRE RACK - SUSHI 180 X 36W X 37H		
95B	BREAK ROOM CHAIR		
96	RICE COOKER - 150 X 17W X 12H		
97	STAINLESS STEEL WORKTABLE W-BACKSPLASH - 300 X 96W X 41H		
97A	3 WIRE RACK - 180 X 48W X 74H		
97B	3 WIRE RACK - 180 X 36W X 74H		
98L	1-COMP PREP SINK 180B LEFT - 240 X 37W X 43H		
98R	1-COMP PREP SINK 180B RIGHT - 240 X 37W X 43H		
100C	TRASH COMPACTOR (480V) - CENTER FEED		
102A	PRODUCE FIELD BINS - 360 X 36W X 32H		
102B	PRODUCE FIELD BINS W-DOORS - 360 X 36W X 32H		
102C	PRODUCE FIELD BINS - 360 X 36W X 38H		
105A	IF REFRIGERATED CASE - DAIRY		
107	BUG LIGHT - 120 X 25W X 12H		
108A	REFRIGERATOR - 340 X 32W X 68H		
116B	LIFT PICK UP DESK-COMMERCIAL COUNTER MW - 310 X 36W X 34H		
119A	MOP STORAGE RACK - 30 X 36W X 34H		
122	FILE CABINET - 2 DRAWER 250 X 15W X 29H		
122A	FILE CABINET - 4 DRAWER 250 X 15W X 52H		
123E	VITAMIN COUNTER END CAP - 200 X 36W X 60H ADA		
128	8 STAINLESS STEEL WORKTABLE W-BACKSPLASH - 300 X 96W X 41H		
128BDA	IF HEAVY DUTY STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 300 X 96W X 34H		
129	4 STAINLESS STEEL WORKTABLE W-BACKSPLASH - 300 X 48W X 41H		
129B	4 STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 300 X 48W X 34H		
129C	4 HEAVY DUTY STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 300 X 48W X 34H		
144FEA	WIDESPAN SHELVING - FRONT END 220 X 100W X 84H		
144GA	WIDESPAN SHELVING - GROCERY 220 X 100W X 84H		
144LA	WIDESPAN SHELVING - JANITOR 220 X 100W X 84H		
144MA	WIDESPAN SHELVING - MEAT 220 X 100W X 84H		
144VA	WIDESPAN SHELVING - VITAMIN 220 X 100W X 84H		
145B	WIDESPAN SHELVING - BULK 220 X 100W X 84H		
147C	8 KNEE KNOCKERS - MEAT-CHEESE DISPLAY 210 X 60W X 19H		
148	FLOOR SCRUBBER		
149	HYDRAULIC - ELECTRIC PALLET JACK		
151	MICROWAVE - BREAK ROOM 180 X 22W X 13H		
152B	PRODUCE MISTING SYSTEM		
154HA	BREAK ROOM TABLE - 800 X 72W X 31H		
161	STORAGE CABINET - 150 X 30W X 72H		
162A	3 COLUMN 6 TIER LOCKER - 130 X 36W X 78H		
165	ELECTRIC SHOPPING CARTS		
167	TRASH RECEPTACLE - 180 X 19W X 40H		
167A	SMOKING URN - 130 X 13W X 40H		
177A	IF FROZEN ISLAND (NARROW)		
178	IF FROZEN ISLAND (NARROW)		
179	BURGLAR ALARM PANEL		
181	EO-LAB CHEMICAL DISPENSER		
182A	ARCTIC WATER METER - 250 X 18W X 77H		
183B	BOTTLE SHELF - 180 X 25W X 77H		
187	MANUAL DELI SLICER - 360 X 31W X 24H		
190D	REFRIGERATED SUSHI CASE 78W X 40H		
192	GARDI GAS COUNTER SAFE FFI SWING		
195F	COSMETIC WALL UNIT FILLER - 180 X 48W X 72H		
196	BREAD SLICER - 270 X 25W X 19H		
197A	IF STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 300 X 72W X 27H		
198A	IF STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 300 X 72W X 27H		
200A	ARTISAN BREAD FIXTURE - 250 X 50W X 56H		
201	COLD CASE DIVERTER - 150 X 11W X 48H		
205	ORCHID DISPLAY		
208	LIF SOLUTIONS - 70 X 17W X 51H		
214C	BAKERY ROLL BIN - 140 X 23W X 35H		
216A	DEPARTMENT DESK - FM (BAKERY AREA) 250 X 25W X 63H		
239C	REFRIGERATED BERRY TABLE 3 TIER - 37D X 72W X 44H		

1 FIXTURE PLAN - REV 3F
1/8" = 1'-0"

REVISION SUMMARY

REVISION	DESCRIPTION
ISSUED 07/22/25	FINAL FIXTURE PLAN
ISSUED 08/06/25	REVISION 1F FIXTURE PLAN
ISSUED 10/01/25	REVISION 2F FIXTURE PLAN
ISSUED 02/09/26	REVISION 3F FIXTURE PLAN

REVISION SUMMARY

REVISION	DESCRIPTION
ISSUED 07/22/25	REVISION 1F FIXTURE PLAN
ISSUED 08/06/25	REVISION 2F FIXTURE PLAN
ISSUED 10/01/25	REVISION 3F FIXTURE PLAN

REVISION SUMMARY

REVISION	DESCRIPTION
ISSUED 07/22/25	REVISION 3F FIXTURE PLAN

EQ. NOT ON PLAN

EQ #	EQUIPMENT NAME	EQ #	EQUIPMENT NAME
742	CHIP SHELVES - 228D 225H X 48W X 72H	354	BAKERY DOCK SEAT
106	REFRIGERATION SYSTEM EQUIPMENT (ON ROOF)	355A	BANANA RISER
339A	SHelf FENCE - 48W X 3H	357	GRAVITY BINS
341	SMALL WOOD GRATE - 120 X 18W X 14H	358	MAGNA BAR SYSTEM
342	COMMISSIONING SERVICES	359	SEAFOOD ROAD SHOW DISPLAY
343	MANUAL PALLET JACK	360	MISCELLANEOUS EQUIPMENT KIT 1
344	POLLTRY CASE DIVIDERS	362	MISCELLANEOUS EQUIPMENT KIT 2
345	MILLWORK PACKAGE INSTALLATION	363	BURGLAR ALARM INSTALL
346	REFRIGERATION INSTALLATION - SYSTEMS	364	DEMO CART
347	BUILDING/GENERATOR MANAGEMENT SYSTEMS	456	MAPLE FLOORWOOD PANEL FILLER - 10 X 48W X 96H
348	REFRIGERATION INSTALLATION - CASES	800	CART CORNERS - 180D X 72W X 96H
349	BLUETAPE FIT & FINISH	802	EXTERIOR SIGN PACKAGE
350	SCALE, DIGITAL (RECEIVING)	900	DECOR PACKAGE
351	MISCELLANEOUS CARTS	1233	IT MISCELLANEOUS

COOLER/FREEZER

EQ #	EQUIPMENT NAME
15	MEAT PREP COOLER
16	PRODUCE COOLER
19	DAIRY COOLER
33	MEAT DELI COOLER
141	FREEZER
327	PRODUCE-BULK PREP COOLER

SYMBOLS LEGEND

SYMBOL	EQUIPMENT TAG
(Circle with 'E')	FLOOR ELECTRICAL OUTLETS
(Square with 'E')	ELECTRICAL BOX
(Circle with 'T/R/C')	TRASH/RECYCLING/COMPOST

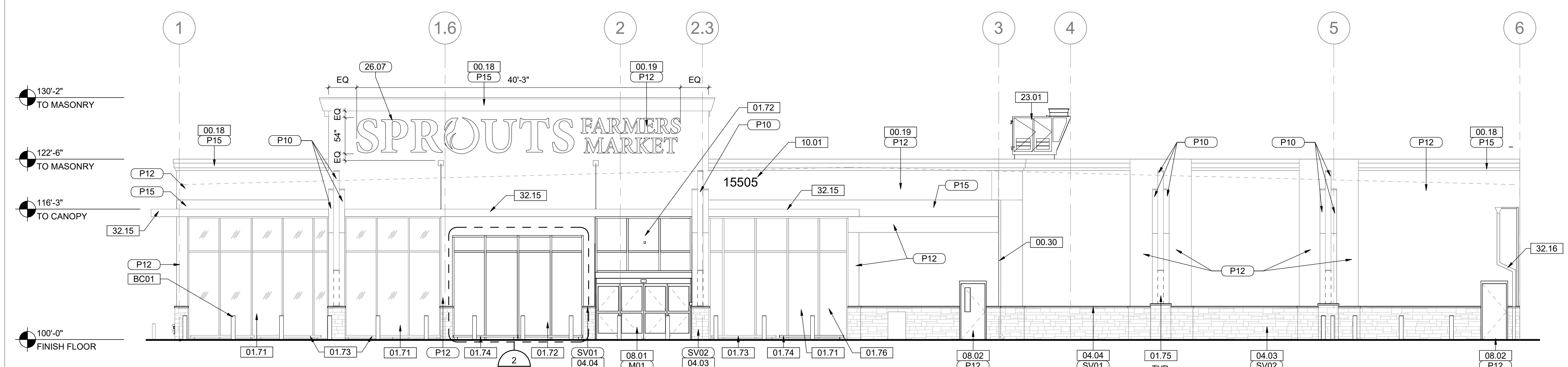
SPROUTS FARMERS MARKET
5455 E. HIGH ST., SUITE 111
PHOENIX, AZ 85054
P. 480-814-8016 F. 480-814-8017

LDG
Larson Design Group, Inc.
3000 WESTINGHOUSE DRIVE
SUITE 400
CRANBURY TWP, PA 16066
(877) 323-6603

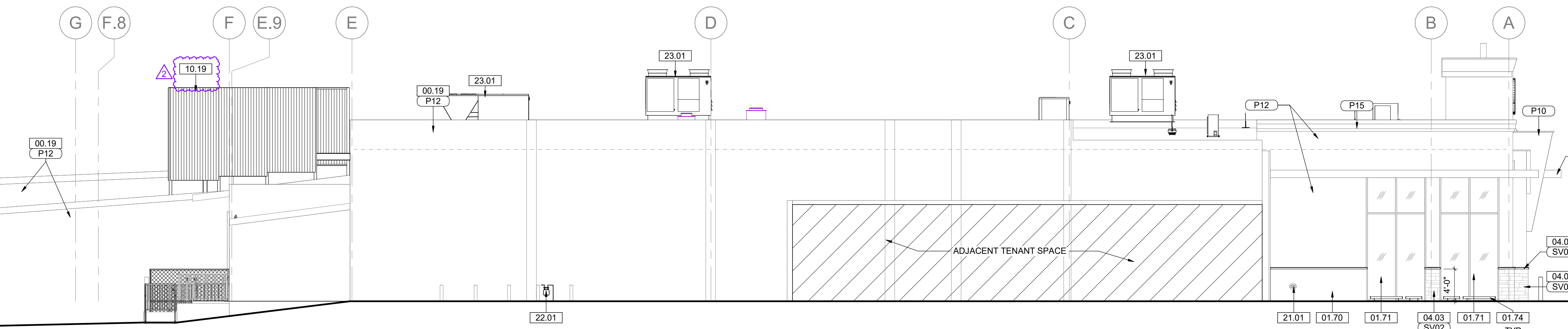
SPROUTS FARMERS MARKET
15505 S. NORMANDIE AVE.
GARDENA, CA 90247

FIXTURE PLAN

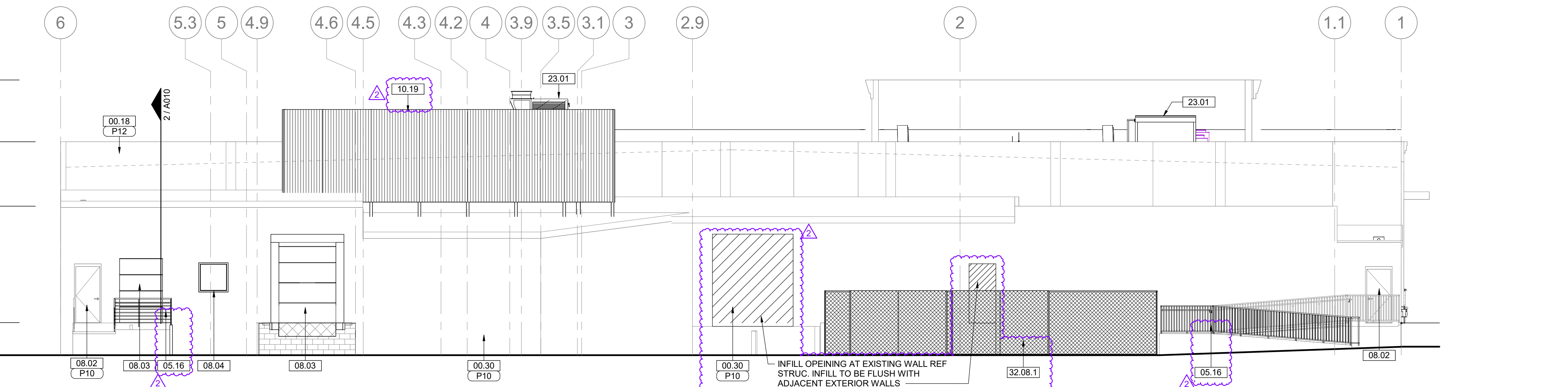
DATE: 02/09/26
DRAWN BY: BG
CHECKED BY: KS
BUILD TYPE: (ETI)
PROTOTYPE VERSION: V6.2.9-1-CE.1, 20251215
PROJECT NUMBER: 13624-013
SHEET NUMBER: A100



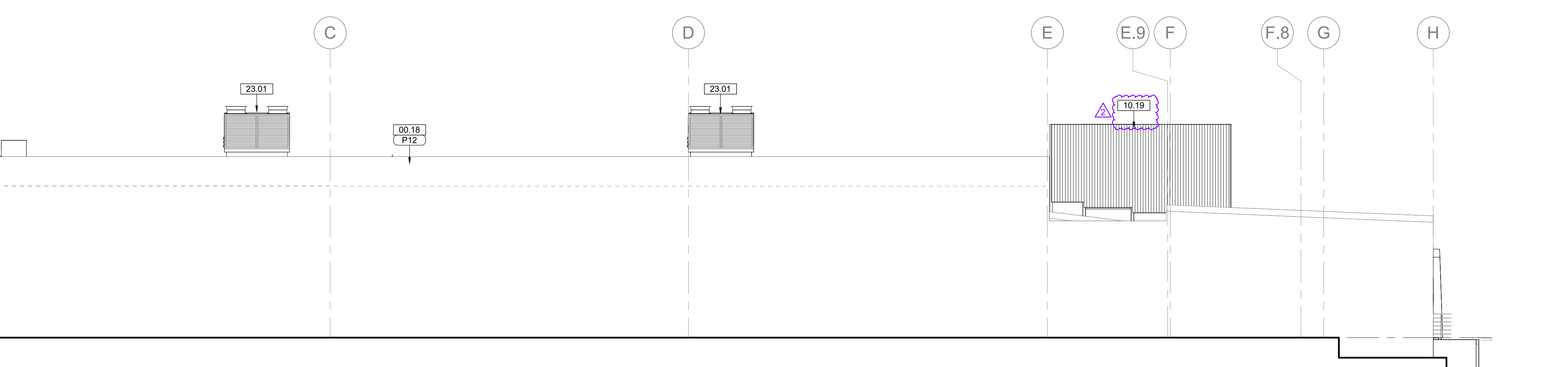
4 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

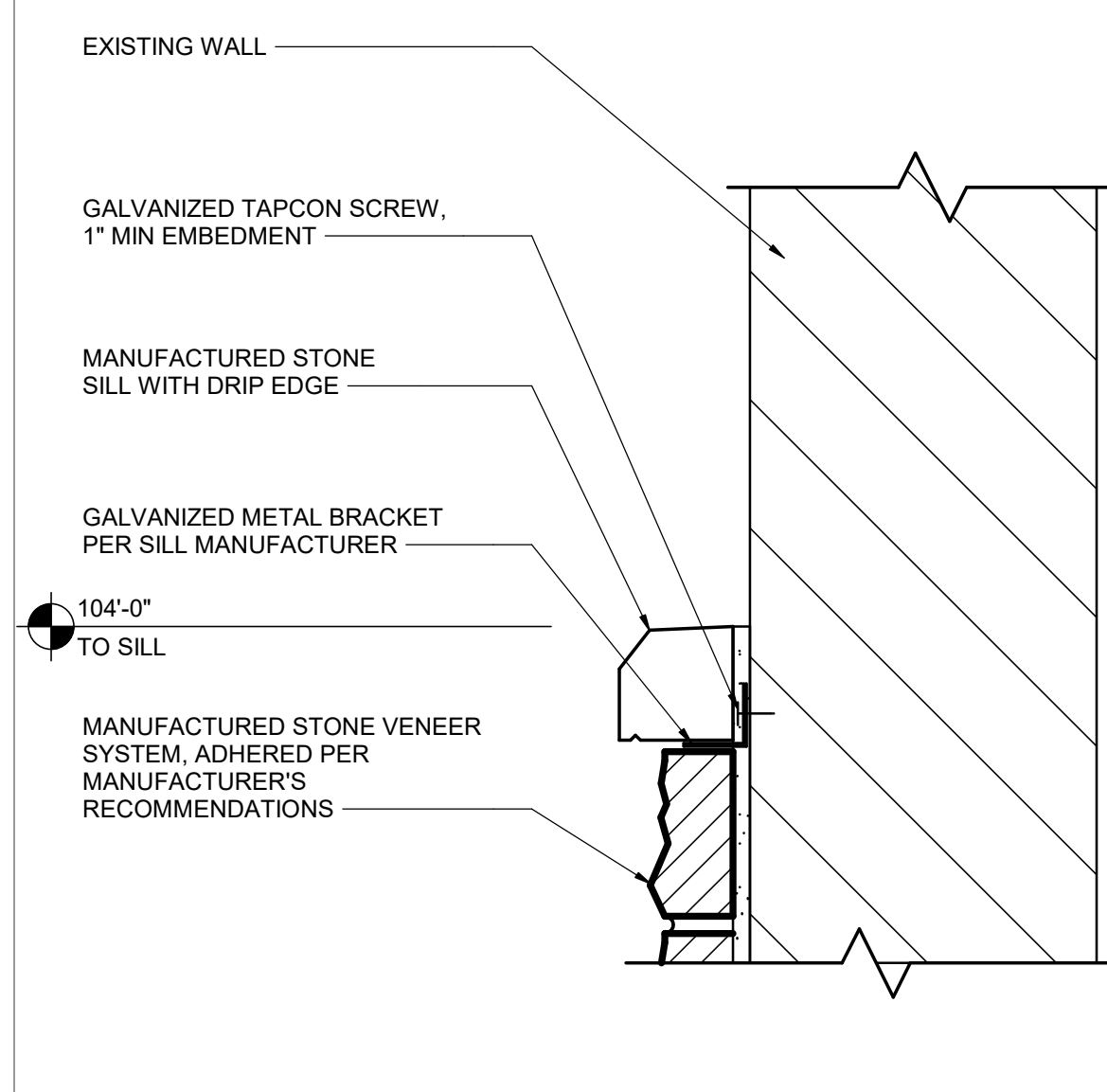
- PERIMETER WALL PACK LIGHTING TO BE MOUNTED 13'-4" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION.
- PAINT ALL HOLLOW METAL DOORS, DOWNSPOUTS, AND GUTTERS TO MATCH ADJACENT WALL.
- ALL SIGNAGE UNDER SEPARATE PERMIT. COORDINATE WITH SIGNAGE VENDOR.
- EXTENTS OF FIBER CEMENT TRIM SURROUND ARE SHOWN FOR BIDDING PURPOSES. PRIOR TO INSTALLATION OF FURRING CHANNELS AND FINISH MATERIALS, GC SHALL COORDINATE WITH SIGNAGE VENDOR AND ARCHITECT TO CONFIRM REQUIRED DIMENSIONS. EXTENTS OF FIBER CEMENT TRIM SURROUND VARY WITH SIGNAGE PROVIDED BY AHJ.
- GRIND ALL METAL EDGES, INCLUDING TRIM AND FLASHING, FOR A SMOOTH FINISH.
- PROVIDE JUNCTION BOXES FOR MAIN SIGN AND ADDITIONAL JUNCTION BOXES FOR FUTURE SIGNS. REF ELECTRICAL. VERIFY LOCATIONS AND NUMBER OF SIGNS WITH SPROUTS PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR SHALL PERFORM FINAL CLEANING AS SPECIFIED PRIOR TO STORE OPENING.
- GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF "NOW HIRING" AND "COMING SOON" BANNERS 30 DAYS PRIOR TO STORE OPENING.
- GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF "OPENING DATE" BANNER 30 DAYS PRIOR TO STORE OPENING.
- PROVIDE CONTROL JOINTS IN CMU WALLS AS NOTED. REF SHEET A810 EXTERIOR DETAILS.

KEYNOTES

- 00.18 EIFS FINISH SYSTEM - SMOOTH
- 00.19 EIFS FINISH SYSTEM - MEDIUM
- 00.30 METAL DOWNSPOUT
- 01.70 EXISTING TILE WAINSCOT TO REMAIN AS-IS
- 01.71 EXIST. STOREFRONT WINDOWS TO REMAIN. EXIST. STOREFRONT MULLIONS TO BE ELECTROSTATICALLY PAINTED DARK BRONZE TO MATCH ADJACENT NEW STOREFRONT. PROVIDE SPROUTS APPROVED BLOCKOUT WINDOW FILM ON GLAZING. REPLACE ALL DAMAGED GASKETS AND CAULK - RESEAL ALL WINDOWS. ALL GLAZING PANELS SHALL RECEIVE BLACKOUT FILM.
- 01.72 NEW STOREFRONT WINDOWS WITH DARK BRONZE MULLIONS
- 01.73 EXISTING CART BUMPER RAIL TO REMAIN
- 01.74 NEW CART BUMPER RAIL. STYLE AND COLOR TO MATCH EXISTING
- 01.75 REMOVE EXISTING TILE INLAY AND INFILL WITH NEW EIFS TO MATCH EXISTING. PAINT COLOR P10
- 01.76 REMOVE STOREFRONT DOOR, FRAME, AND GLAZING ABOVE, AND INFILL WITH SALVAGE STOREFRONT AND FRAME FROM ADJACENT STOREFRONT SYSTEM BEING REMOVED. REF STOREFRONT ELEVATION 3/A700
- 04.03 MANUFACTURED STONE VENEER SYSTEM
- 04.04 MANUFACTURED STONE SILL
- 05.16 NEW GUARD RAIL AND HANDRAIL REF 5/A012
- 08.01 AUTOMATIC SLIDING DOOR. REF DOOR SCHEDULE
- 08.02 HOLLOW METAL DOOR AND FRAME. REF DOOR SCHEDULE
- 08.03 OVERHEAD DOOR AND FRAME. REF DOOR SCHEDULE. AT SIM CONDITION PROVIDE 16" OF SMOOTH FACE CMU AROUND ENTIRE OVERHEAD DOOR
- 08.04 COMPACTOR DOOR. REF DOOR SCHEDULE
- 10.01 BUILDING ADDRESS. NUMBERS TO BE 12" TALL. MINIMUM AND COLOR TO CONTRAST WITH BACKGROUND. VERIFY NUMBERS, LOCATION AND HEIGHT WITH FIRE MARSHAL
- 10.19 ROOF TOP EQUIPMENT SCREENING. REF TO 17/A010 FOR DETAIL. REF TO STRUCTURAL DRAWINGS FOR SUPPORT. TOP OF SCREENING TO BE 1" MIN. ABOVE TOP OF EQUIPMENT
- 21.01 FIRE DEPARTMENT CONNECTION. VERIFY FINAL LOCATION WITH FIRE MARSHAL
- 22.01 GAS METER. PAINT AS SHOWN OR AS REQUIRED BY AHJ. LABEL PER AHJ REQUIREMENTS
- 23.01 HVAC UNIT. FOR CURB DETAIL REF 3/A010
- 23.02 LOCATION OF FUTURE SIGN UNDER SEPARATE PERMIT. REF ELECTRICAL
- 32.08.1 8" TALL CHAIN LINK FENCE AND GATE. POST SPACING AT 8' OC MAX REF 1/A012
- 32.15 EXISTING CANOPY TO REMAIN
- 32.16 REDIRECT EXISTING DOWNSPOUT AND CONDENSATE LINE AROUND NEW DOOR

MATERIAL KEYNOTES

- BC01 IDEALSHIELD BOLLARD COVER, PMS-2465
- M01 STOREFRONT FINISH, DARK BRONZE
- P10 PAINT, PPG 1000-5 BEAR CUBE
- P12 PAINT, PPG 1004-4 MOTH GRAY
- P15 PAINT, PPG 1006-7 METROPOLIS
- SV01 STONE SILL, CORONADO 900 SERIES, GREY
- SV02 STONE VENEER, CORONADO OLD WORLD LEDGE, MONARCH



5 SILL AT CMU
3" = 1'-0"

CLIENT
SPROUTS FARMERS MARKET
5455 E. HIGH ST., SUITE 111
PHOENIX, AZ 85054
P. 480-814-8016 F. 480-814-8017

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ARCHITECT OF RECORD
LDG
Larson Design Group, Inc.
3000 WESTINGHOUSE DRIVE
SUITE 400
CRANBURY TWP, PA 16066
(877) 323-6603

ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION
1	11/12/22	ISSUED FOR PERMIT REVIEW
2		REVISED PER LEASE

CONSULTANT

PROFESSIONAL SEAL

SPROUTS FARMERS MARKET
07555
15505 S. NORMANDIE AVE.
GARDENA, CA 90247
SHEET NAME: EXTERIOR ELEVATIONS

DATE: 08/07/25
DRAWN BY: CTR/G
CHECKED BY: RGL/M
BUILD TYPE: (ETI)
PROTOTYPE VERSION: V6.2.9_20250305
PROJECT NUMBER: 13624-013
SHEET NUMBER: A800

8800 EXTERIOR ELEVATIONS - 07/25



City of Gardena

Gardena Planning and Environmental Quality Commission Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 7A.
Section: OTHER ITEMS
Meeting Date: May 19, 2026

TO: Members of the Planning & Environmental Quality Commission

AGENDA TITLE: FIRST EXTENSION OF TIME REQUEST FOR CONDITIONAL USE PERMIT #5-24 (1855 West 139th Street)

PROJECT DESCRIPTION:

First extension of time request for Conditional Use Permit (CUP) #5-24 to permit the operation of warehouse facilities in the General Industrial (M-2) zone. The applicant is requesting the extension of time because they have recently acquired the property and need additional time to develop a business plan and conduct their due diligence.

STAFF RECOMMENDATION:

The Planning and Environmental Quality Commission is being asked to review and consider the first extension of time for CUP #5-24.

APPROVED:

Greg Tsujiuchi, Community Development Director

Attachments

[Staff Report CUP #5-24 First Extension](#)

[Attachment A - Statement of Reasons for Extension of Time](#)

[Attachment B - SPR #3-24 First Extension Approval Letter](#)

[Attachment C - Project Plans](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

FIRST EXTENSION REQUEST CONDITIONAL USE PERMIT #5-24
AGENDA ITEM #7.A

DATE: May 19, 2026

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Charles Hobey (DBA: Zelda PG PropCo LLC)

LOCATION: 1855 West 139th Street (APN: 4061-025-130)

REQUEST: First extension of time request for Conditional Use Permit #5-24, to permit the operation of warehouse facilities in the General Industrial (M-2) zone.

BACKGROUND/SETTING

On July 15, 2025, the City of Gardena’s Planning and Environmental Quality Commission approved Site Plan Review (SPR) #3-24, Conditional Use Permit (CUP) #5-24, Tentative Parcel Map No. 84649 (TPM #1-24) and Environmental Assessment (EA) #15-24 for the construction and operation of four (4) new warehouse buildings with 15 tenant spaces, totaling 223,509 square feet and to merge eight (8) lot-tied parcels into one (1) parcel located at 1855 West 139th Street, within the General Industrial (M-2) Zone.

Section 18.46.040.H. of the Gardena Municipal Code (GMC), requires CUPs to be utilized within twelve (12) months from the date of approval and allows the Planning Commission to grant up to two 6-month extensions of time.

On April 30, 2026, the Planning Division received requests for the first extension of time for Conditional Use Permit #5-24 (Attachment A) and Site Plan Review #3-24.

The GMC allows the SPR extension of time to be granted by the Community Development Director. Thus, the extension of time for SPR #3-24 was granted on May 5, 2026, pursuant to Gardena Municipal Code Section 18.44.060.B (Attachment B).

PROJECT DESCRIPTION

The original project entitlements for the redevelopment at 1855 West 139th Street are as follows:

- Conditional Use Permit (CUP #5-24): to permit the operations of warehousing in the General Industrial (M-2) zone in accordance with section 18.46.030.C.18 of the Gardena Municipal Code;
- Site Plan Review (SPR #3-24) to approve the redevelopment of an existing 233,634 square foot (sf) single-tenant warehouse building to construct four (4) new warehouse buildings with 15 tenant spaces, totaling 223,509 sf, a new parking and circulation plan, lighting, fencing, and landscaping improvements; and
- Tentative Parcel Map No 84649 (TPM #1-24): to merge eight (8) lot-tied parcels into one (1) parcel for the site development.

The proposal to construct the industrial buildings was designed to accommodate up to 15 tenants for warehousing. As the property is located within the M-2 zone, the warehousing use of the buildings are subject to a Conditional Use Permit, in accordance with GMC Section 18.46.030.C.18. Therefore, the Conditional Use Permit was required to allow for warehousing uses on the subject property.

At this time, the applicant is requesting a 6-month extension of time to the Conditional Use Permit approval. As part of the request for an extension of time, the applicant has provided a statement explaining the reasons for this request, which is attached hereto as Attachment A. The applicant has recently acquired the property in March 2026, and they need additional time to develop a business plan and conduct their due diligence.

The applicant's request does not include any modifications to the project originally approved by the Planning and Environmental Quality Commission (the project plans are included in the report as Attachment C).

Per Gardena Municipal Code Section 18.46.040.H., the Planning Commission may grant up to two 6-month extensions of time if the permittee submits a request in writing for the extension prior to the expiration date of the entitlement.

Staff reviewed the reason for the applicant's extension of time and recommend granting the first 6-month extension of time for CUP #5-24, valid until January 15, 2027.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15601(b)(3) which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. The applicant's request for a six-month extension to an already approved Conditional Use Permit will allow the applicant to complete utilization of the entitlement and will not create any environmental effects or impacts.

Therefore, the proposed project is categorically exempt from CEQA.

CONCLUSION

The Planning and Environmental Quality Commission is being asked to review and consider the first extension of time for Conditional Use Permit #5-24 (CUP #5-24).

ATTACHMENTS

Attachment A – Statement of Reasons for Extension of Time
Attachment B – Site Plan Review #3-24 First Extension Approval Letter
Attachment C – Project Plans

Charlie Hobey
Palisade Group LLC
hobey@palisadegrp.com
4/22/26

LOCATION: 1855 W. 139th Street, Gardena, CA 90249 (APN: 4061-025-130)

Re: Request for Extension of Entitlements for 1855 W 139th St.

Dear Planning and Environmental Quality Commission,

I am writing on behalf of Zelda PG PropCo LLC to respectfully request an extension of the entitlements associated with 1855 W 139th St., originally approved on July 15, 2025.

The extension is necessary due to our recent acquisition of the property. We require time to conduct due diligence on the business plan for the current approvals.

We respectfully request an extension of six months for the following:

- Conditional Use Permit (CUP #5-24): to permit the operations of warehousing in the General Industrial (M-2) zone in accordance with section 18.46.030.C.18 of the Gardena Municipal Code (CUP Extension of Time Code: GMC.18.46.040.H. <https://ecode360.com/48210287#48210505>)

Please let us know if any additional materials are required to process this request. We appreciate your consideration and look forward to continuing our work with the City of Gardena.

Sincerely,



Charlie Hobey
Managing Principal
Palisade Group LLC



DEPARTMENT of COMMUNITY DEVELOPMENT

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

May 5, 2026

ATTN: Charles Hobey
Zelda PG PropCo LLC
1925 Century Park East, Suite 1700,
Los Angeles, CA 90067

Approval of Extension of Time for Site Plan Review #3-24
Project Address: 1855 West 139th Street

Dear Mr. Hobey,

On July 15, 2025, the City of Gardena's Planning and Environmental Quality Commission approved Site Plan Review (SPR) #3-24, Conditional Use Permit (CUP) #5-24, Tentative Parcel Map No. 84649 (TPM #1-24) and Environmental Assessment (EA) #15-24 for the construction and operation of four (4) new warehouse buildings with 15 tenant spaces, totaling 223,509 square feet and to merge eight (8) lot-tied parcels into one (1) parcel within the General Industrial (M-2) Zone, located at 1855 West 139th Street. Pursuant to Condition of Approval (CoA) SPR 1, SPR #3-24 was conditioned to be utilized within twelve (12) months from the date of approval. On April 30, 2026, the Planning Division received your request for extension of time for Site Plan Review #3-24 (Attachment A).

In the letter, you stated that you are seeking an extension of six (6) months, to conduct due diligence on the business plan for the current entitlements in connection to the recent acquisition of the property on March 18, 2026, as the new property owner.

Pursuant to Gardena Municipal Code Section 18.44.060B, the Community Development Director may grant up to two extensions up to six months each, upon receipt of a written request from the applicant prior to expiration. After review of your request, the first extension for SPR #3-24 is hereby granted. SPR #3-24 shall be valid until January 15, 2027.

Please note that extension of time request for CUP #5-24 and TPM #1-24 are subject to the review and approval of the Planning and Environmental Quality Commission pursuant to Gardena Municipal Code Section 18.46.040H and Section 66463.5(c) of the State Government Code respectfully.

Greg Tsujiuchi
Community Development Director

Attachment:
Attachment A – Extension of Time Request

Charlie Hobey
Palisade Group LLC
hobey@palisadegrp.com
4/22/26

LOCATION: 1855 W. 139th Street, Gardena, CA 90249 (APN: 4061-025-130)

Re: Request for Extension of Entitlements for 1855 W 139th St.

Dear Greg Tsujiuchi,

I am writing on behalf of Zelda PG PropCo LLC to respectfully request an extension of the entitlements associated with 1855 W 139th St., originally approved on July 15, 2025.

The extension is necessary due to our recent acquisition of the property. We require time to conduct due diligence on the business plan for the current approvals.

We respectfully request an extension of six months for the following:

- Site Plan Review (SPR #3-24): to approve the redevelopment of an existing 233,634 square foot (sf) single-tenant warehouse building to construct four (4) new warehouse buildings with 15 tenant spaces, totaling 223,509 sf, a new parking and circulation plan, lighting, fencing, and landscaping improvements (SPR Extension of Time Code: GMC.18.44.060. <https://ecode360.com/48210198#48210242>);

Please let us know if any additional materials are required to process this request. We appreciate your consideration and look forward to continuing our work with the City of Gardena.

Sincerely,

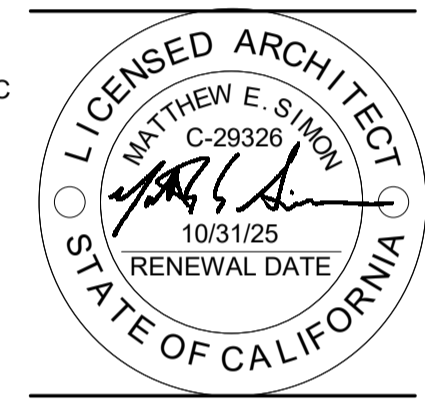


Charlie Hobey
Managing Principal
Palisade Group LLC

TERRENO GARDENA

1855 W. 139TH ST.
GARDENA, CA 90249

PLANNING CUP COMMENTS - 05.20.2025



TERRENO GARDENA
1855 W. 139TH ST.
GARDENA, CA 90249

PROJ. NO. 23338.LA

REV NO.	DATE ISSUED	REASON

05.20.2025
PLANNING CUP
COMMENTS

Sheet Title
COVER SHEET

G/001

5/20/2025 5:02:02 PM
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.

PROJECT DIRECTORY

OWNER/CLIENT
TERRENO 139TH LLC
101 MONTGOMERY ST., SUITE 200
SAN FRANCISCO, CA 94104

TEL: (435) 659-6137
CONTACT: HAYES GRAHAM, VP
EMAIL: HAYES@TERRENO.COM

ARCHITECT
DELOWIE
3293 PACIFIC AVE.
LONG BEACH, CA 90807

TEL: 562.279.0050
CONTACT: MATTHEW SIMON
EMAIL: MSIMON@DELOWIE.COM

DEVELOPMENT MANAGER
FOCUS REAL ESTATE SERVICES, LLC
1801 DOVE ST., SUITE 183
NEWPORT BEACH, CA 92660

TEL: (949) 375-3093
CONTACT: MICHAEL ORTWEIN, MANAGER
EMAIL: MORTWEIN@FOCUSRELP.COM

LANDSCAPE
SW LANDSCAPE ARCHITECTURE
LONG BEACH, CA 90807

TEL: (310) 387-8729
CONTACT: STEVE WOOD
EMAIL: STEVE@STEVEWOODLA.COM

PROJECT SHEET INDEX - CUP

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE
GENERAL		
G/001	COVER SHEET	-
LANDSCAPE		
L/100	PRELIMINARY LANDSCAPE PLAN	-
ARCHITECTURAL		
AS/101	SITE PLAN	10/04/24
AS/102	VICINITY PLAN	-
AS/103	PARKING ANALYSIS	-
AS/104	SITE - LIGHTING & SECURITY PLAN	-
AS/105	FIRE / SAFETY SITE PLAN	10/04/24
AD/102	DEMOLITION PLAN	-
A/100	TYPICAL OFFICE FLOOR PLANS	10/04/24
A/101	TYPICAL OFFICE FLOOR PLANS	10/04/24
A/201	ELEVATIONS	-
A/202	ELEVATIONS	-
A/203	ELEVATIONS	-
A/204	3D VIEWS	-
A/205	FENCE ELEVATIONS	-
ELECTRICAL		
E/000	ELECTRICAL SPECIFICATION	10/04/24
E/001	PHOTOMETRIC PLAN	10/04/24
E/002	SPECIFICATIONS	10/04/24

SHEET COUNT

DISCIPLINE	COUNT
GENERAL	1
LANDSCAPE	1
ARCHITECTURAL	13
ELECTRICAL	3
GRAND TOTAL	18

ALLOWABLE BUILDING AREA

TABLE 506.2
ALLOWABLE AREA FACTOR (A_s = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET² /
*PER CBC 2024 SEC. 906

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION												
		Type I		Type II		Type III		Type IV		HT	Type V			
A	B	A	B	A	B	A	B	C	A	B				
B	NS	UL	UL	37,500	23,000	28,500	19,000	108,000	72,000	45,000	36,000	18,000	9,000	
	S1	UL	UL	150,000	92,000	114,000	76,000	432,000	288,000	180,000	144,000	72,000	36,000	
S-1	SM	UL	UL	112,500	69,000	85,500	57,000	324,000	216,000	135,000	108,000	54,000	27,000	
	NS	UL	UL	48,000	26,000	17,500	26,000	17,500	76,500	51,000	31,875	25,500	14,000	9,000
S-1	S1	UL	UL	192,000	104,000	70,000	104,000	70,000	396,000	294,000	127,500	102,000	56,000	36,000
	SM	UL	UL	144,000	78,000	52,500	78,000	52,500	229,500	153,000	95,625	76,500	42,000	27,000

507.4 Sprinklered, One-Story Buildings
The area of a Group A-4 building not more than one story above grade plane of other than Type V construction, or the area of a Group B, F, M or S building not more than one story above grade plane of any construction type, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

BUILDING A	BUILDING B & C
TYPE III-B S-1 OCCUPANCY FULLY SPRINKLERED	TYPE III-B S-1 OCCUPANCY FULLY SPRINKLERED
BLDG A1 27,376 S.F. BLDG A2 33,175 S.F. TOTAL BUILDING AREA 60,551 S.F.	BLDG B 69,377 S.F. BLDG C 69,379 S.F. TOTAL 138,756 S.F.
MAX ALLOWABLE AREA PER TABLE 506.2 60,551 < 70,000 = OK	- SINGLE STORY - MIN 60' YARDS PROVIDED AT ALL SIDES UNLIMITED BUILDING AREA PER SEC. 507.4

BUILDING D
TYPE III-B S-1 OCCUPANCY FULLY SPRINKLERED
BLDG D 24,202 S.F.
MAX ALLOWABLE AREA PER TABLE 506.2 TOTAL BUILDING AREA 24,202 S.F. 24,202 < 70,000 = OK

AREA BY TYPE (SF): BUILDING A
OFFICE: 5,246 SF WAREHOUSE: 16,598 SF MANUFACTURING: 5,533 SF
PARKING CALCULATION: BUILDING A OFFICE: 1:300 5,246/300 =18 WAREHOUSE: 1:1,000 16,598/1,000 =17 MANUFACTURING: 1:750 5,533/750 =8
AREA BY TYPE (SF): BUILDING A2 OFFICE: 7,943 SF WAREHOUSE: 18,924 SF MANUFACTURING: 6,308 SF
PARKING CALCULATION: BUILDING A2 OFFICE: 1:300 7,943/300 =27 WAREHOUSE: 1:1,000 18,924/1,000 =19 MANUFACTURING: 1:750 6,308/750 =9
AREA BY TYPE (SF): BUILDING B OFFICE: 11,892 SF WAREHOUSE: 43,114 SF MANUFACTURING: 14,371 SF
PARKING CALCULATION: BUILDING B OFFICE: 1:300 11,893/300 =40 WAREHOUSE: 1:1,000 43,114/1,000 =44 MANUFACTURING: 1:750 14,372/750 =20
AREA BY TYPE (SF): BUILDING C OFFICE: 11,893 SF WAREHOUSE: 43,115 SF MANUFACTURING: 14,372 SF
PARKING CALCULATION: BUILDING C OFFICE: 1:300 11,893/300 =40 WAREHOUSE: 1:1,000 43,115/1,000 =44 MANUFACTURING: 1:750 14,372/750 =20
AREA BY TYPE (SF): BUILDING D OFFICE: 5,640 SF WAREHOUSE: 13,922 SF MANUFACTURING: 4,641 SF
PARKING CALCULATION: BUILDING D OFFICE: 1:300 5,640/300 =19 WAREHOUSE: 1:1,000 13,922/1,000 =14 MANUFACTURING: 1:750 4,641/750 =7

EV PARKING REQUIRED
20% OF TOTAL PARKING 328 * 20% = 66 EV CAPABLE REQUIRED: 66 EV CAPABLE PROVIDED: 67
EVCS PARKING REQUIRED 25% OF REQUIRED EV SPACES 66 * 25% = 17 EVCS REQUIRED: 17 EVCS PROVIDED: 18
LONG TERM BIKE PARKING REQUIRED 5% OF TOTAL PARKING 328 * 5% = 17 LONG TERM REQUIRED: 17 LONG TERM PROVIDED: 18
SHORT TERM BIKE PARKING REQUIRED 5% OF TOTAL PARKING 328 * 5% = 17 SHORT TERM REQUIRED: 17 SHORT TERM PROVIDED: 28
LANDSCAPING REQUIRED 5% OF TOTAL PARKING TOTAL PARKING AREA: 165,508 S.F. 165,508 * 5% = 8,426 S.F. LANDSCAPE REQUIRED: 8,426 S.F. LANDSCAPE PROVIDED: 15,313 S.F.

STALLS REQUIRED:
STANDARD: 342
ACCESSIBLE: 8
TOTAL: 350
STALLS PROVIDED:
STANDARD - (9'x18'): 246
EV - (9'x18'): 68
EVCS - (9'x18'): 18
ACCESSIBLE: 25
TOTAL: 357
TRUCK STALLS: 18

AREA BY TYPE (SF): BUILDING B
OFFICE: 11,892 SF WAREHOUSE: 43,114 SF MANUFACTURING: 14,371 SF
PARKING CALCULATION: BUILDING B OFFICE: 1:300 11,893/300 =40 WAREHOUSE: 1:1,000 43,114/1,000 =44 MANUFACTURING: 1:750 14,372/750 =20
AREA BY TYPE (SF): BUILDING C OFFICE: 11,893 SF WAREHOUSE: 43,115 SF MANUFACTURING: 14,372 SF
PARKING CALCULATION: BUILDING C OFFICE: 1:300 11,893/300 =40 WAREHOUSE: 1:1,000 43,115/1,000 =44 MANUFACTURING: 1:750 14,372/750 =20
AREA BY TYPE (SF): BUILDING D OFFICE: 5,640 SF WAREHOUSE: 13,922 SF MANUFACTURING: 4,641 SF
PARKING CALCULATION: BUILDING D OFFICE: 1:300 5,640/300 =19 WAREHOUSE: 1:1,000 13,922/1,000 =14 MANUFACTURING: 1:750 4,641/750 =7

PARKING ANALYSIS

N.T.S.

TOTAL AREAS

BLDG A1:	BLDG A2:	BLDG B:	BLDG C:	BLDG D:
LVL. 1 OFFICE: 2,732 S.F. MEZZ. OFFICE: 2,514 S.F. WAREHOUSE: 16,595 S.F. MANUF.: 5,533 S.F. TOTAL AREA: 27,376 S.F. FOOTPRINT: 24,860 S.F.	LVL. 1 OFFICE: 4,151 S.F. MEZZ. OFFICE: 3,792 S.F. WAREHOUSE: 18,924 S.F. MANUF.: 6,308 S.F. TOTAL AREA: 33,175 S.F. FOOTPRINT: 29,380 S.F.	LVL. 1 OFFICE: 6,178 S.F. MEZZ. OFFICE: 5,714 S.F. WAREHOUSE: 43,114 S.F. MANUF.: 14,371 S.F. TOTAL AREA: 69,377 S.F. FOOTPRINT: 63,963 S.F.	LVL. 1 OFFICE: 6,178 S.F. MEZZ. OFFICE: 5,715 S.F. WAREHOUSE: 43,115 S.F. MANUF.: 14,372 S.F. TOTAL AREA: 69,379 S.F. FOOTPRINT: 63,964 S.F.	LVL. 1 OFFICE: 2,926 S.F. MEZZ. OFFICE: 2,714 S.F. WAREHOUSE: 13,922 S.F. MANUF.: 4,641 S.F. TOTAL AREA: 24,202 S.F. FOOTPRINT: 21,488 S.F.

GRAND TOTALS:

TOTAL LVL. 1 OFFICE: 22,165 S.F. TOTAL MEZZ. OFFICE: 20,449 S.F. TOTAL WAREHOUSE: 135,670 S.F. TOTAL MANUF.: 45,225 S.F. TOTAL BUILDING AREA: 223,509 S.F. TOTAL BUILDING FOOTPRINT: 203,055 S.F.
--

PARKING REQUIREMENT ANALYSIS

*PER TABLE 11B-208.2

AREA BY TYPE (SF): BUILDING A1
OFFICE: 5,246 SF WAREHOUSE: 16,598 SF MANUFACTURING: 5,533 SF
PARKING CALCULATION: BUILDING A1 OFFICE: 1:300 5,246/300 =18 WAREHOUSE: 1:1,000 16,598/1,000 =17 MANUFACTURING: 1:750 5,533/750 =8

AREA BY TYPE (SF): BUILDING A2
OFFICE: 7,943 SF WAREHOUSE: 18,924 SF MANUFACTURING: 6,308 SF
PARKING CALCULATION: BUILDING A2 OFFICE: 1:300 7,943/300 =27 WAREHOUSE: 1:1,000 18,924/1,000 =19 MANUFACTURING: 1:750 6,308/750 =9

AREA BY TYPE (SF): BUILDING B
OFFICE: 11,892 SF WAREHOUSE: 43,114 SF MANUFACTURING: 14,371 SF
PARKING CALCULATION: BUILDING B OFFICE: 1:300 11,893/300 =40 WAREHOUSE: 1:1,000 43,114/1,000 =44 MANUFACTURING: 1:750 14,372/750 =20

AREA BY TYPE (SF): BUILDING C
OFFICE: 11,893 SF WAREHOUSE: 43,115 SF MANUFACTURING: 14,372 SF
PARKING CALCULATION: BUILDING C OFFICE: 1:300 11,893/300 =40 WAREHOUSE: 1:1,000 43,115/1,000 =44 MANUFACTURING: 1:750 14,372/750 =20

AREA BY TYPE (SF): BUILDING D
OFFICE: 5,640 SF WAREHOUSE: 13,922 SF MANUFACTURING: 4,641 SF
PARKING CALCULATION: BUILDING D OFFICE: 1:300 5,640/300 =19 WAREHOUSE: 1:1,000 13,922/1,000 =14 MANUFACTURING: 1:750 4,641/750 =7

PARKING ANALYSIS

N.T.S.

BUILDING CODE DATA

TYPE OF CONSTRUCTION	III-B.
OCCUPANCY CLASSIFICATION (CBC CHAPTER 3)	B-OFFICE, S-1 WAREHOUSE, MANUF.
BUILDING HEIGHT	BLDG - A: 45'-0" - ONE STORY BLDG - B/C: 46'-6" - ONE STORY BLDG - D: 43'-0" - ONE STORY
PROPOSED:	REFER TO BUILDING AREAS SCHEDULE ON THIS SHEET.
BUILDING AREA	REFER TO BUILDING AREAS SCHEDULE ON THIS SHEET.
OCCUPANT LOAD	REFER TO OCCUPANT LOAD SCHEDULE ON THIS SHEET.

FAR CALCULATION

F.A.R. CALCULATION TOTAL SITE AREA: 488,943 S.F. BLDG AREA / SITE AREA = F.A.R. 223,509 S.F. / 488,943 S.F. = 0.46 F.A.R. = 0.46
--

GARDENA MUNICIPAL CODE - 18.36.060 - FAR SHALL NOT EXCEED 1.0 FAR

OCCUPANT LOAD ANALYSIS
*PER TABLE 11B-208.2
AREA BY TYPE (SF): BUILDING A1 OFFICE: 5,246 SF WAREHOUSE: 16,598 SF MANUF.: 5,533 SF
OCCUPANTS CALCULATION: BUILDING A1 OFFICE: 1:150 5,246/150 =35 WAREHOUSE: 1:500 16,598/500 =34 MANUF.: 1:200 5,533/200 =28

AREA BY TYPE (SF): BUILDING A2
OFFICE: 7,943 SF WAREHOUSE: 18,924 SF MANUF.: 6,308 SF
OCCUPANTS CALCULATION: BUILDING A2 OFFICE: 1:150 7,943/150 =53 WAREHOUSE: 1:500 18,924/500 =38 MANUF.: 1:200 6,308/200 =32

AREA BY TYPE (SF): BUILDING B
OFFICE: 11,892 SF WAREHOUSE: 43,114 SF MANUF.: 14,371 SF
OCCUPANTS CALCULATION: BUILDING B OFFICE: 1:150 11,892/150 =80 WAREHOUSE: 1:500 43,114/500 =87 MANUF.: 1:200 14,371/200 =72

AREA BY TYPE (SF): BUILDING C
OFFICE: 11,893 SF WAREHOUSE: 43,115 SF MANUF.: 14,372 SF
OCCUPANTS CALCULATION: BUILDING C OFFICE: 1:150 11,893/150 =80 WAREHOUSE: 1:500 43,115/500 =87 MANUF.: 1:200 14,372/200 =72

AREA BY TYPE (SF): BUILDING D
OFFICE: 5,640 SF WAREHOUSE: 13,922 SF MANUF.: 4,641 SF
OCCUPANTS CALCULATION: BUILDING D OFFICE: 1:150 5,640/150 =34 WAREHOUSE: 1:500 13,922/500 =28 MANUF.: 1:200 4,641/200 =24

TOTAL AREAS BY TYPE (SF):
OFFICE: 42,614 SF WAREHOUSE: 135,673 SF MANUF.: 45,225 SF TOTAL: 223,512 SF

TOTAL OCCUPANTS:
OFFICE: =282 WAREHOUSE: =274 MANUF.: =228 TOTAL: =784

OCCUPANT LOAD ANALYSIS

N.T.S.

PROJECT SUMMARY

CONSTRUCTION OF THREE NEW CONCRETE TILT-UP INDUSTRIAL BUILDINGS AND ASSOCIATED PARKING & SITE IMPROVEMENTS

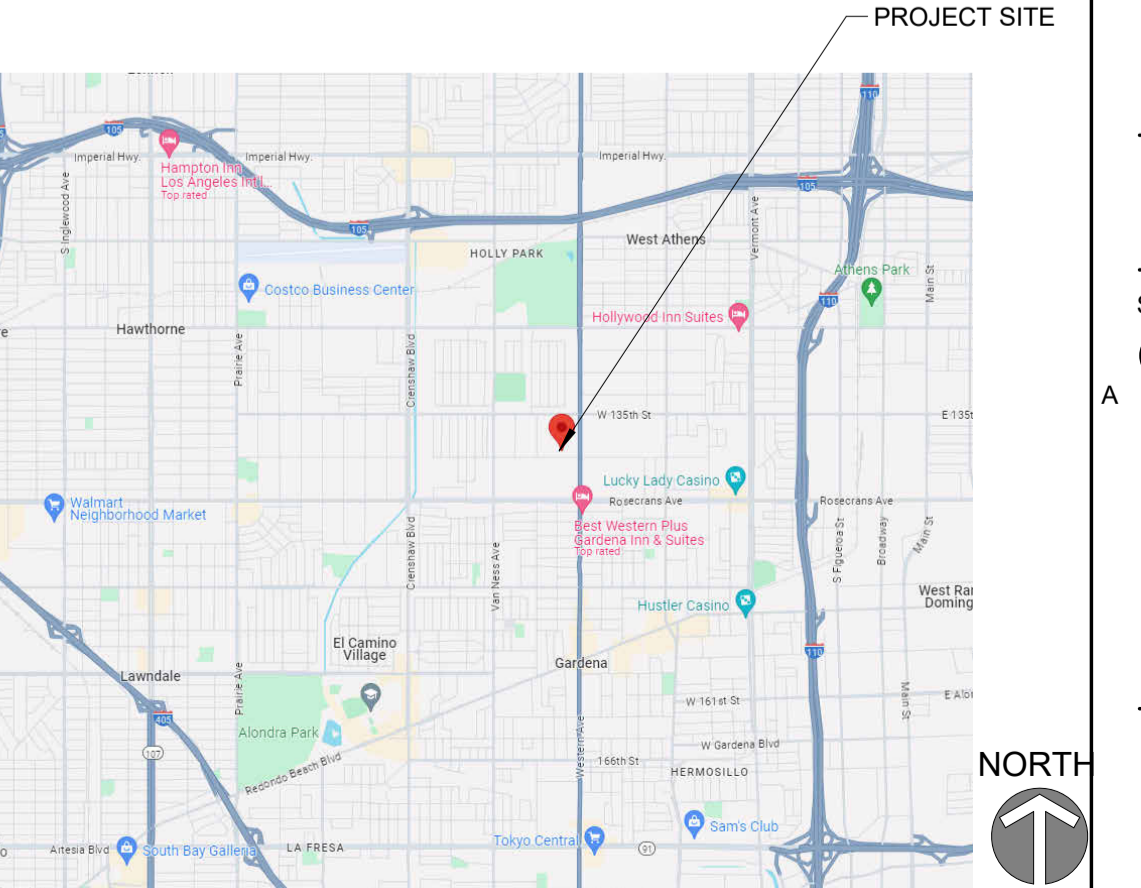
APPLICABLE CODES

- APPLICABLE CODES & STANDARDS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- TITLE 24, PART 1, 2022 BUILDING STANDARDS ADMIN. CODE
 - TITLE 24, PART 2, 2022 CALIFORNIA BUILDING CODE (CBC)
 - TITLE 24, PART 3, 2022 CALIFORNIA ELECTRICAL CODE
 - TITLE 24, PART 4, 2022 CALIFORNIA MECHANICAL CODE
 - TITLE 24, PART 5, 2022 CALIFORNIA PLUMBING CODE
 - TITLE 24, PART 6, 2022 CALIFORNIA ENERGY CODE
 - TITLE 24, PART 9, 2022 CALIFORNIA FIRE CODE
 - TITLE 24, PART 11, 2022 CALIFORNIA GREEN BUILDING STANDARDS
 - TITLE 19, PUBLIC SAFETY, STATE FIRE MARSHAL
 - AMERICAN WITH DISABILITIES ACT (ADA) LATEST EDITION

PROJECT DATA

ADDRESS:	1855 W. 139TH ST GARDENA, CA 90249
APN:	4061-025-130
LEGAL DESCRIPTION:	
PARCEL 1:	26, 27, 28, 29, 30, 31
LOT:	5853
TRACT:	61
MAP BOOK:	66
BOOK PAGE:	66
PARCEL 2:	26, 27
LOT:	D&E
BLOCK:	8
TRACT:	STRAWBERRY PARK
MAP BOOK:	8
BOOK PAGE:	138
CODE ENFORCEMENT JURISDICTION:	CITY OF GARDENA
PROPOSED USE:	STORAGE / MANUFACTURE / OFFICE
ZONING INFO:	BASE ZONE: M2
SITE AREA:	488,943 S.F.
EXISTING BUILDING INFORMATION (TO BE DEMOLISHED)	
EXISTING BUILDING FOOTPRINT:	214,530 S.F.
EXISTING LVL. 1 OFFICE:	10,991 S.F.
EXISTING MEZZANINE OFFICE:	10,090 S.F.
EXISTING MEZZANINE OFFICE, BLD'G B:	8,906 S.F.
EXISTING WAREHOUSE:	203,539 S.F.
EXISTING TOTAL AREA:	233,634 S.F.

VICINITY MAP

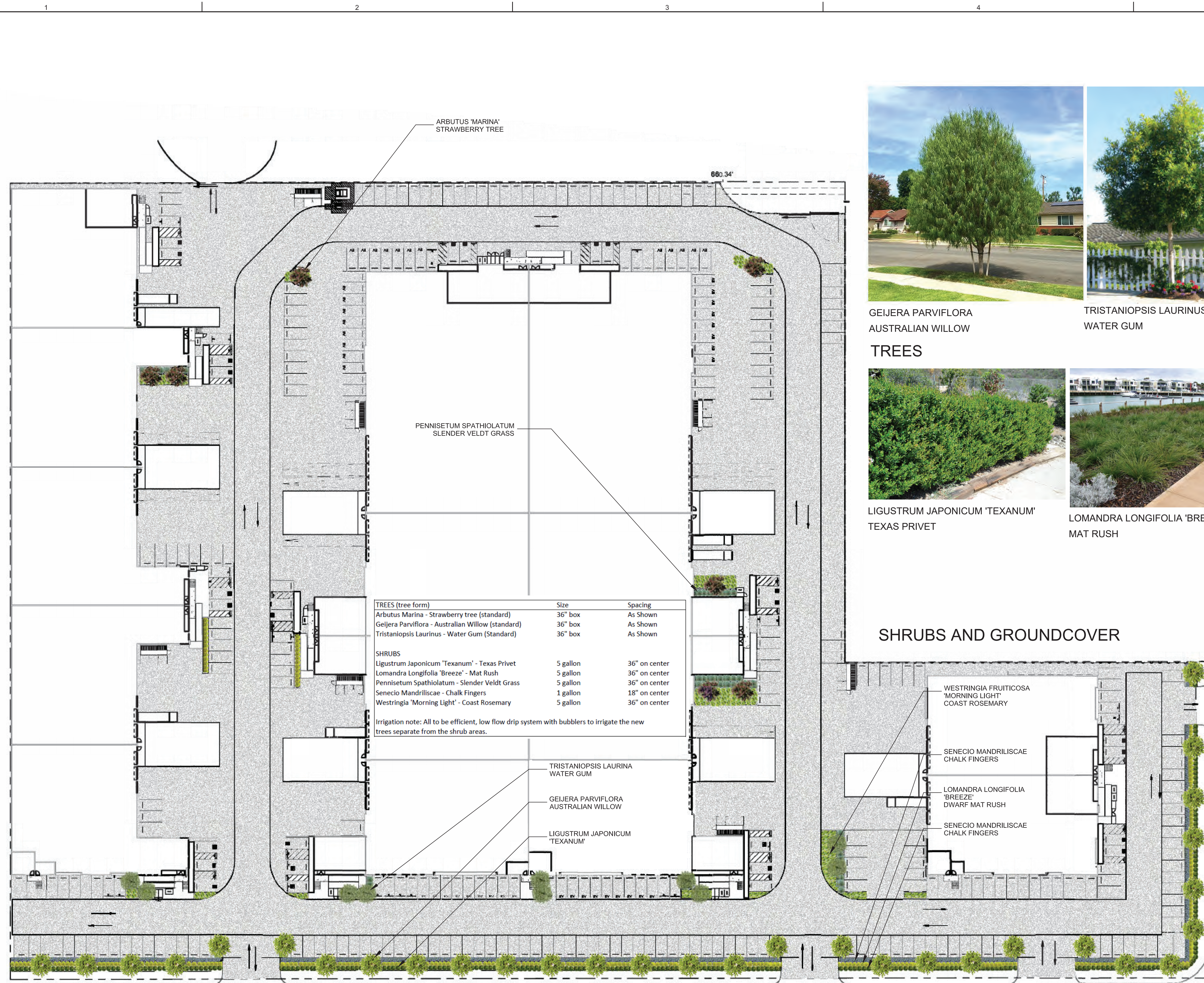


05.20.2025
PLANNING CUP
COMMENTS

Sheet Title
COVER SHEET

G/001

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.



TREES (tree form)	Size	Spacing
Arbutus Marina - Strawberry tree (standard)	36" box	As Shown
Gejera Parviflora - Australian Willow (standard)	36" box	As Shown
Tristaniopsis Laurinus - Water Gum (Standard)	36" box	As Shown

SHRUBS	Size	Spacing
Ligustrum Japonicum 'Texanum' - Texas Privet	5 gallon	36" on center
Lomandra Longifolia 'Breeze' - Mat Rush	5 gallon	36" on center
Pennisetum Spathiolatum - Slender Veldt Grass	5 gallon	36" on center
Senecio Mandriliscae - Chalk Fingers	1 gallon	18" on center
Westringia 'Morning Light' - Coast Rosemary	5 gallon	36" on center

Irrigation note: All to be efficient, low flow drip system with bubblers to irrigate the new trees separate from the shrub areas.



GEJERA PARVIFLORA
AUSTRALIAN WILLOW



TRISTANIOPSIS LAURINUS
WATER GUM



ARBUTUS MARINA
STRAWBERRY TREE

TREES



LIGUSTRUM JAPONICUM 'TEXANUM'
TEXAS PRIVET



LOMANDRA LONGIFOLIA 'BREEZE'
MAT RUSH



SENECIO MANDRILISCAE
CHALK FINGERS

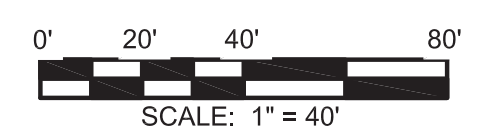
SHRUBS AND GROUNDCOVER



PENNISETUM SPATHIOLATUM
SLENDER VELD T GRASS

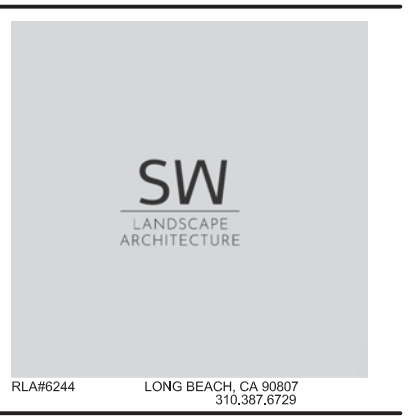


WESTRINGIA 'MORNING LIGHT'
MORNING LIGHT COAST ROSEMARY



1 PRELIMINARY LANDSCAPE PLAN

1" = 40'-0"



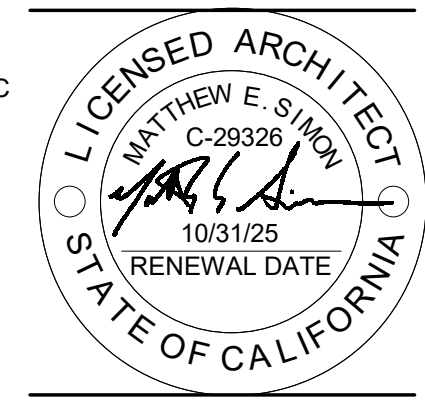
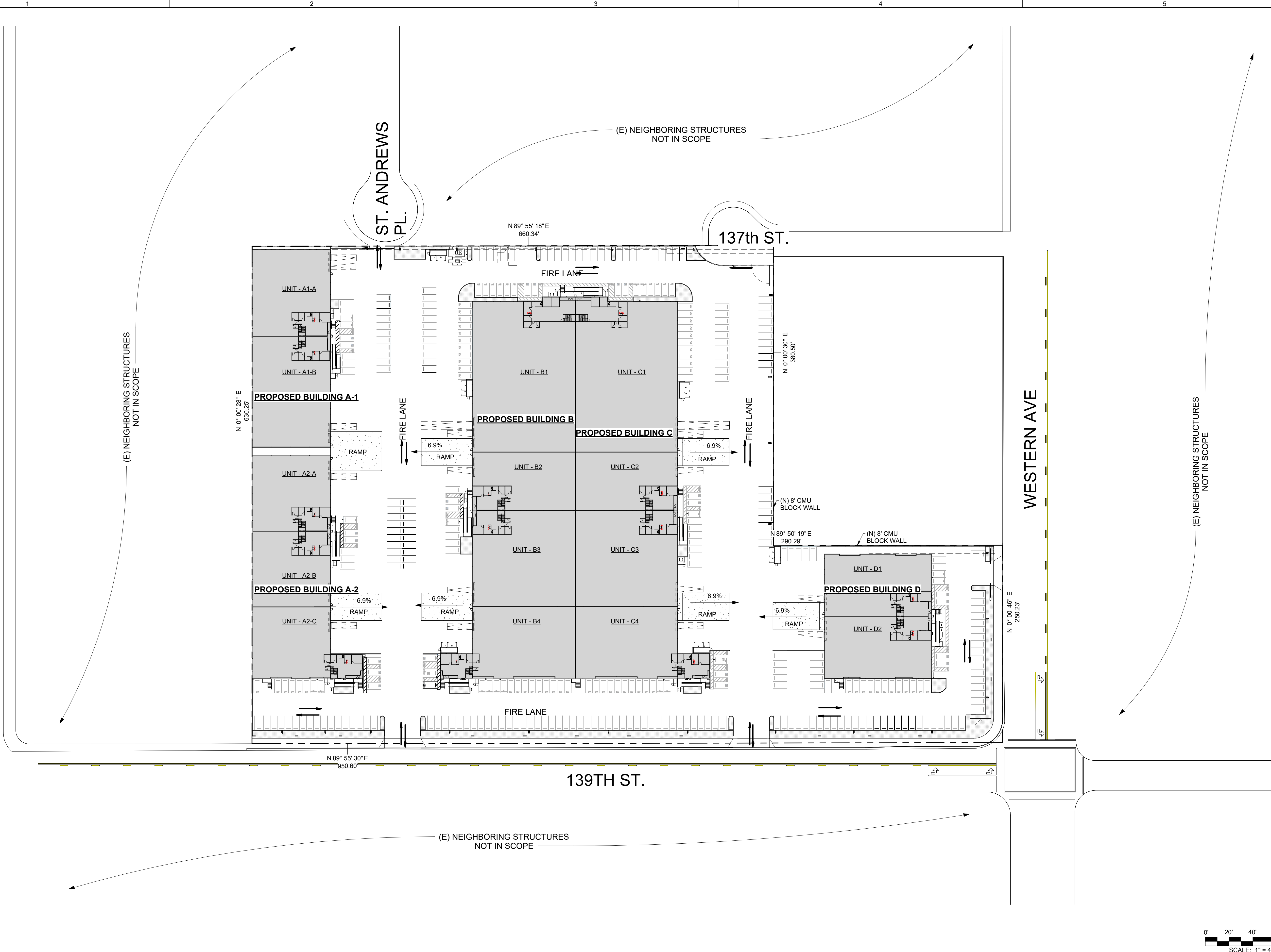
PROJ. NO. 23338.LA

REV. NO.	DATE ISSUED	REASON

Issue Date
Project Status - 0%

Sheet Title
LANDSCAPE GRAPHICS

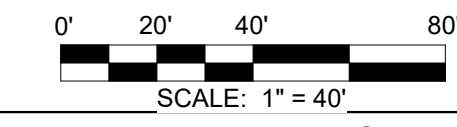
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TERRENO GARDENA
 1855 W. 139TH ST.
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PROJ. NO.	23338.LA
REV. NO.	ISSUED
DATE	REASON

05.20.2025
 PLANNING CUP
 COMMENTS
 Sheet Title
VICINITY PLAN

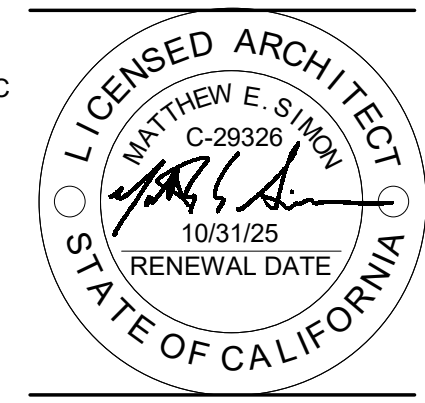
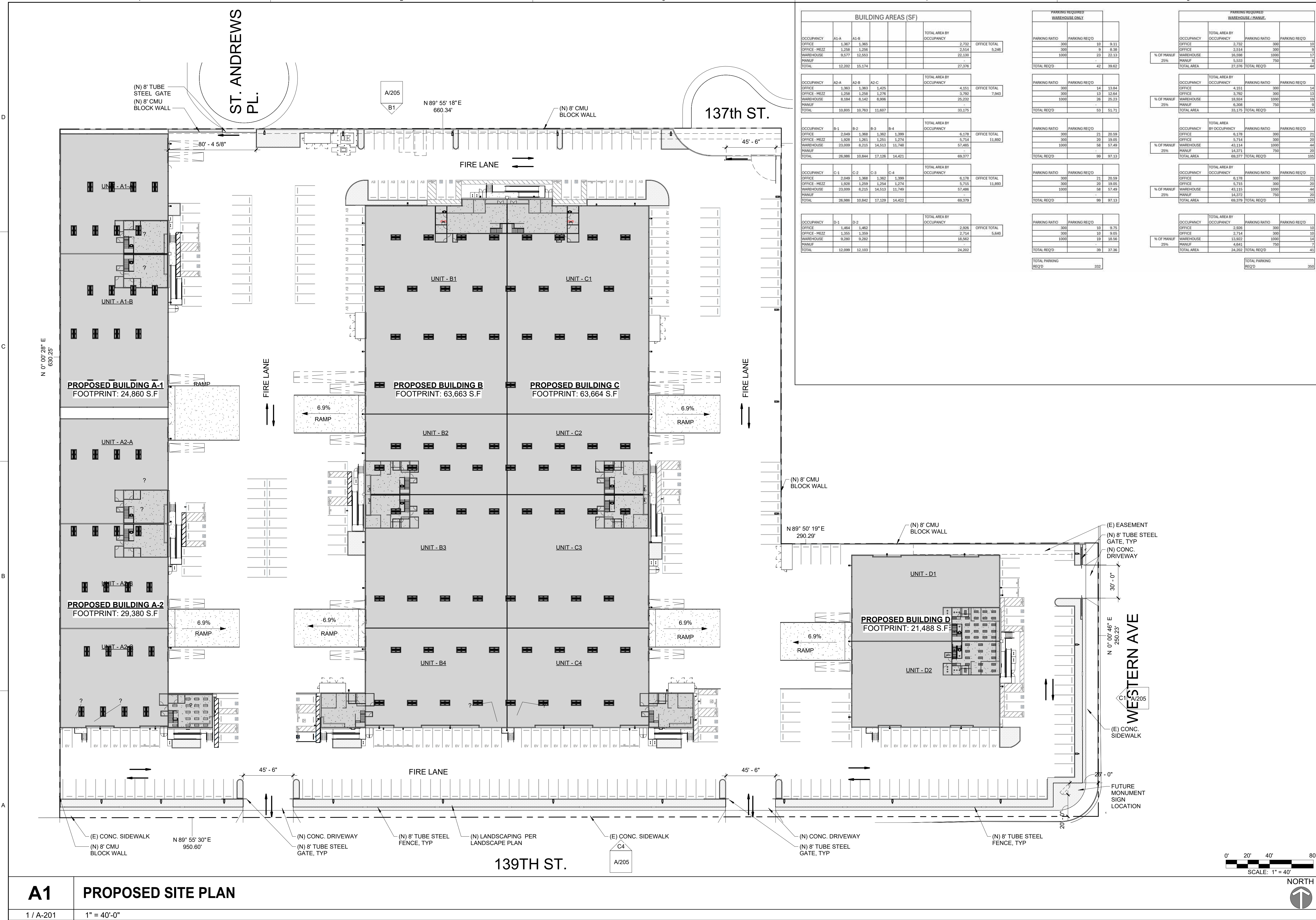


A1 VICINITY PLAN

1 / A-201 1" = 60'-0"

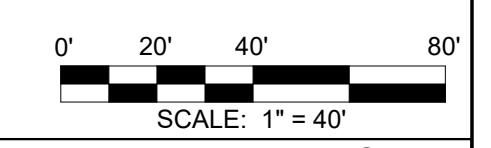
AS/102

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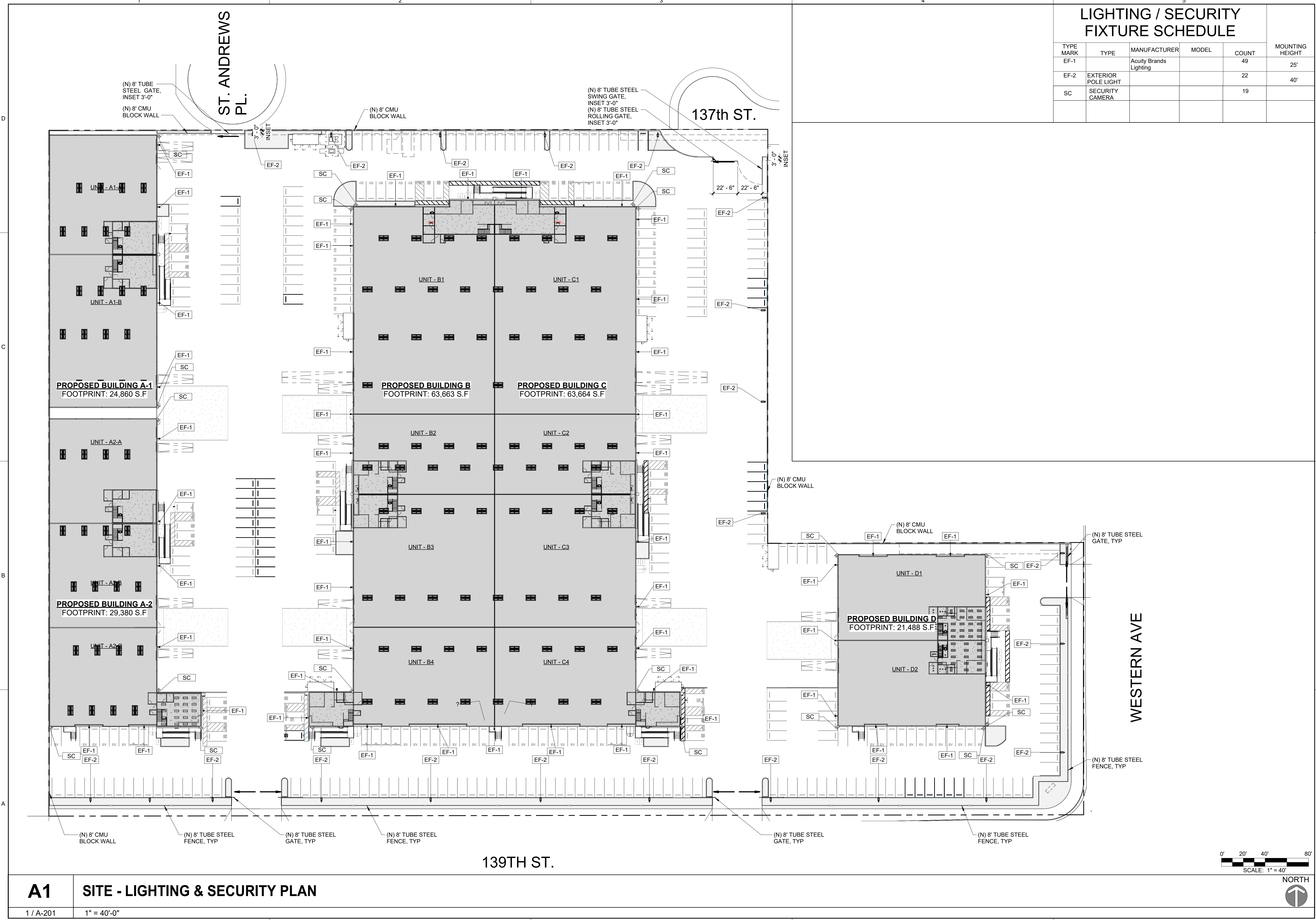


PROJ. NO.	23338.LA
REV. NO.	ISSUED REASON

05.20.2025
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 COMMENTS
 Sheet Title
PARKING ANALYSIS

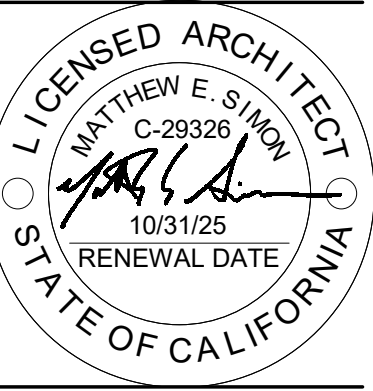


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LIGHTING / SECURITY FIXTURE SCHEDULE					
TYPE MARK	TYPE	MANUFACTURER	MODEL	COUNT	MOUNTING HEIGHT
EF-1		Acuity Brands Lighting		49	25'
EF-2	EXTERIOR POLE LIGHT			22	40'
SC	SECURITY CAMERA			19	

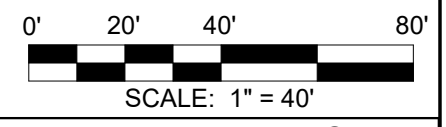
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DATE	REASON

05.20.2025
 PLANNING CUP
 COMMENTS
 Sheet Title
SITE - LIGHTING & SECURITY PLAN

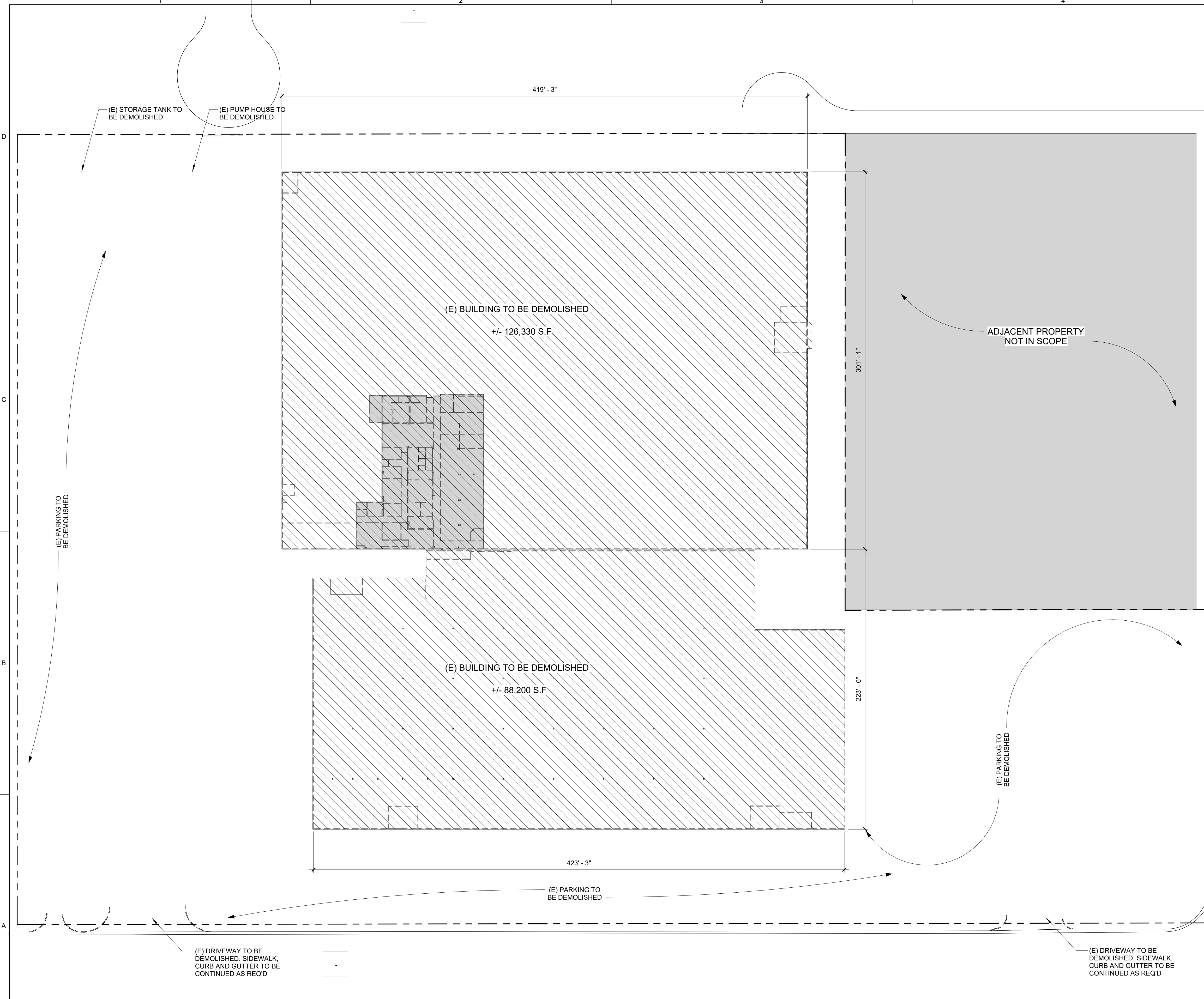


A1 SITE - LIGHTING & SECURITY PLAN

1 / A-201 1" = 40'-0"

AS/104

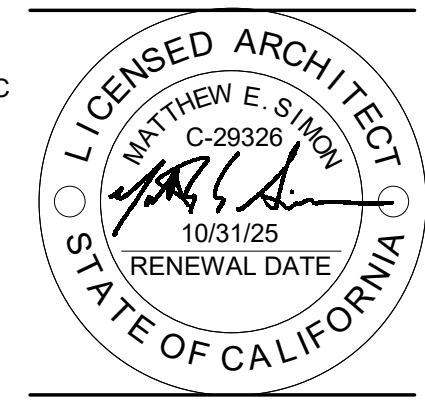
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DEMOLITION NOTES

1. G.C. TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF NEW CONSTRUCTION AND PROVIDE OWNER WITH FIELD DRAWINGS. ANY DISCREPANCIES WITH DRAWINGS TO BE RECONCILED WITH OWNER'S PROJECT MANAGER PRIOR TO START OF DEMOLITION
2. CONTRACTOR TO VERIFY COMPLETE SCOPE OF DEMOLITION WORK ON SITE PRIOR TO BIDDING. DEMOLITION PLAN IS AN ESTIMATE OF REQUIRED SCOPE OF WORK.
3. CONTRACTOR TO VERIFY THE CONDITION OF THE CONC. FLOOR AFTER DEMOLITION AND RELAY THAT INFORMATION, INCLUDING PHOTOGRAPHS TO THE PROJECT MANAGER.
4. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ANY ADDITIONAL DEMOLITION.
5. REMOVE ALL DEMOLITION MATERIALS INCLUDING RUBBISH AND DEBRIS PRIOR TO START OF CONSTRUCTION.
6. REMOVE ALL UNUSED PIPING, CONDUIT, CABLE AND HANGAR WIRES.

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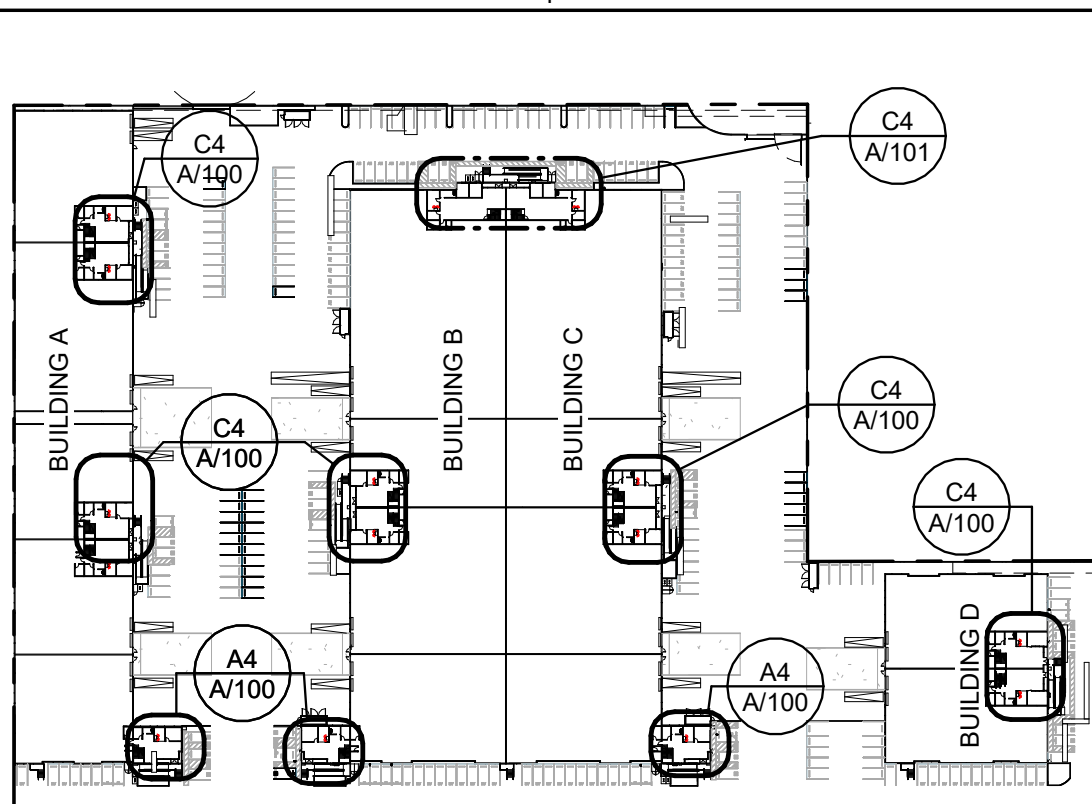
05.20.2025
 PLANNING CUP
 COMMENTS
 Sheet Title
DEMOLITION PLAN

A1 **DEMOLITION - SITE PLAN**

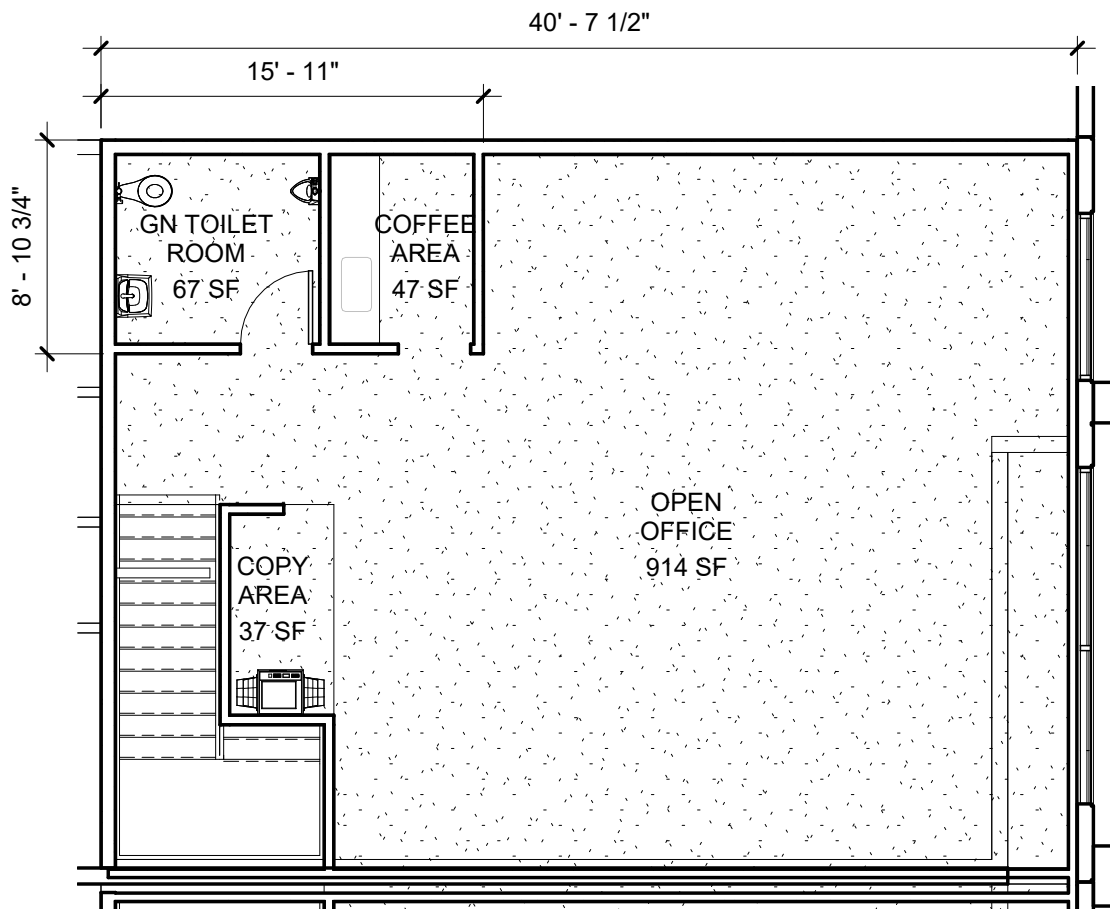
1 / A-201 1" = 40'-0"

AD/102

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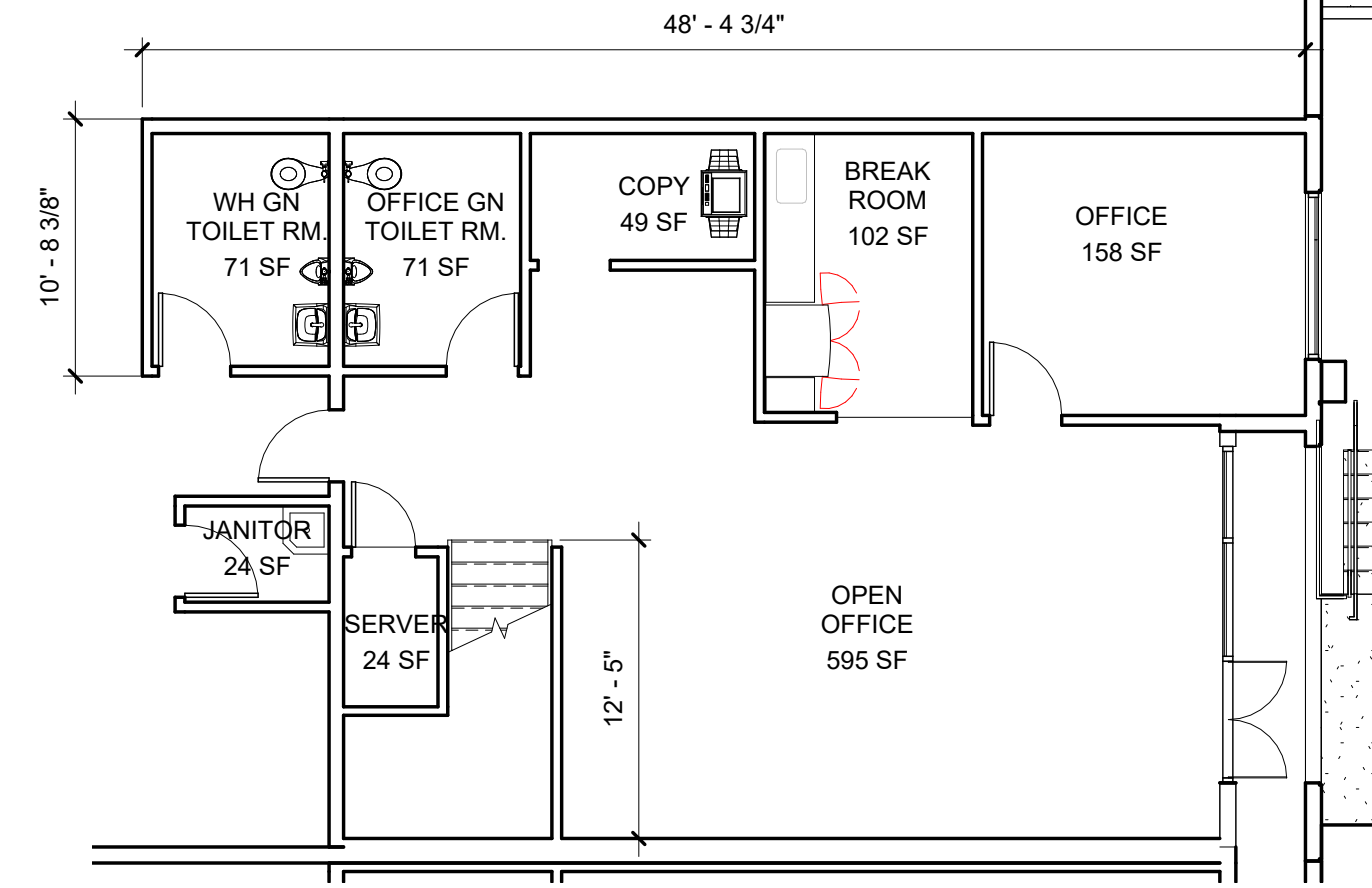


KEY PLAN



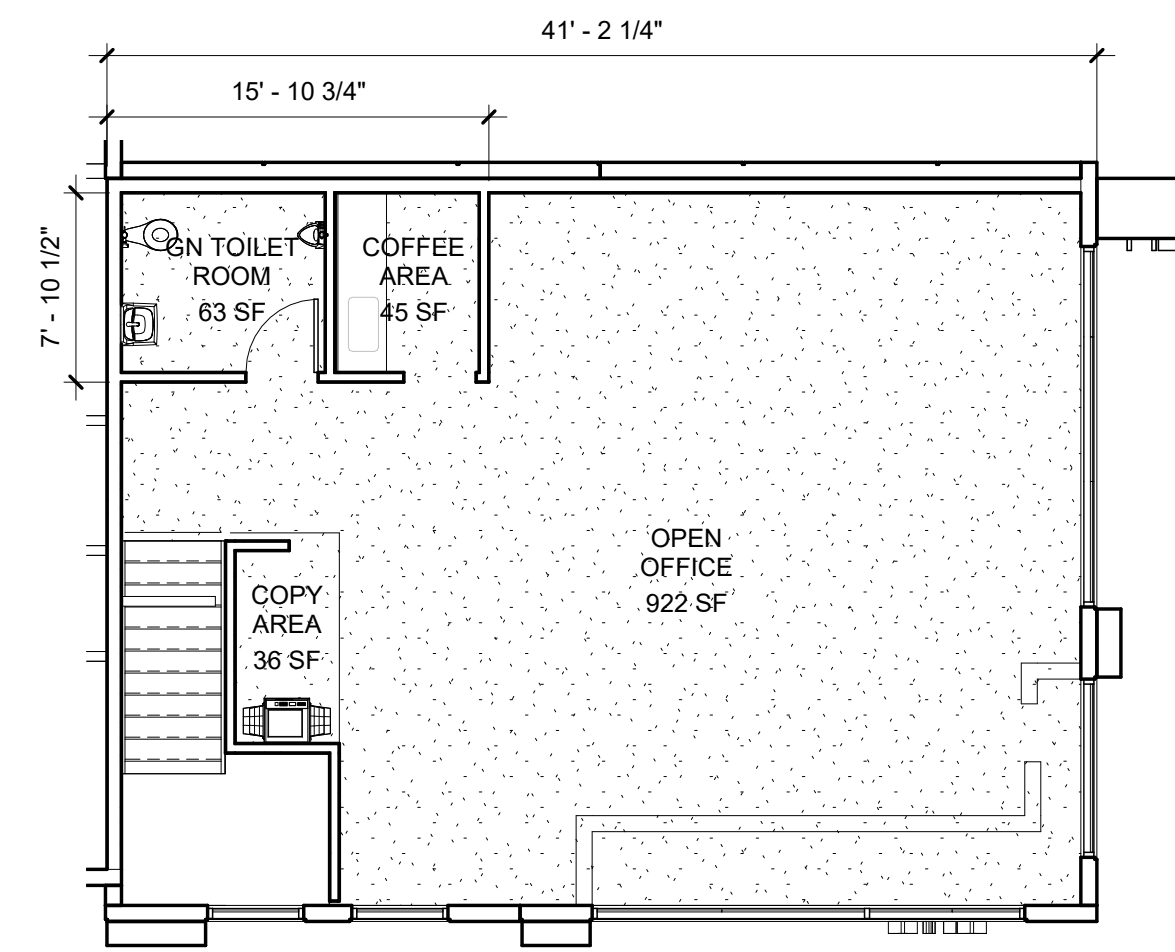
C2 ENLARGED - FLOOR PLAN - STANDARD SUITE - MEZZ

1/8" = 1'-0"



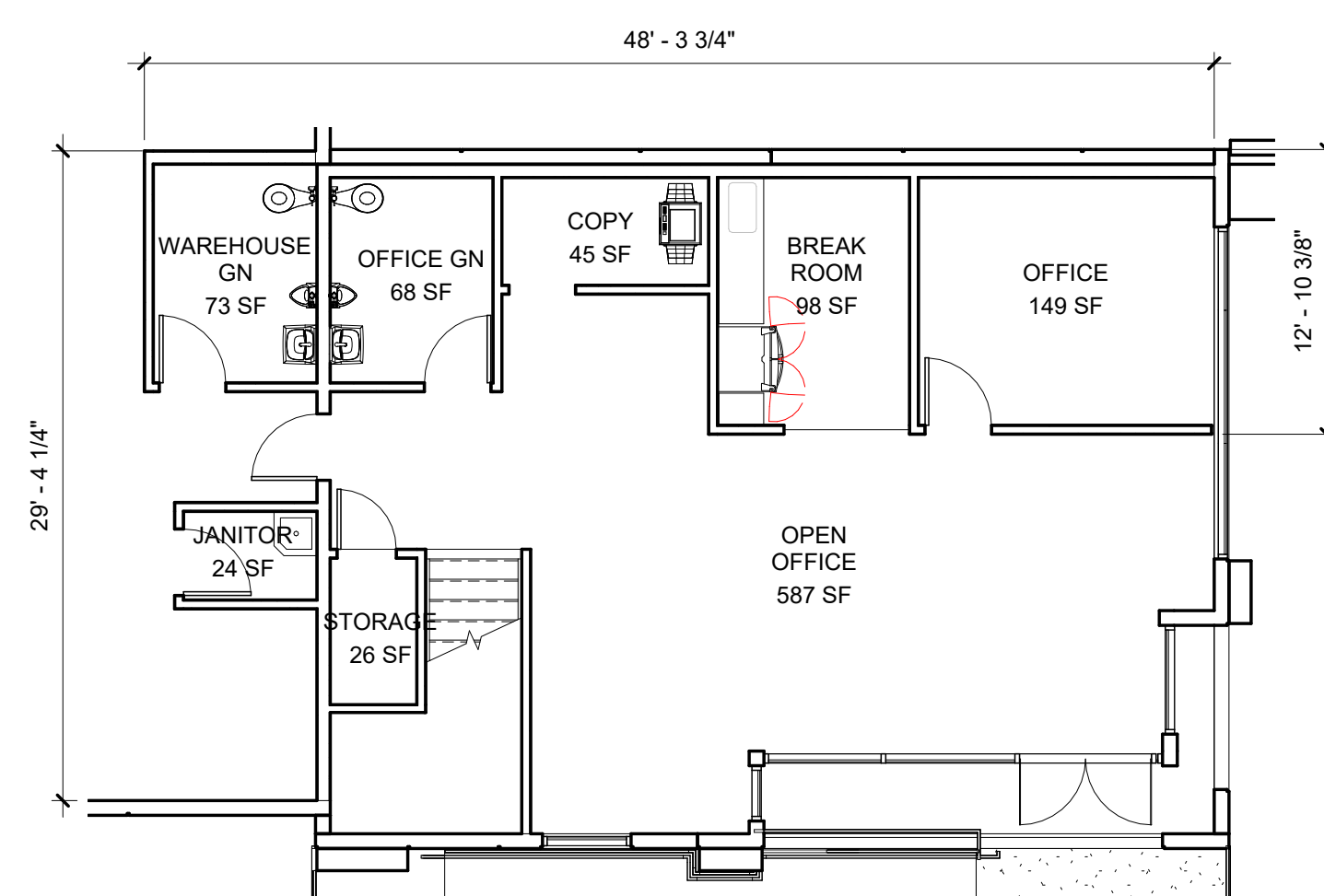
C4 ENLARGED - FLOOR PLAN - STANDARD SUITE - LVL 1

1 / A-101 1/8" = 1'-0"



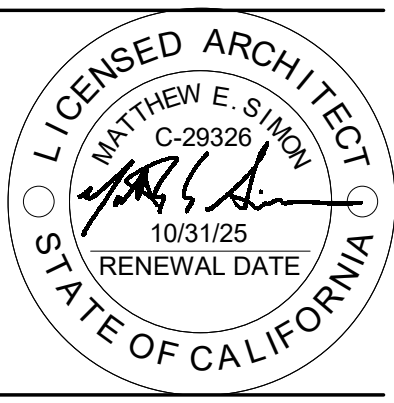
A2 ENLARGED - FLOOR PLAN - POP-OUT SUITE - MEZZ

1/8" = 1'-0"



A4 ENLARGED - FLOOR PLAN - POP-OUT SUITE - LVL 1

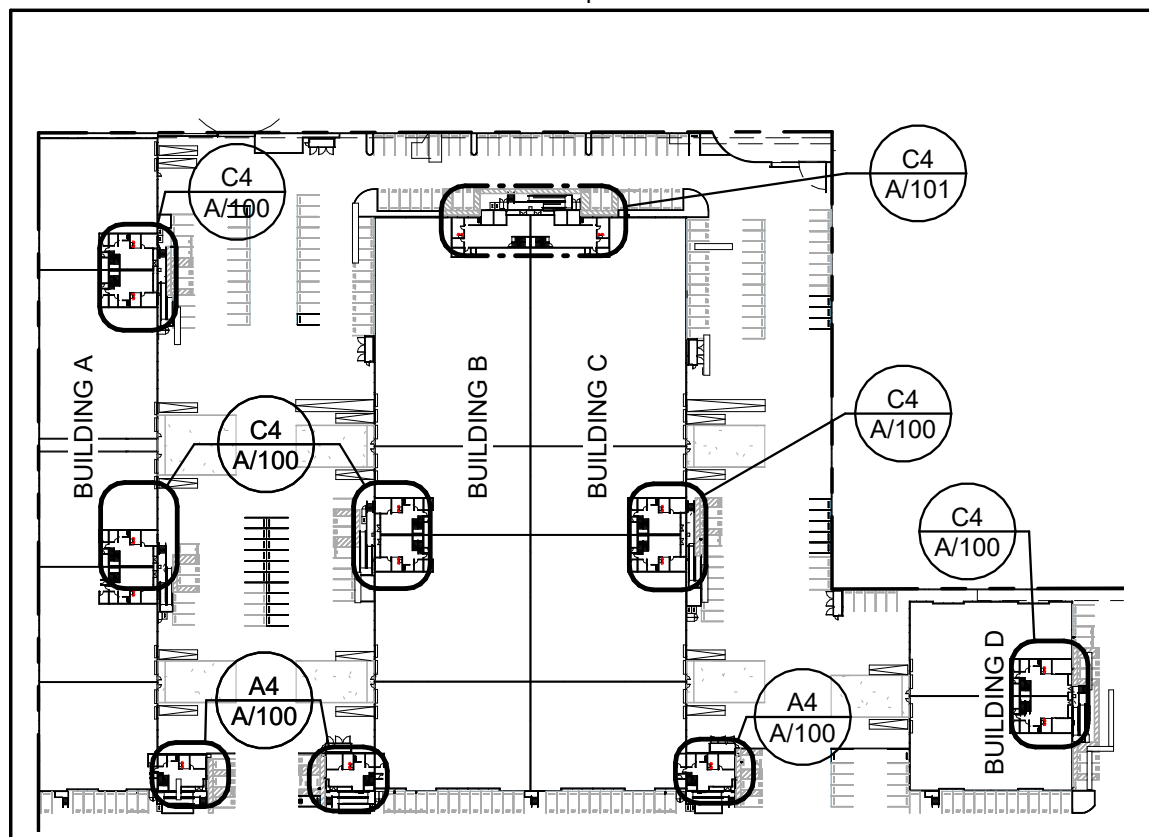
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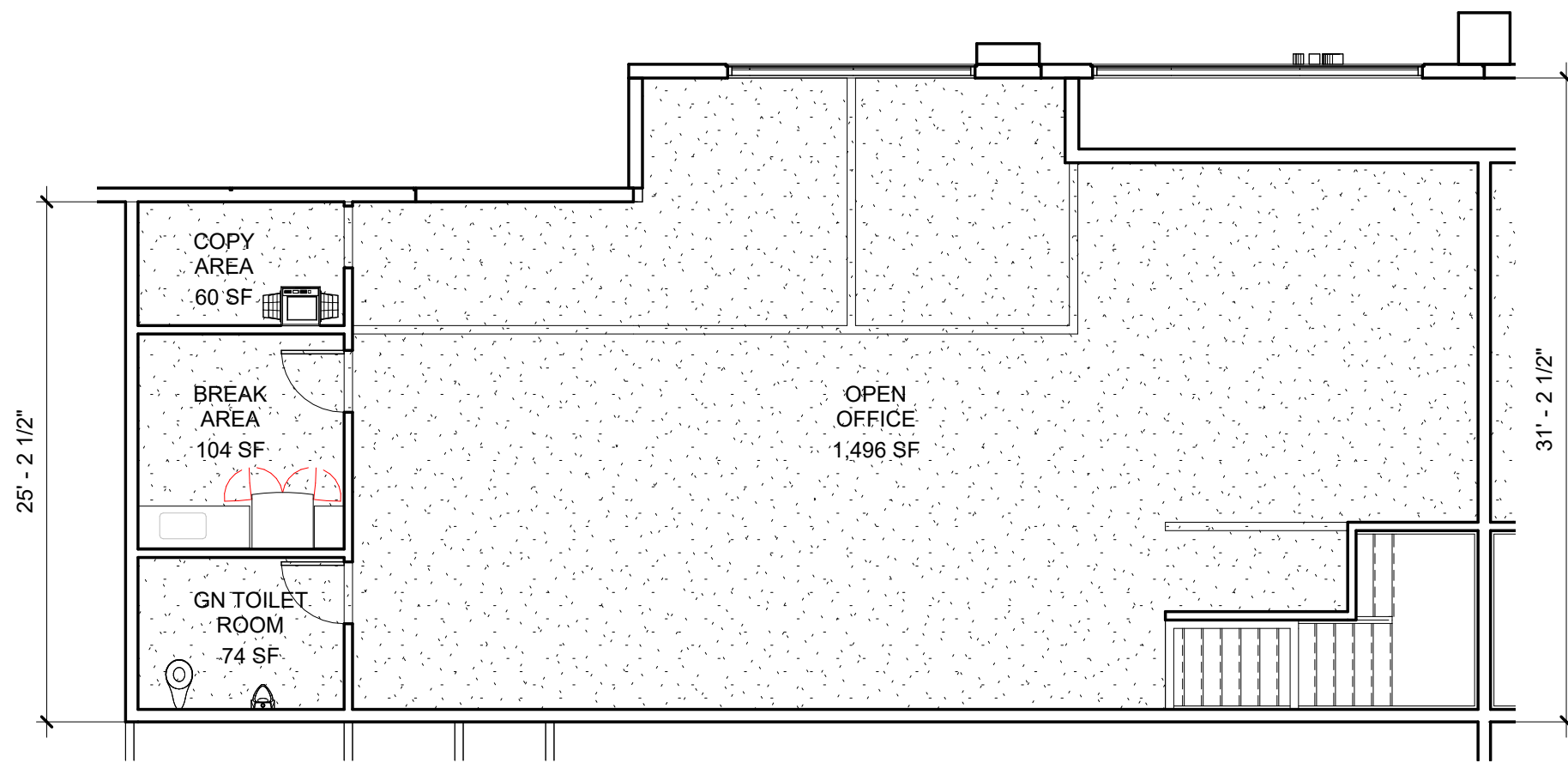
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TYPICAL OFFICE FLOOR PLANS

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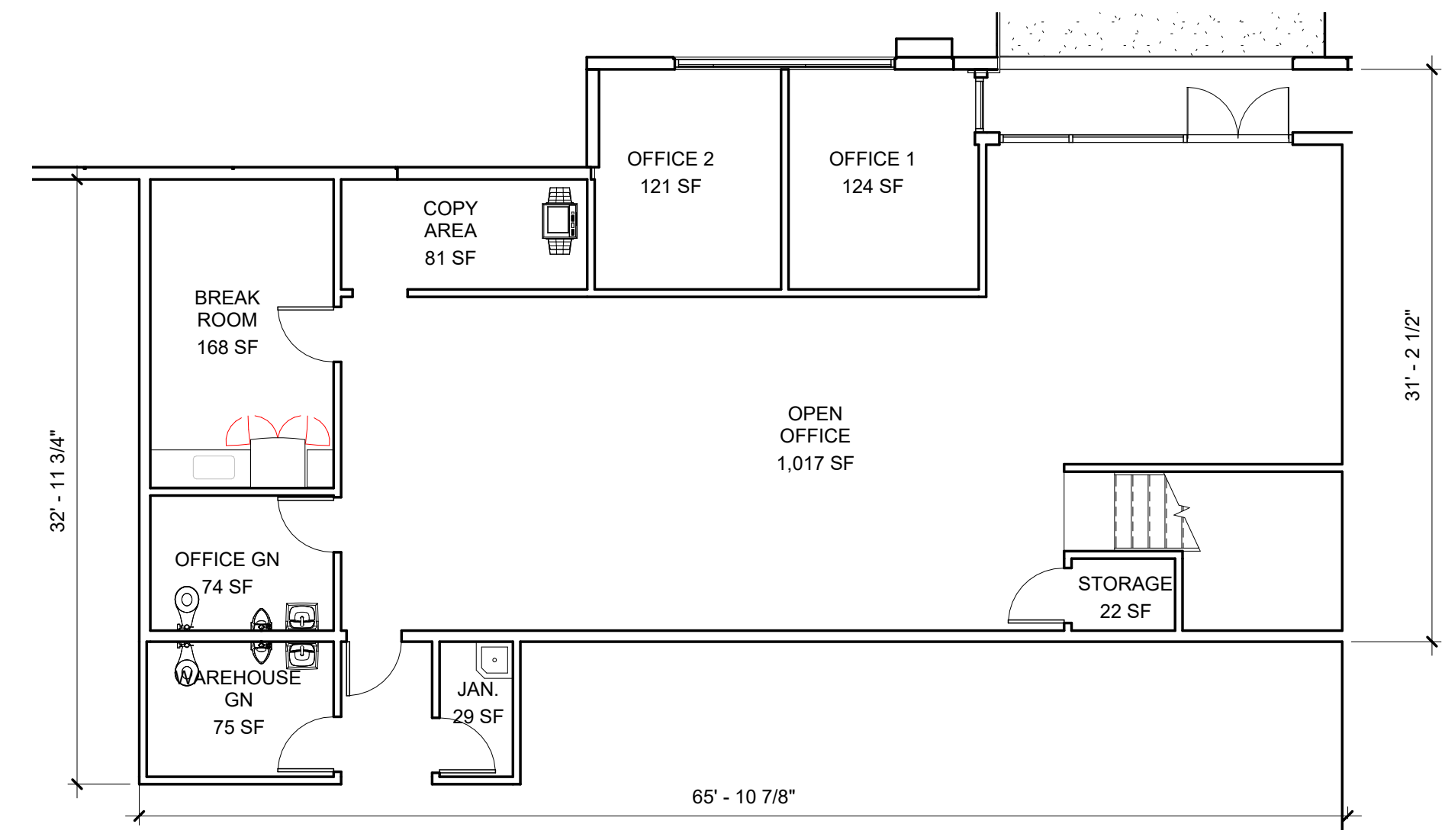


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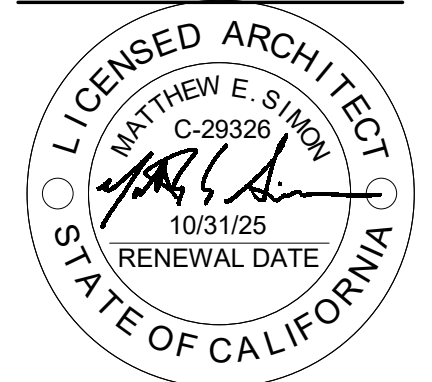
C2 ENLARGED - FLOOR PLAN - END SUITE - MEZZ

1/8" = 1'-0"



C4 ENLARGED - FLOOR PLAN - END SUITE - LVL 1

1 / A/100 1/8" = 1'-0"



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 GARDENA, CA 90249

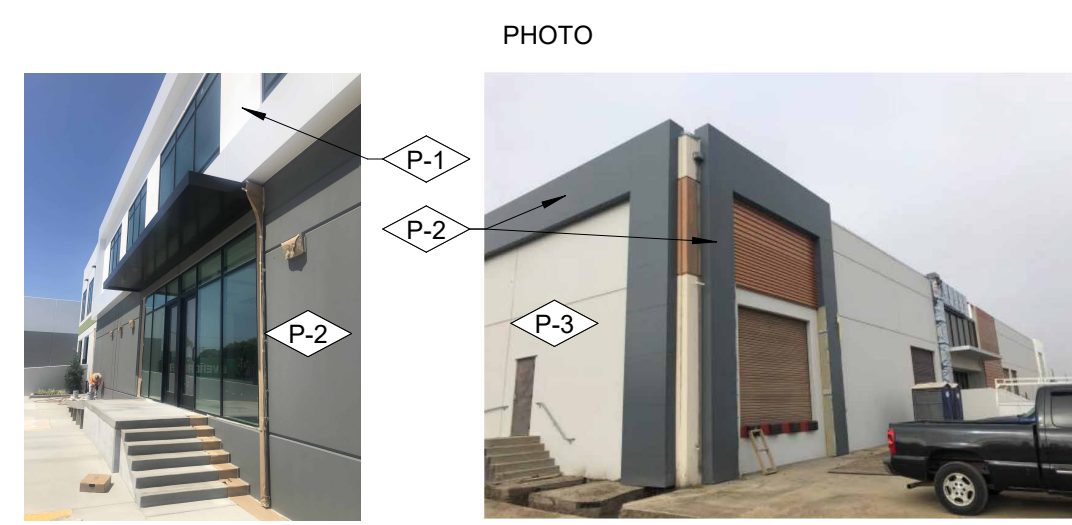
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REV. NO.	DATE ISSUED REASON

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 COMMENTS
 Sheet Title
TYPICAL OFFICE FLOOR PLANS

A/101

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EXTERIOR FINISH LEGEND					
MANUF.	TAG	TYPE	COLOR	MANUF. NAME	MANUF. CHART NO.
BEHR	P-1	PAINTED CONC.		BAKERY BOX	BL-W09
BEHR	P-2	PAINTED CONC.		OVERCAST	PPU26-21
BEHR	P-3	PAINTED CONC.		FRENCH SILVER	PPU18-05
BEHR	P-4	PAINTED CONC.		JADE TINGE	MQ3-49
METAL SALES	P-5	PAINTED METAL		METAL SALES: SMOOTH PANEL	METAL SALES: SMOOTH PANEL



EXTERIOR FINISHES LEGEND



TLC-1 • Flat P-5

PRODUCT INFORMATION

- Coverage: 12"
- Rib Height: 1-1/2"
- Manufacturing: Roll-Formed
- Fastener: Concealed
- Standard Gauge: 24 ga.
- Available Material: Steel
- Substrates: Steel
- Standard Finishes: PVDF/FEVE, Acrylic Coated Galvalume®

PVDF Paint System

Viewing colors for our Fontana, CA branch

24 Gauge

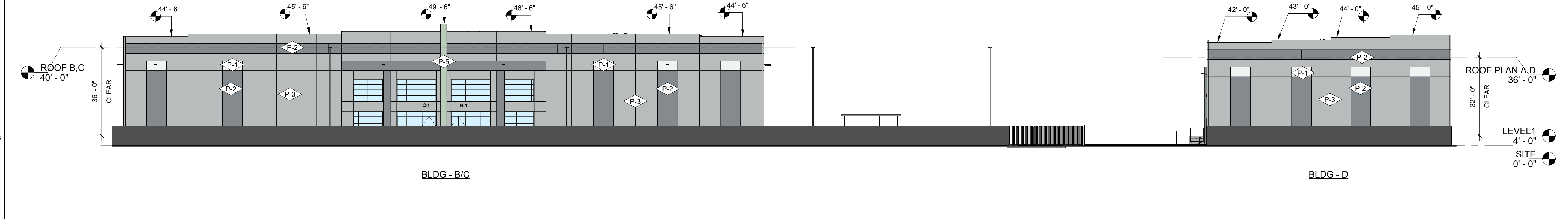
Visit metalsales.us.com for valuable tools and resources.

paint finish 45 year

24 gauge Premium

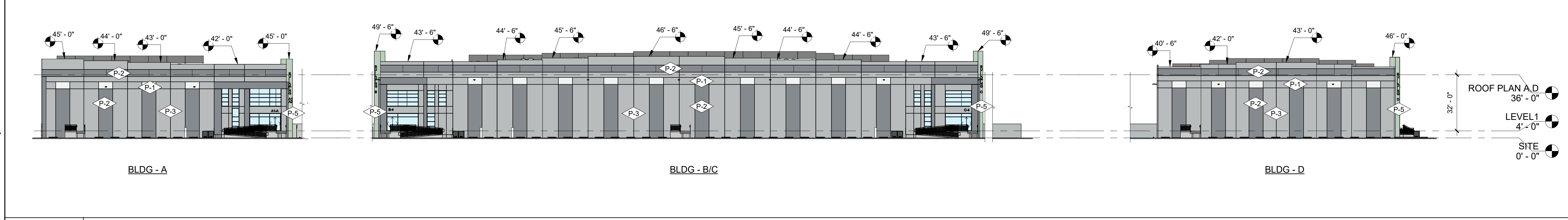
NOTE: EXACT COLOR TBD PENDING MANUFACTURER SAMPLES

METAL SALES - PRODUCT SPEC



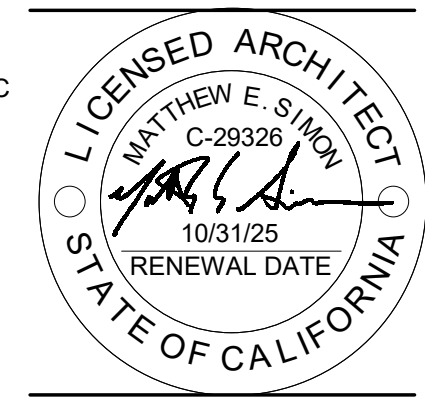
B1 ELEV. - 137TH STREET

1 / AD-101 3/64" = 1'-0"



A1 ELEV. - 139TH STREET

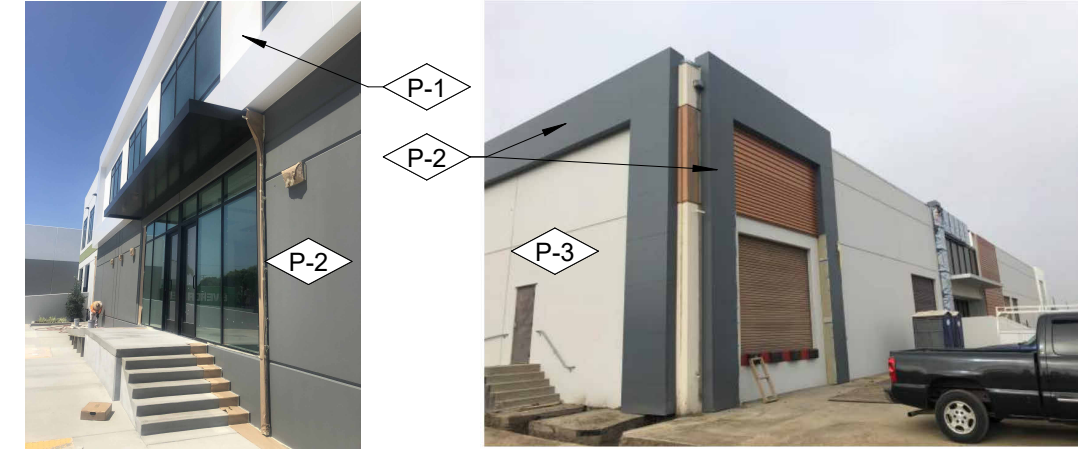
1 / A-101 1" = 30'-0"



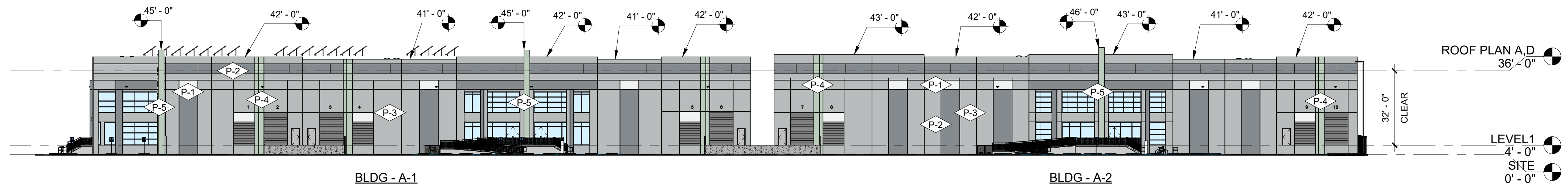
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EXTERIOR FINISH LEGEND					
MANUF.	TAG	TYPE	COLOR	MANUF. NAME	MANUF. CHART NO.
BEHR	P-1	PAINTED CONC.		BAKERY BOX	BL-W09
BEHR	P-2	PAINTED CONC.		OVERCAST	PPU26-21
BEHR	P-3	PAINTED CONC.		FRENCH SILVER	PPU18-05
BEHR	P-4	PAINTED CONC.		JADE TINGE	MQ3-49
METAL SALES	P-5	PAINTED METAL		METAL SALES: SMOOTH PANEL	METAL SALES: SMOOTH PANEL

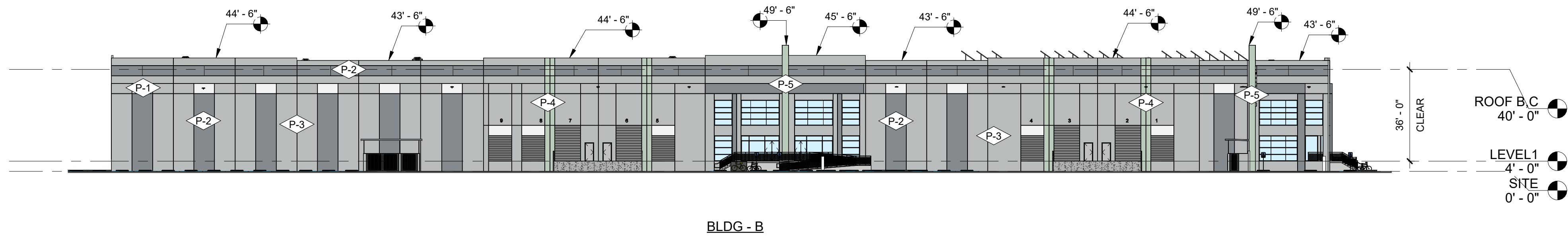


EXTERIOR FINISHES LEGEND



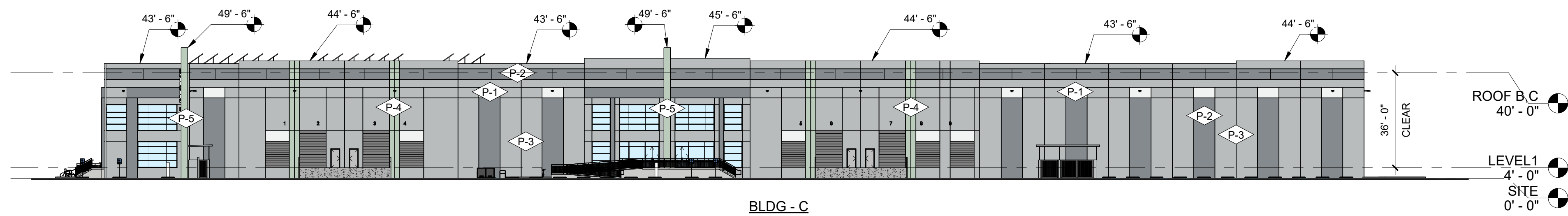
C1 ELEV. 1 - BLDG A

1 / AD-101 1" = 30'-0"



B1 ELEV. 1 - BLDG B

1 / AD-101 1" = 30'-0"



A1 ELEV. 1 - BLDG C

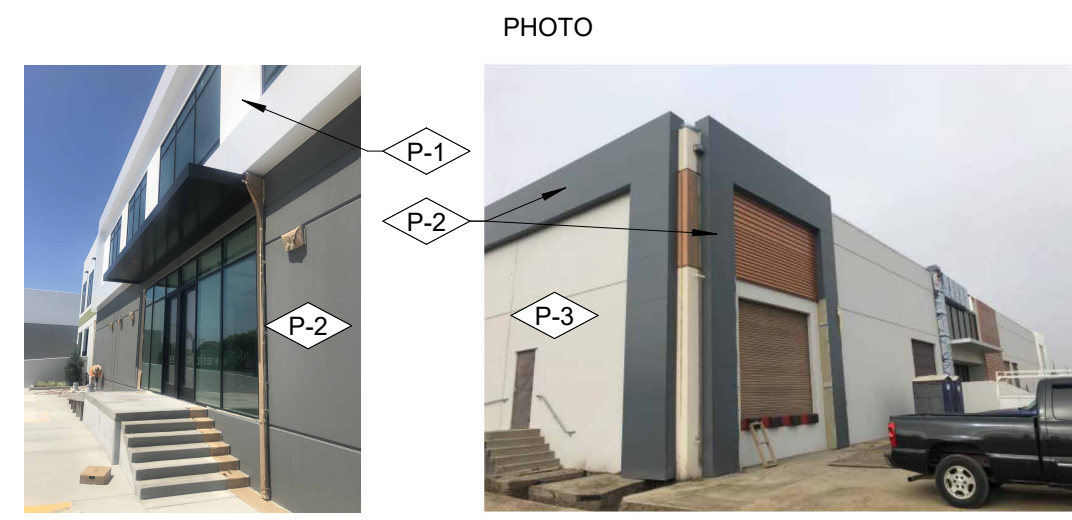
1 / AD-101 1" = 30'-0"



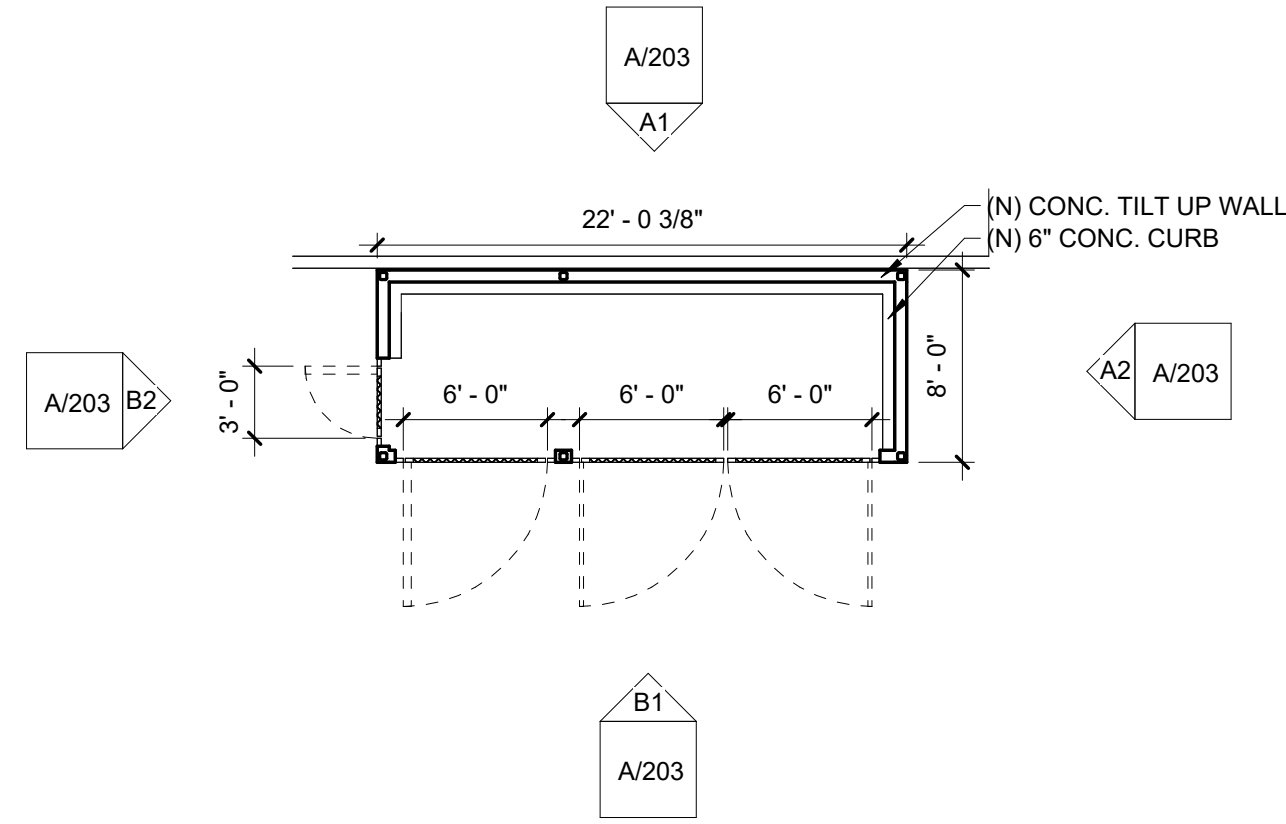
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REV. NO.	DATE ISSUED REASON

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BEHR	P-2	PAINTED CONC.		OVERCAST	PPU26-21
BEHR	P-3	PAINTED CONC.		FRENCH SILVER	PPU18-05
BEHR	P-4	PAINTED CONC.		JADE TINGE	MQ3-49
METAL SALES	P-5	PAINTED METAL		METAL SALES: SMOOTH PANEL	METAL SALES: SMOOTH PANEL

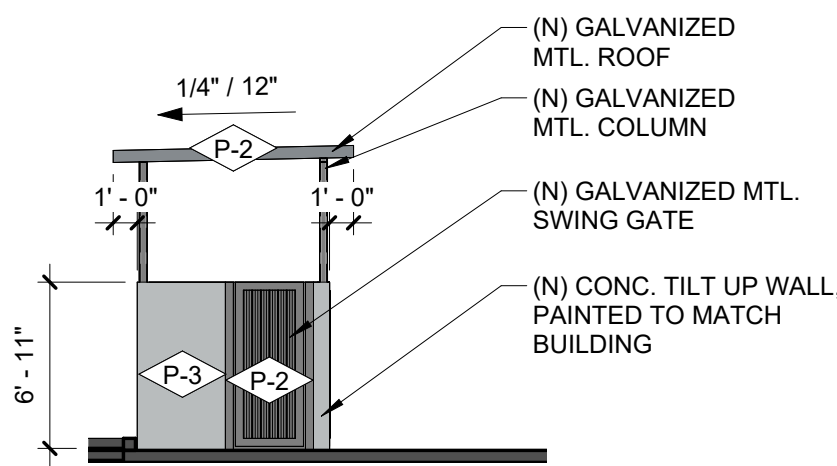
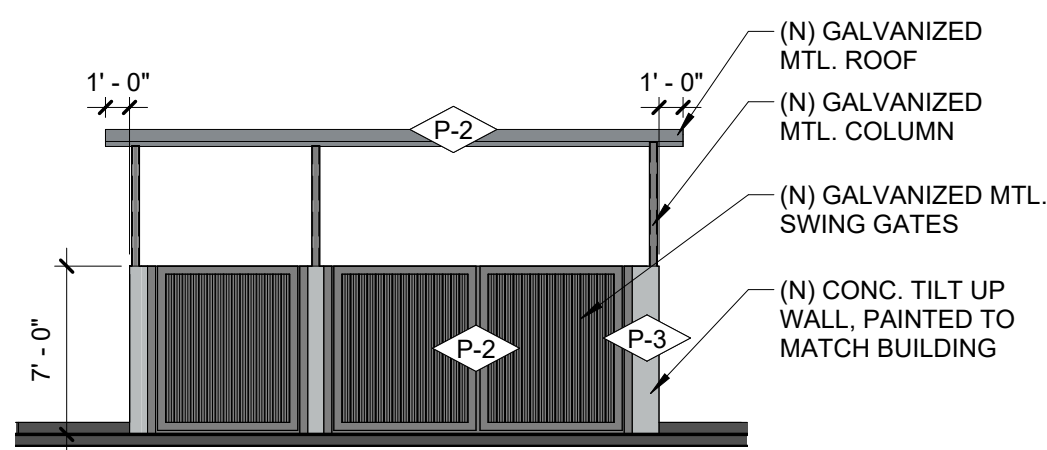


EXTERIOR FINISHES LEGEND



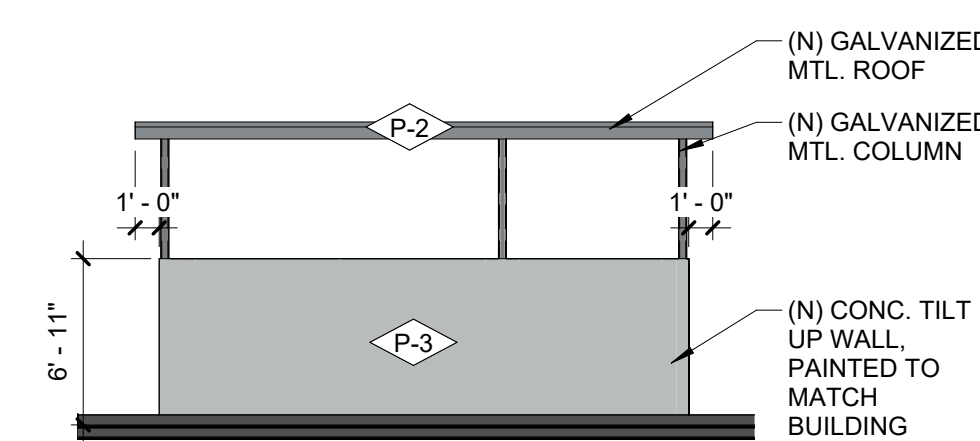
C1 PLAN - ENLARGED TRASH ENCLOSURE

A1 / AS/101 1/8" = 1'-0"



B1 TRASH ENCLOSURE - ELEV. A

C1 / A/203 1/8" = 1'-0"

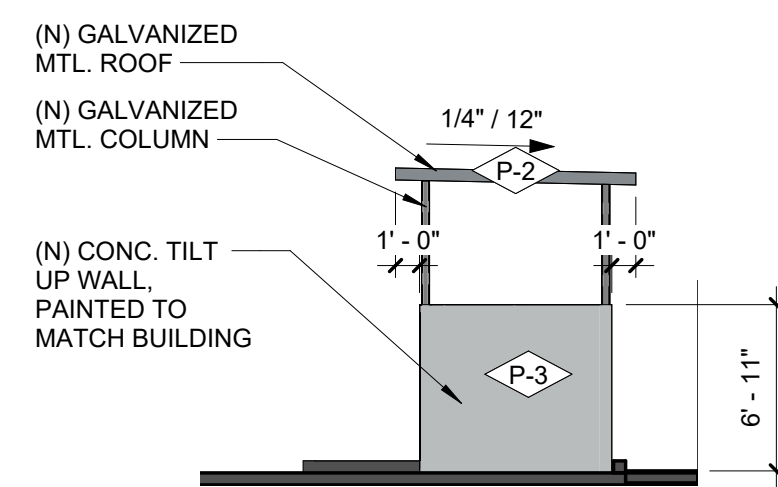


A1 TRASH ENCLOSURE - ELEV. C

C1 / A/203 1/8" = 1'-0"

B2 TRASH ENCLOSURE - ELEV. B

C1 / A/203 1/8" = 1'-0"

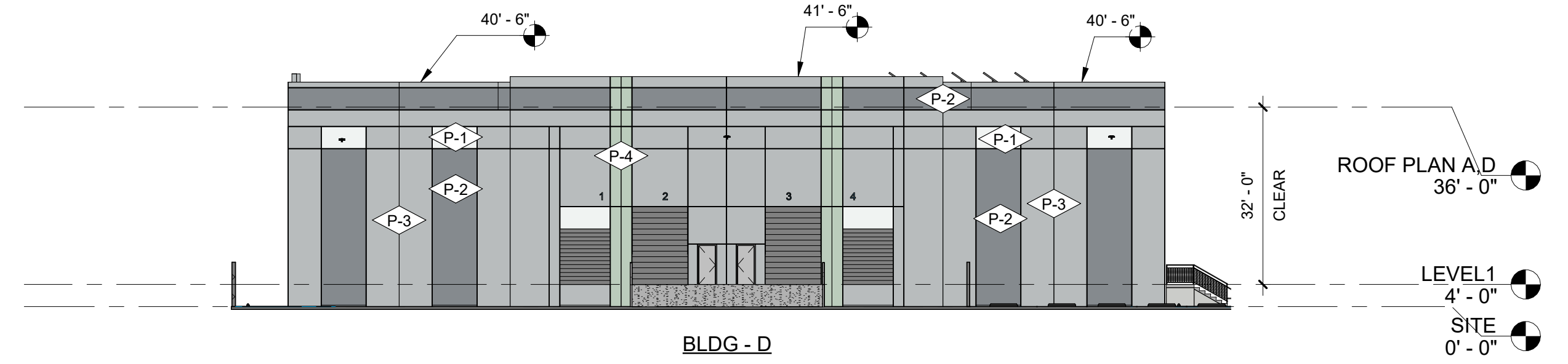


A2 TRASH ENCLOSURE - ELEV. D

C1 / A/203 1/8" = 1'-0"

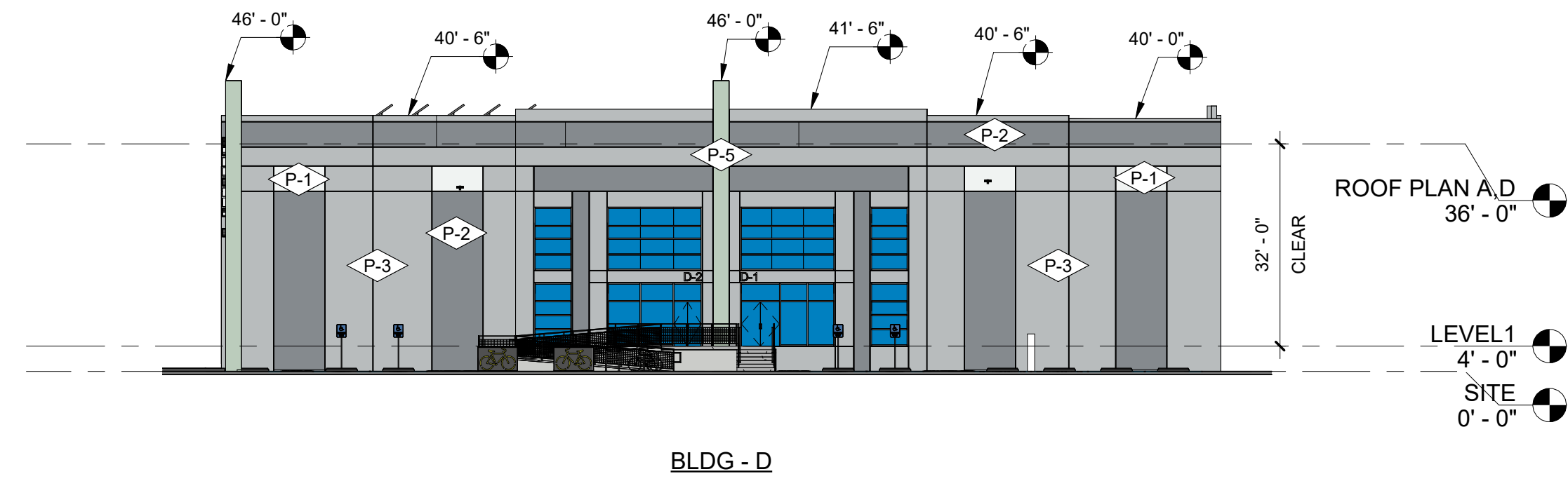
D3 ELEV. 1 - BLDG D

1 / A-103 3/64" = 1'-0"



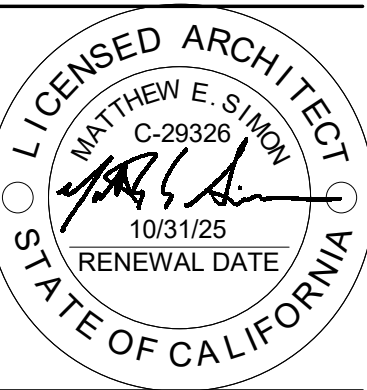
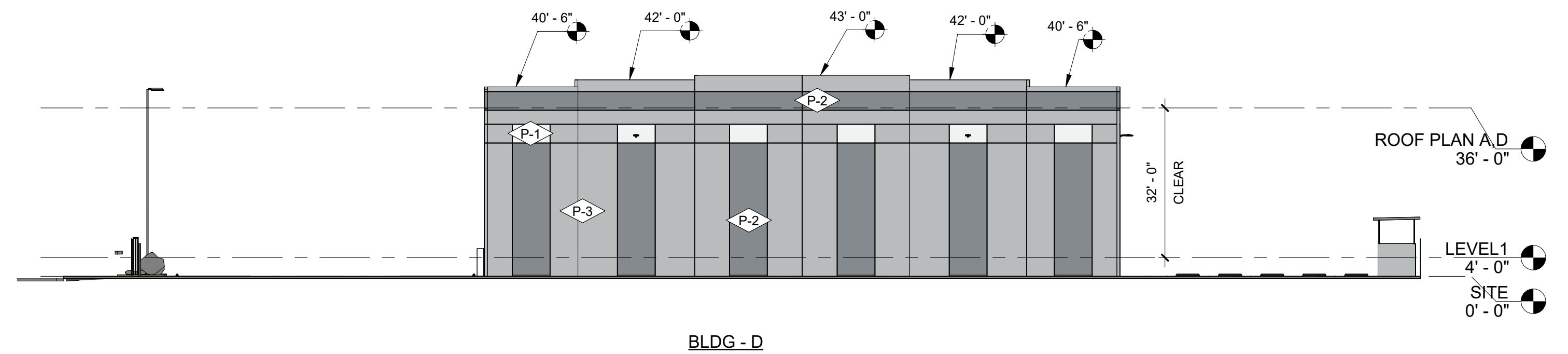
B3 ELEV. 2 - BLDG D

1 / A-103 3/64" = 1'-0"



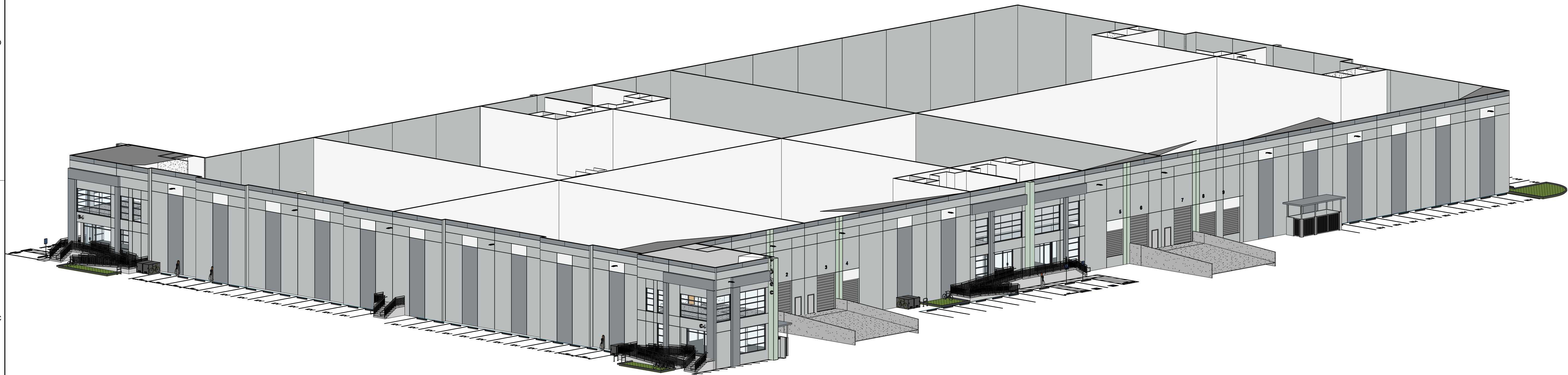
A3 ELEV. 3 - BLDG D

1 / AD-101 3/64" = 1'-0"

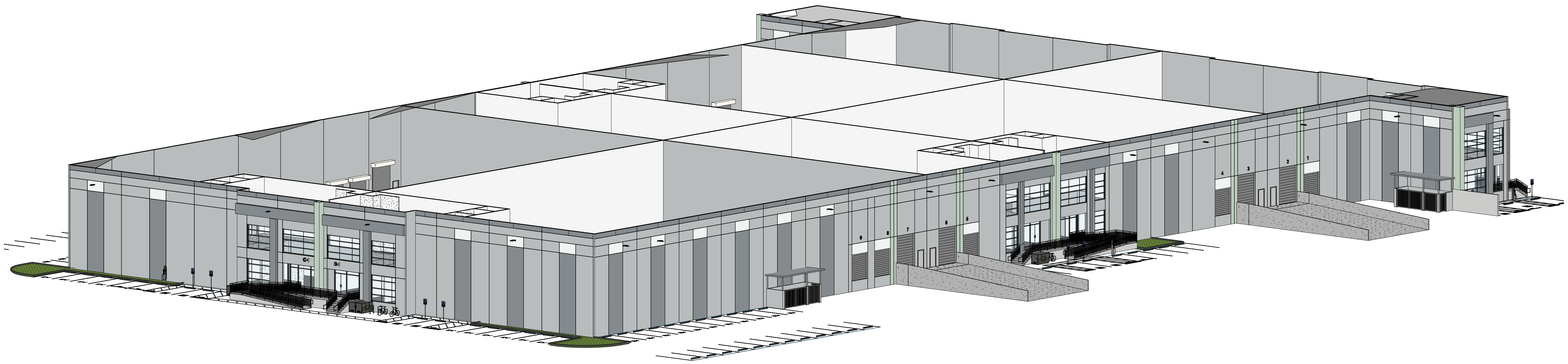


PROJ. NO.	23338.LA	
REV. NO.	ISSUED	REASON

5/20/2025 5:04:12 PM
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE TO BE USED IN CONNECTION WITH THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.



C1 3D VIEW - BLDG B-1
N.T.S.



A1 3D VIEW - BLDG B-2
N.T.S.

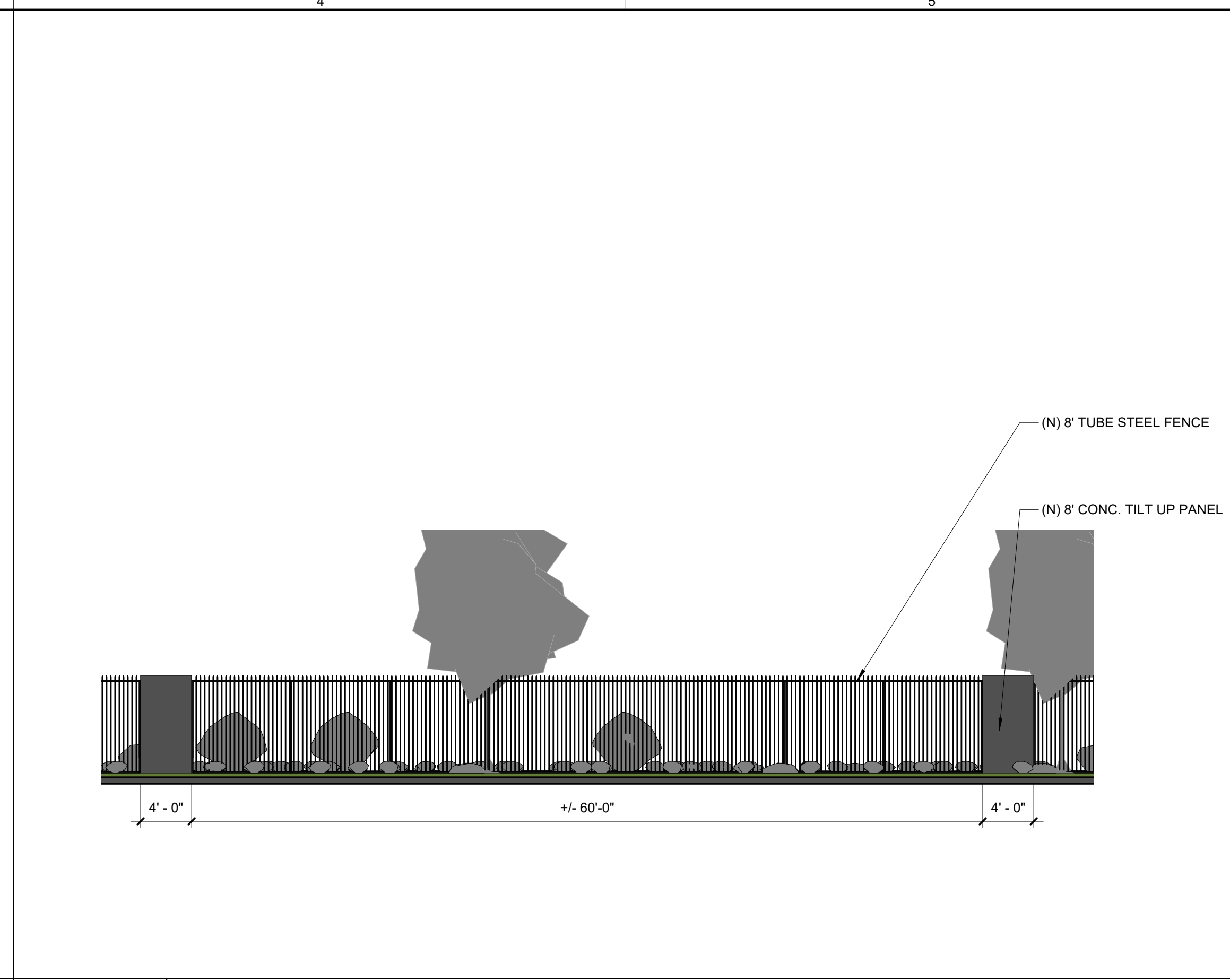
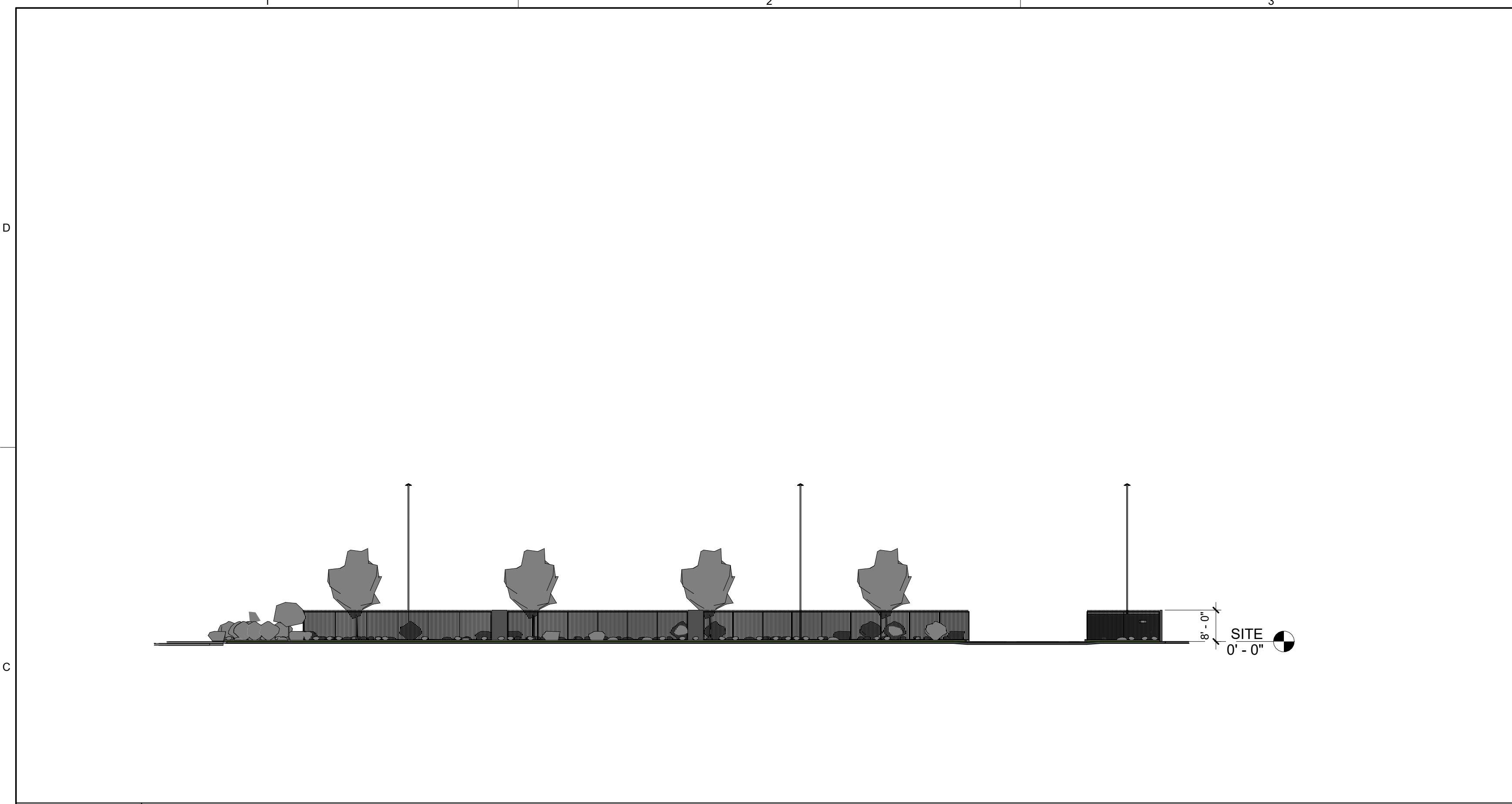


PROJ. NO.	23338.LA	
REV. NO.	DATE ISSUED	REASON

05.20.2025
PLANNING CUP
COMMENTS

Sheet Title
3D VIEWS

5/20/2025 5:04:17 PM ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND ARE NOT TO BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.

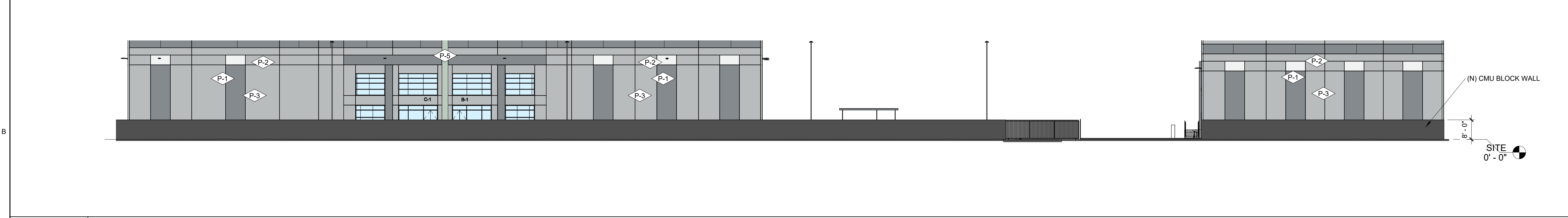


C1 ELEV. 2 - BLDG D

1 / AD-101 3/64" = 1'-0"

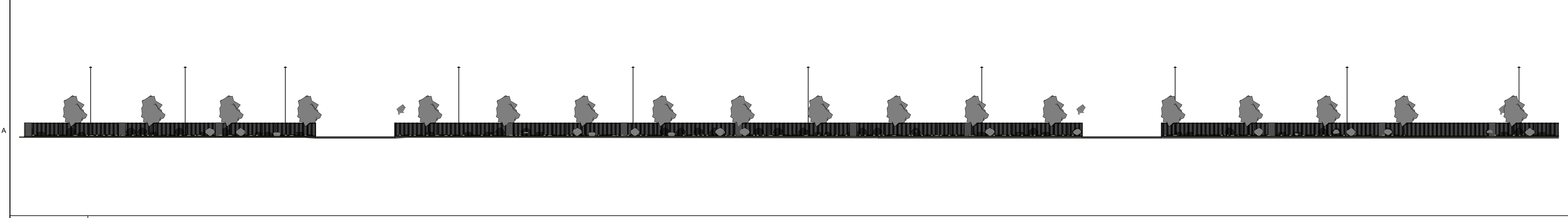
C4 ELEV. - 139TH STREET

1 / AD-101 1/8" = 1'-0"



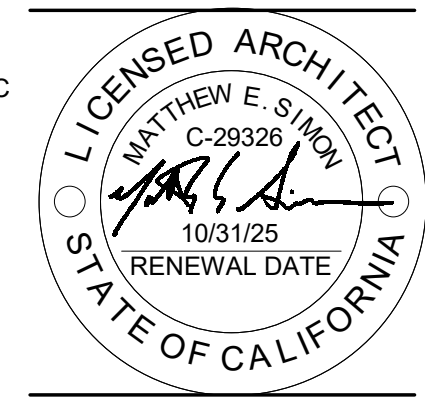
B1 ELEV. - 137TH STREET

1 / AD-101 3/64" = 1'-0"



A1 ELEV. - 139TH STREET

1 / AD-101 1" = 30'-0"



PROJ. NO.	23338.LA	
REV. NO.	DATE ISSUED	REASON

05.20.2025
 PLANNING CUP
 COMMENTS
 Sheet Title
FENCE ELEVATIONS

ELECTRICAL SPECIFICATIONS (AS APPLICABLE)

DIVISION 16 - ELECTRICAL
SECTION 16000
BASIC ELECTRICAL REQUIREMENTS
A. NOTE
1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS, APPLY TO THIS AND THE OTHER SECTIONS OF DIVISION 16.
2. THE CONTRACTOR FOR THIS DIVISION OF WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS FOR ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK AND THE WORK OF HIS SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE HIS SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.
3. THIS ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE COMPLETION AND INSPECTION OF THIS WORK TO COMPLY WITH TENANT/ARCHITECT'S SCHEDULE AND THE PROJECT COMPLETION DATE.
4. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES OR ITEMS WHICH ARE NOT COVERED IN THE BID DOCUMENTS OR ANY PROPOSED SUBSTITUTIONS SHALL BE LISTED SEPARATELY AND QUALIFIED IN THE CONTRACTORS BID. SUBMITTAL OF BID SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF HIS WORK.
5. REFER TO RESPONSIBILITY SCHEDULE FOR INFORMATION IN REGARD TO RESPONSIBILITY OF WORK OR ITEMS WHICH MAY AFFECT THE BID.
B. GENERAL REQUIREMENTS
1. THIS CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR ARCHITECTS SHALL BE PROVIDED BY THIS CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH THE LANDLORD AND ARCHITECTS, AS REQUIRED.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL, OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK, AND WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE FURNISHED AND INSTALLED AS PART OF THE CONTRACT.
3. WHERE THE DRAWINGS OR SPECIFICATIONS CALL FOR ITEMS WHICH EXCEED CODES OR THE LANDLORD'S TENANT CRITERIA, THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE SYSTEM WITH THE MORE STRINGENT REQUIREMENTS AS DESIGNED AND DESCRIBED ON THESE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL WORK IN THIS SECTION SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING, AND REPAIRING. THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT SERVICE ACCESS TO ALL EQUIPMENT.
5. ALL WORK SHALL BE PERFORMED IN A NEAT PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES.
6. UNLESS SPECIFICALLY NOTED OTHERWISE, MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW, UNDERWRITERS LABORATORIES LISTED AND LABELED AND SIZED IN CONFORMITY WITH REQUIREMENTS OF STATE AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.
7. THIS CONTRACTOR SHALL DO ALL CUTTING, CHASING AND CHANNELING REQUIRED FOR ANY WORK UNDER THIS DIVISION. CUTTING SHALL HAVE PRIOR APPROVAL BY THE ARCHITECTS AND THE LANDLORD. ALL PATCHING SHALL BE BY G.C. AND SHALL MATCH THE SURROUNDING SURFACES.
8. THE ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
C. TEMPORARY LIGHT AND POWER
1. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY WIRING AND RELATED GROUND FAULT INTERRUPTION PROTECTION FOR LIGHT AND POWER FOR ALL CONTRACTORS AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY WIRING.
2. THE GENERAL CONTRACTOR SETS UP ALL ELECTRICAL UTILITIES IN THE NAME OF THE TENANT. TENANT PAYS FOR ALL UTILITIES THROUGHOUT CONSTRUCTION.
D. CODES
1. ALL WORK SHALL CONFORM TO THE LANDLORD'S CRITERIA, THE STATE'S, COUNTY'S, CITY'S AND LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. THIS CONTRACTOR SHALL INQUIRE INTO AND COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THIS CONTRACTOR SHALL INCLUDE ANY CHANGES REQUIRED BY CODES IN THE BID AND IF THESE CHANGES ARE NOT INCLUDED IN THE BID, THEY MUST BE QUALIFIED AS A SEPARATE LINE ITEM IN THE BID. AFTER CONTRACT IS AWARDED, CHANGE ORDERS FOR INCREASED COSTS DUE TO CODE ISSUES WILL NOT BE ACCEPTED BY OWNER, UNLESS ALLOWANCES HAVE PREVIOUSLY BEEN AGREED UPON.
E. LICENSES, PERMITS, INSPECTIONS & FEES
1. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO HIS WORK.
2. FURNISH TO ARCHITECTS ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT.
F. TRADE NAMES, MANUFACTURERS AND SHOP DRAWINGS
1. WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUAL OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO APPROVAL IN WRITING BY ARCHITECTS/ENGINEERS THROUGH SHOP DRAWING SUBMITTAL PROCESS FOR ACCEPTANCE PRIOR TO INSTALLATION. THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
2. GENERAL CONTRACTOR SHALL SUBMIT ONLY SUBSTITUTION REQUESTS TO ARCHITECTS/ENGINEERS FOR APPROVAL. SUBMISSIONS SHALL BE MADE EARLY ENOUGH IN PROJECT TO ALLOW FOUR (4) WORKING DAYS FOR ARCHITECTS/ENGINEERS REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BEAR THE STAMP AND/OR SIGNATURE OF THE GENERAL CONTRACTOR AND THE SUB-CONTRACTOR SHOWING THAT HE HAS REVIEWED AND CONFIRMED THAT THE SUBMITTALS ARE IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS OR INDICATE WHERE EXCEPTIONS HAVE BEEN TAKEN.
G. GUARANTEE
1. THE EQUIPMENT MANUFACTURER SHALL PROVIDE A 12 MONTH GUARANTEE TO TENANT FROM THE DATE OF ACCEPTANCE. THIS CONTRACTOR SHALL WARRANTY THE INSTALLATION OF THIS EQUIPMENT AND WILL BE RESPONSIBLE FOR ANY DAMAGE AND/OR MALFUNCTION CAUSED BY THE INSTALLATION. THIS CONTRACTOR SHALL NOT BEAR ADDITIONAL WARRANTIES BEYOND A COMPLETE WORKING SYSTEM.
H. RECORD DRAWINGS
1. THIS CONTRACTOR SHALL MAINTAIN ONE SET OF DRAWINGS ON THE JOB SITE UPDATED WEEKLY TO RECORD ALL DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS:
a. LOCATION OF CONCEALED CONDUIT AND EQUIPMENT.
b. REVISIONS, ADDENDUMS, AND CHANGE ORDERS.
c. SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS, AND CONTRACTOR'S COORDINATION WITH OTHER TRADES.
2. AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THIS CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. FAILURE TO KEEP THESE RECORDS WILL ALLOW TENANT/ARCHITECTS TO DIRECT THE GENERAL CONTRACTOR TO PROVIDE THESE RECORDS AT HIS EXPENSE PRIOR TO FINAL PAYMENT.
I. DISCREPANCIES IN DOCUMENTS
1. DRAWINGS (PLANS, SPECIFICATIONS, AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE ELECTRICAL SYSTEMS, WHERE DRAWINGS, EXISTING SITE CONDITIONS, SPECIFICATIONS OR OTHER TRADES CONFLICT OR ARE UNCLEAR, ADVISE THE GENERAL CONTRACTOR IN WRITING, PRIOR TO SUBMITTAL OF BID. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ADVISE PROJECT MANAGER, IN WRITING, OF VARIATIONS TO CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE, TENANT/ARCHITECT'S INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED.
J. PHASING REQUIREMENTS
1. THIS CONTRACTOR IS TO INCLUDE IN HIS BID ALL NECESSARY SERVICE REQUIRED TO KEEP THE OPERATING PHASE OF THE STORE'S ELECTRICAL SERVICE IN OPERATION. CONTRACTOR MUST SCHEDULE IN WRITING WITH TENANT/ARCHITECTS AND THE LANDLORD ONE WEEK PRIOR TO ANY SHUT DOWN OF THE ELECTRICAL SYSTEM.

K. DEMOLITION
1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DEMOLITION OF EXISTING WORK AND THE DEMOLITION PROVIDED BY THE GENERAL CONTRACTOR. COORDINATE WITH THE GENERAL CONTRACTOR ANY EXISTING EQUIPMENT REQUIRED TO BE LEFT INTACT.
2. THIS CONTRACTOR SHALL INCLUDE, AND WILL BE HELD RESPONSIBLE FOR, THE REMOVAL OF ALL EXISTING ELECTRICAL EQUIPMENT, CONDUITS, ETC. NOT TO BE REUSED ON THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR MUST VERIFY WITH THE LANDLORD ALL PRESUMED ABANDONED EQUIPMENT PRIOR TO REMOVAL. ALL EXTRANEUS ITEMS IN THE SPACE OR ON THE ROOF NOT APPLICABLE TO THE NEW WORK MUST BE REMOVED AND ROOF/WALL/FLOOR PATCHED/REPAIRED TO MATCH EXISTING STRUCTURE. EXISTING ABANDONED CONDUIT OR EQUIPMENT IN THE FLOOR, EMBEDDED IN CONCRETE, OR OTHERWISE INACCESSIBLE ARE TO BE CUT OFF AND SEALED BELOW OR WITHIN FLOOR OR WALL LEVEL WHEN THEY ARE NOT TO BE REUSED IN THIS PROJECT. IF REQUIRED BY LANDLORD OR CODES, ABANDONED CONDUIT MUST BE REMOVED TO POINT OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION PRIOR TO BID AND INCLUDE IN BID PROPOSAL.
L. SLEEVES
1. THIS CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH ITS RESPECTIVE FLOOR, WALL OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAT PENETRATE THE FLOOR, WHICH SHALL EXTEND 2" ABOVE THE FLOOR. CONTRACTOR MUST COORDINATE THROUGH THE LANDLORD ANY CORE DRILLING OR CUTTING OF OPENINGS IN MASONRY FLOORS OR WALLS.
2. ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS AND/OR FLOORS SHALL BE FIRE SEALED WITH CALCIUM SILICATE, SILICONE "RTV" FOAM, 5/8" FIRE RATED SEALANTS OR EQUAL, SO AS TO RETAIN THEIR FIRE RATINGS.
3. SLEEVES IN BEARING AND MASONRY WALLS, FLOORS, AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS, OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE NO. 22 U.S.G. GALVANIZED STEEL MINIMUM.
M. HANGERS
1. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C-CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK.
2. HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING. HANGING FROM METAL DECK IS NOT PERMITTED. HANGERS MUST BE ATTACHED TO UPPER CHORD OF BAR JOIST WHERE INTERFERENCES OCCUR, AND IN ORDER TO SUPPORT DUCTWORK OR PIPING, THE CONTRACTOR MUST INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO FIRE DAMPERS, VALVES, AND OTHER EQUIPMENT. HANGER TYPES AND INSTALLATION METHODS ARE ALSO SUBJECT TO LANDLORD CRITERIA.
3. HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DIELECTRICALLY SEPARATED.
N. FINAL ELECTRICAL INSPECTIONS
1. ASIDE FROM NORMAL INTERIM INSPECTIONS OF WORK IN PLACE, TENANT/ARCHITECTS MAY HAVE AN INDEPENDENT ELECTRICAL CONTRACTOR INSPECT THE FINISHED ELECTRICAL INSTALLATION UPON COMPLETION FOR COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES. THE INSTALLING CONTRACTOR WILL BE RESPONSIBLE TO BRING ALL ITEMS REPORTED BY THE INDEPENDENT ELECTRICAL CONTRACTOR UP TO PLANS AND SPECIFICATION REQUIREMENTS.
END OF SECTION 16000
SECTION 16050
BASIC ELECTRICAL MATERIAL AND METHODS
A. CONTRACTOR NOTES
1. IT IS CONTRACTOR/ELECTRICIANS' RESPONSIBILITY TO FIELD VERIFY ACTUAL SITE CONDITION AND SHALL NOTIFY EOR(S) ANY DISCREPANCIES WITH THE PLAN THAT IMPACTS ON THE BID PRIOR TO BIDDING.
2. THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, AND FACILITIES NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL THE WORK FOR THE ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
a. A COMPLETE ELECTRICAL DISTRIBUTION SYSTEM INCLUDING THE INSTALLATION OF SAFETY AND DISCONNECT SWITCHES, MOTOR STARTERS AND LIGHTING. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO INCLUDE IN HIS BID FOR PROVIDING SERVICE EQUIPMENT NECESSARY FOR TIE-IN TO LANDLORD'S DISTRIBUTION EQUIPMENT OR TO OBTAIN SERVICE FROM LOCAL UTILITY COMPANY. REFER TO ELECTRICAL RESPONSIBILITY SCHEDULE AND ELECTRICAL POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
b. CONTRACTOR MUST ALSO INCLUDE IN BID ALL NECESSARY MATERIALS REQUIRED TO COMPLETE THE SYSTEM INCLUDING, BUT NOT LIMITED TO, FEEDERS; BRANCH CIRCUITS, JUNCTION BOXES, OUTLET BOXES, WIRING DEVICES, COVER PLATES, CONDUITS, ETC.
c. METERING AND CURRENT TRANSFORMERS AS REQUIRED BY DRAWINGS, UTILITY COMPANY, AND/OR LANDLORD.
d. THE WIRING OF MECHANICAL EQUIPMENT AS OUTLINED ON THE BID SET DRAWINGS AND IN THE SPECIFICATIONS. WORK SHALL INCLUDE WIRING OF ALL STARTERS, DISCONNECTS, AND POWER WIRING OF MECHANICAL EQUIPMENT EXCEPT AS SPECIFICALLY NOTED OTHERWISE. ALL LOW VOLTAGE (24 VOLT) EMS TEMPERATURE CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR UNLESS NOTED SPECIFICALLY ON DRAWING.
e. INSTALLATION OF LIGHT FIXTURES AND LAMPS AS SHOWN ON THE DRAWINGS INCLUDING ALL DEVICES, EQUIPMENT, ETC. REQUIRED FOR MOUNTING.
f. A COMPLETE CONDUIT SYSTEM FOR TELEPHONE/DATA INCLUDING BRANCH CONDUITS, OUTLET BOXES, PULL WIRES, GROUND CONDUCTORS, COVER PLATES, ETC. OR AS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
g. A COMPLETE EMERGENCY AND EXIT LIGHTING SYSTEM AS SHOWN ON THE DRAWINGS.
h. TEMPORARY SERVICE AS INDICATED IN THE SPECIFICATIONS, INCLUDING ITS REMOVAL.
i. FINAL CONNECTIONS TO ALL SIGNS, CORNICHE LIGHTING, CASE LIGHTING, ETC. AS SHOWN ON DRAWINGS.
j. IF INDICATED ON DRAWINGS, INSTALLATION AND WIRING OF SPEAKERS, AMPLIFIERS, CONDUIT AND FINAL CONNECTIONS FOR SOUND SYSTEM AS SHOWN.
k. SMOKE/FIRE ALARM WIRING, DEVICES AND CONDUIT, AS SHOWN OR DESCRIBED ON DRAWINGS OR AS NECESSARY TO MEET LANDLORD, STATE, LOCAL, INSURANCE AND FIRE DEPARTMENT REQUIREMENTS.
l. INSTALLATION OF CONDUITS STUBBED TO ABOVE CEILING FOR HVAC. ALSO, ANY ADDITIONAL CONDUIT FOR HVAC CONTROL EQUIPMENT WHERE PLENUM RATED CABLES ARE NOT PERMITTED.
m. BALANCING LOADS.
n. AS-BUILTS, PANEL DESCRIPTION AND CIRCUIT BREAKER SPECIFIC LABELING.
3. THE FOLLOWING ITEMS OF ELECTRICAL CONSTRUCTION ARE NOT INCLUDED IN THIS CONTRACT:
a. TELEPHONE INSTRUMENTS AND WIRING UNLESS NOTED OTHERWISE.
b. DATA CABLE WIRING UNLESS NOTED OTHERWISE.
4. BEFORE STARTING WORK, THIS CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL AND PLUMBING PLANS, SHOP DRAWINGS AND SPECIFICATIONS TO SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF THE ELECTRICAL SYSTEM, MATERIALS AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCES AND CONFRONTATIONS.
B. CONDUIT
1. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONING, PLUMBING EQUIPMENT, TELEPHONE, DATA, SPEAKERS, SECURITY, PAGER, TRAFFIC COUNTING SYSTEM AND ELECTRICAL EQUIPMENT.
2. ALL CONDUITS SHALL BE GALVANIZED IMC OR EMT UNLESS OTHERWISE SPECIFIED IN SPECIFICATIONS OR ON DRAWINGS. ALL CONDUIT IS TO BE UL LABELED. EMT CONNECTORS SHALL BE STEEL COMPRESSION OR SET SCREW TYPE. CONDUIT UNDER SLAB ON GRADE SHALL BE RIGID STEEL, OR SCHEDULE 40 PVC WITH RIGID STEEL ELLS WHERE PERMITTED BY LANDLORD OR CODE. EMT FOR WET LOCATIONS TO BE PERMITTED ONLY WHEN ALL SUPPORTS, BOLTS, STRAPS, SCREWS AND SO FORTH ARE CORROSION-RESISTANT MATERIALS PER 358.10.
3. MINIMUM SIZE OF CONDUIT SHALL BE:
a. MAIN FEEDER CONDUIT 2" OR LARGER FOR ALL APPLICATIONS.
b. 1/2" FOR INDIVIDUAL LIGHTING FIXTURE CONNECTIONS OR TO INDIVIDUAL LIGHT SWITCHES (IF ACCEPTABLE BY THE LANDLORD AND LOCAL CODE OFFICIALS) AND 3/4" FOR ALL OTHER LOCATIONS.

c. IF HVAC CONTROL WIRING IS REQUIRED TO BE RUN IN CONDUIT, IT SHALL BE A MINIMUM OF 3/4", UNLESS NOTED OTHERWISE ON DRAWINGS.
d. ALL IN/UNDER FLOOR CONDUIT SHALL BE OF MINIMUM 3/4" SIZE.
4. SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC AND LOCAL CODES.
5. GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY PROJECT MANAGER. PAINTING OF CONDUITS, NOTED ON DRAWINGS OR SPECIFICATIONS WILL BE BY GENERAL CONTRACTOR.
6. FLEXIBLE METAL CONDUIT OR MC TYPE CABLE:
a. FLEXIBLE CONDUIT OR MC TYPE CABLE SHALL BE USED FOR THE FOLLOWING APPLICATIONS ONLY:
1. FINAL CONNECTIONS TO MOTORS.
2. FINAL CONNECTIONS INTO AND OUT OF THE TRANSFORMER.
3. FINAL CONNECTIONS TO VIBRATING EQUIPMENT.
4. INTER-CONNECTIONS BETWEEN ALL LIGHT FIXTURES AND HOMERUNS TO PANELS WHERE CODE ALLOWS.
5. FINAL CONNECTIONS WHERE RIGID CONDUIT IS NOT PRACTICAL.
6. IN WALLS (FOR LIGHT SWITCHES AND 120 VOLT POWER RECEPTACLES AND HVAC CONTROL EQUIPMENT).
b. FLEXIBLE METAL CONDUIT OR MC TYPE CABLE MUST BE THE SAME SIZE AS THE IMC OR EMT CONDUIT TO WHICH IT IS CONNECTED. BOTH THE FLEXIBLE METAL CONDUIT AND ITS FITTINGS ARE TO BE LISTED FOR GROUNDING. A GREEN GROUNDING CONDUCTOR SHALL BE INSTALLED. ALL CONNECTORS ARE TO BE OF A NEMA APPROVED TYPE.
c. THE USE OF ROMEX, BX, ETC. IS PERMITTED ONLY IN RESIDENTIAL CONSTRUCTION NOT HIGHER THAN THREE STORIES.
d. CONNECTION TO ANY OUTDOOR EQUIPMENT MUST BE WEATHERPROOF.
7. PROVIDE PULL-WIRE IN ALL EMPTY CONDUITS EXCEPT AS NOTED OTHERWISE ON DRAWINGS.
8. HOME RUNS AND MAIN CONDUIT RUNS ARE TO BE HELD TIGHT TO STRUCTURE ABOVE OR AS REQUIRED TO ALLOW PROPER SERVICE ACCESS AND OTHER TRADES WORK. CONDUIT MUST BE TRAPEZED TO ALLOW 3 FEET MINIMUM CLEARANCE ABOVE CEILING.
9. ALL CONDUITS MUST BE SIZED PER NEC AND LOCAL CODES.
10. ALL SENSORMATIC WIRING MUST BE PLACED IN CONDUIT (PVC PIPE NOT PERMITTED).
C. OUTLET BOXES
1. ALL OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL OF THE STANDARD KNOCKOUT TYPE, NO ROUND OUTLET BOXES SHALL BE PERMITTED UNLESS INDICATED AND FOR LIGHTING THAT REQUIRE SUCH CONFIGURATION. CONCEALED BOXES SHALL NOT BE LESS THAN 4" SQUARE AND 1 1/2" DEEP, WITH PLASTER RINGS.
2. ALL KNOCKOUT BOXES, UPON WHICH LIGHTING FIXTURES ARE TO BE INSTALLED, SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS.
3. EXTERIOR BOXES SHALL BE CAST RUST-RESISTING METAL WITH GASKETED COVERS.
4. INSTALL BOXES RIGIDLY FROM BUILDING STRUCTURE AND SUPPORT INDEPENDENTLY OF THE CONDUIT SYSTEM. ALSO PROVIDE SUITABLE BOX EXTENSIONS TO EXTEND BOXES TO FINISHED FACES OF FLOORS, CEILINGS, WALLS ETC. ALL OUTLET BOXES TO BE PROVIDED WITH CADDY "QUICK-MOUNT BOX SUPPORT" TO MINIMIZE THE DEFLECTION THAT OCCURS WHEN PLUGGING/UNPLUGGING INTO THESE DEVICES.
5. UNLESS OTHERWISE NOTED ON DRAWINGS OR OTHERWISE REQUIRED BY THE NATIONAL ELECTRICAL CODE, HANDICAP CODES OR LOCAL CODES, OUTLET HEIGHTS SHALL BE AS FOLLOWS:
a. SWITCH HEIGHT 48" FROM FINISHED FLOOR TO TOP OF OUTLET.
b. CONVENIENCE OUTLETS:
MOUNTED ON WALL NO MORE THAN 48-INCHES, MEASURED FROM TO TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING AND; NO LESS THAN 15-INCHES, MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING, TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM UNLESS OTHERWISE INDICATED OR HORIZONTALLY MOUNTED IN BASEBOARD BENEATH CABINETS, AS SHOWN ON DRAWINGS, OR AS REQUIRED BY LOCAL CODES; SEE DRAWINGS.
c. TELEPHONE OUTLETS SHALL BE LOCATED AS NOTED ON DRAWINGS.
D. JUNCTION AND PULL BOXES
1. THE PLANS INDICATE ONLY SCHEMATIC ROUTINGS FOR CONDUIT RUNS. THIS CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BOXES WHERE REQUIRED BY FIELD CONDITIONS OR BY CODE.
2. BOXES AND COVERS SHALL BE GALVANIZED STEEL OF CODE GAUGE SIZE.
3. INSTALL BOXES RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE AND SUPPORTED INDEPENDENT OF THE CONDUIT SYSTEM.
4. ARRANGE CIRCUITS TO AVOID THE USE OF JUNCTION BOXES IN INACCESSIBLE LOCATIONS. THE USE OF JUNCTION BOXES ABOVE DRYWALL CEILINGS SHOULD BE LIMITED TO LOCATIONS NEAR ACCESS FRAMES USED FOR DIFFUSERS AND RETURN AIR GRILLES OR ACCESS PANELS AS LOCATED ON PLANS.
5. JUNCTION AND PULL BOXES MUST BE LABELED WITH CIRCUIT NUMBER IDENTIFICATION AND SYSTEM TYPE ON COVER.
E. WIRING
1. CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER AND THE AWG SIZE AND TYPE AS SHOWN ON DRAWINGS. MINIMUM WIRE SIZE #12. THE CONDUCTORS SHALL BE 600 VOLT INSULATION, TYPE THW, THWN OR THHN.
2. MINIMUM WIRE SIZE - 20 AMP BRANCH CIRCUIT SHALL BE AWG LISTED SIZE PER DISTANCE SHOWN BELOW. DISTANCE SHALL BE MEASURED FROM THE PANELBOARD CIRCUIT BREAKER TO THE FURTHEST OUTLET.
a. #12 LESS THAN 100 FEET
b. #10 BETWEEN 100-150 FEET
c. #8 BETWEEN 150 - 250 FEET
d. #6 OVER 250 FEET
3. ON ALL 20 AMP BRANCH CIRCUITS, CONDUCTORS LARGER THAN #10 AWG SHALL BE REDUCED TO #10 AWG WITHIN 10 FEET OF PANEL BOARD AND DEVICE IN JUNCTION BOXES ON RATED TERMINAL STRIPS.
4. CONDUCTORS MAY BE STRANDED FOR SIZES #10 AWG AND LARGER. CONDUCTORS SIZE #12 SHALL BE SOLID (NOT STRANDED).
5. ALUMINUM CONDUCTORS ARE NOT PERMITTED, EXCEPT AT SERVICE ENTRANCE, WHERE REQUIRED BY LANDLORD. CONDUCTOR CONNECTION MUST BE PER MANUFACTURER'S REQUIREMENTS. CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM GENERAL CONTRACTOR AND PROJECT MANAGER WHEN USED.
6. ALL WIRING (120V AND ABOVE) SHALL BE IN CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL LOW VOLTAGE WIRING CONDUIT REQUIREMENTS TO BE COORDINATED WITH OWNER.
7. THE USE OF SHARED NEUTRALS IS REQUIRED FOR LIGHTING CIRCUITS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. ALL OTHER EQUIPMENT REQUIRING A NEUTRAL CONDUCTOR SHALL HAVE A DEDICATED FULL SIZE NEUTRAL.
8. THE USE OF ROMEX, BX, ETC. IS PERMITTED ONLY IN RESIDENTIAL CONSTRUCTION NOT HIGHER THAN THREE STORIES.
9. WIRE CONNECTORS SHALL BE EQUAL TO "SCOTCH LOCK" FOR #8 AWG WIRE AND SMALLER AND EQUAL TO T & B "LOCKTIGHT" FOR #6 AWG AND LARGER.
10. ALL WIRING TO BE COLOR-CODED AS FOLLOWS:
120/208 VOLT SYSTEM NEUTRAL - WHITE
PHASE A OR L1 - BLACK
PHASE B OR L2 - RED
PHASE C OR L3 - BLUE
GROUND - GREEN
277/480 VOLT SYSTEM NEUTRAL - GRAY
PHASE A OR L1 - BROWN
PHASE B OR L2 - ORANGE
PHASE C OR L3 - YELLOW
GROUND - GREEN WITH YELLOW TRACER

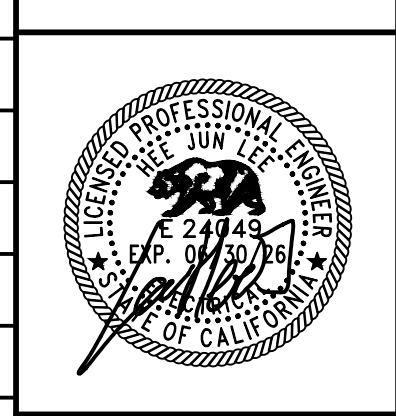
ELECTRICAL SYMBOLS LIST table with columns: CLG., WALL, FLR., DESCRIPTION. Includes symbols for duplex receptacles, ground fault interrupting protected circuit duplex receptacle, junction boxes, telephone outlets, data outlets, cable outlets, lighting fixtures, conduit stub out, homerun to panel, ground connector, ceiling power drop, electrical panel, main switchboard, equipment notes, single pole switch, three-way switch, manual motor starter, dimmer switch, occupancy sensors, ceiling mounted sensors, ceiling mounted daylight sensor, hard wired smoke detector, non-fused/fused switch, motor outlet, time clock, and abbreviation for new/existing/relocated.

SYMBOL NOTES:
SYMBOL LIST SHOWN IN FOR GENERAL REFERENCE ONLY. A PRESENCE OF A SYMBOL DOES NOT IMPLY ITS USE ON THIS PROJECT. REFER TO DRAWING FOR SPECIFIC SYMBOLS USED.

SHEET INDEX table with columns: E000-E003, ELECTRICAL SPECIFICATION, PHOTOMETRIC PLAN, SPECIFICATIONS, PHOTOMETRIC RENDERING.

SCOPE OF WORK table with bullet points: EXISTING COMMERCIAL TENANT IMPROVEMENT, PHOTOMETRIC PLAN FOR OUTDOOR AREAS.

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REVISION table with columns: NO., DESCRIPTION, DATE.

DRAWN: K.P., CHECKED: J.L., DATE: 09/27/2024, SCALE: N.T.S.

SHEET TITLE: ELECTRICAL SPECIFICATION

E000

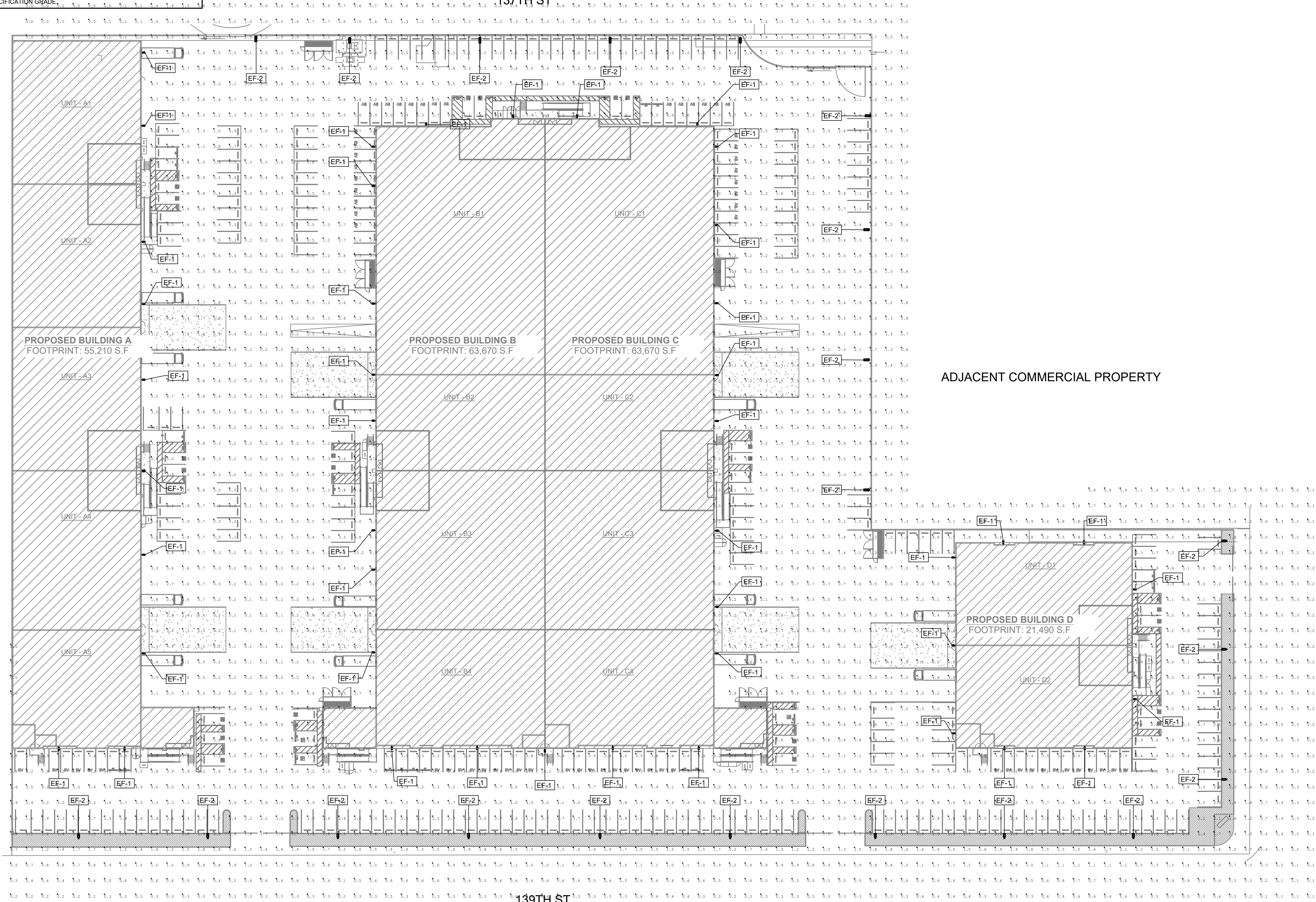
LIGHTING FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMP	VOLT	WATT
EF-1	LED EXT. WALL MTD. LIGHT, MH, 25'-0" W/ MOTION AND PHOTO SENSOR OR THRU ASTRONOMICAL TIME CLOCK LITHONIA DSX1 LED SERIES OR APPROVED EQUAL	LED	208	104
EF-2	LED EXT. POLE AREA LIGHT, MH, 40'-0" W/ MOTION AND PHOTO SENSOR OR THRU ASTRONOMICAL TIME CLOCK LITHONIA DSX1 LED SERIES OR APPROVED EQUAL	LED	208	167

NOTES:

1. FIXTURE SHALL HAVE MIN. OF 10 YEARS MANUFACTURER WARRANTY ON ALL COMPONENTS.
2. FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (i.e. DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.
3. FIXTURES SHALL INCLUDE ALL ACCESSORIES FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.
4. PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
5. ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP(S) AND BALLAST(S).
6. CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
7. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILINGS.
8. LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION.
9. ALL FIXTURES SHALL BE ORDERED WITH APPROPRIATE BALLAST(S) THAT HAVE U.L. AND CBM LABELS. PROVIDE MULTIPLE BALLASTS FOR DUAL-LEVEL SWITCHING AND WIRING AS INDICATED ON THE PLANS.
10. ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS MUST BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
11. LIGHTING FIXTURE MANUFACTURER & MODEL IS FOR REFERENCE ONLY. FIXTURE SHALL BE SELECTED BY ARCHITECT. POWER AND QUALITY SHALL BE SPECIFICATION GRADE.

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING AREA	+	3.76	10.10	0.70	5.37	14.43

137TH ST



PHOTOMETRIC PLAN

139TH ST



TERRENO GARDENA

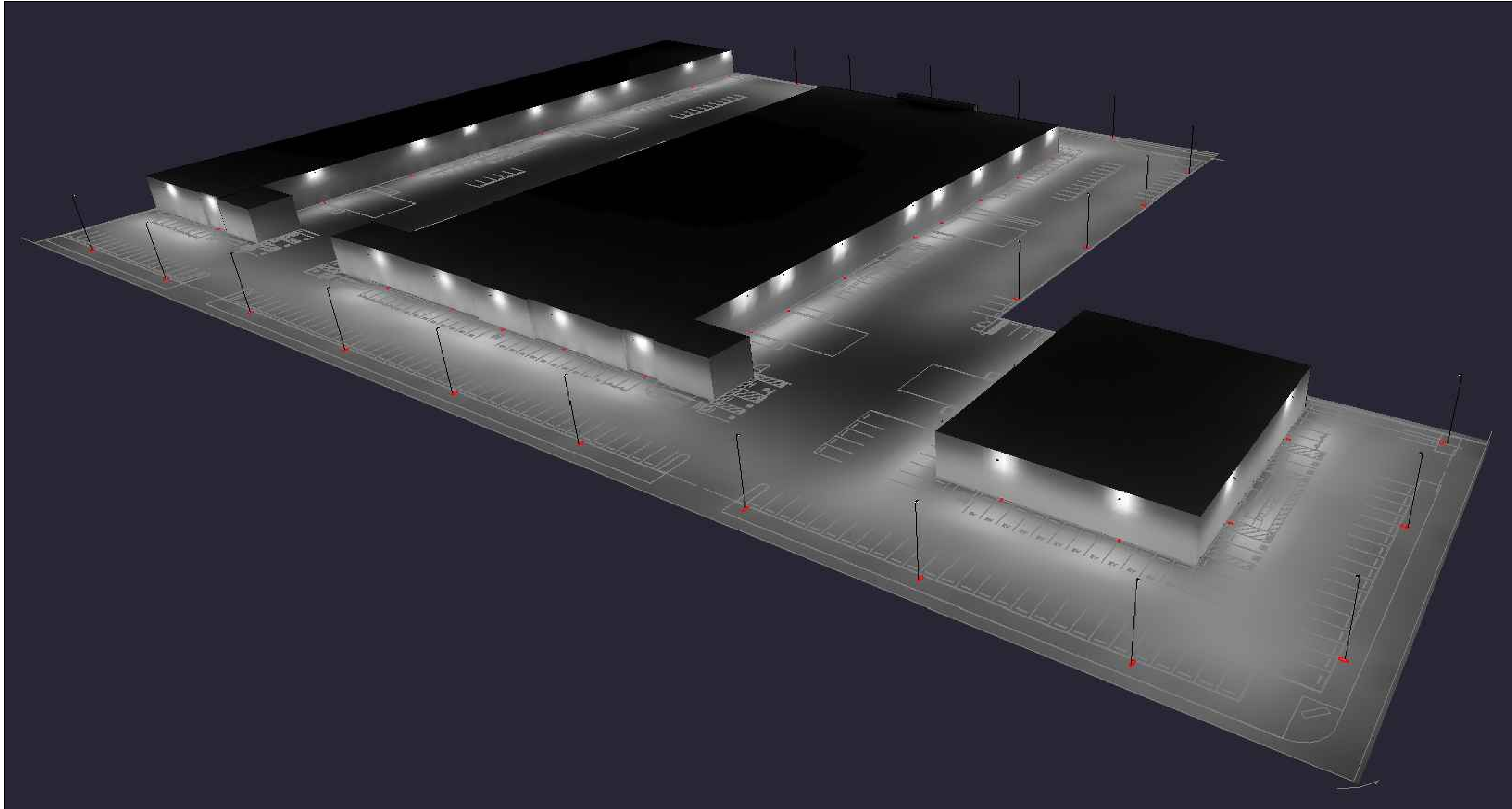
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REVISION	DATE	BY	CHKD.

DRAWN: K.P. CHECKED: J.L.
 DATE: 09/27/2024 SCALE: 1/40" = 1'-0"
 SHEET TITLE:

PHOTOMETRIC PLAN

E001



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REVISION	

DRAWN: K.P.	CHECKED: J.L.
DATE: 09/27/2024	SCALE: N.T.S.

SHEET TITLE:
PHOTOMETRIC RENDERING

E003