

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

VESTING TENTATIVE MAP #1-22  
AGENDA ITEM #6.B

DATE: May 16, 2023

TO: Chair Henderson and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: FM Marketing & Properties, LLC (dba FM Marketing)  
Represented by: Fahim Mansour

LOCATION: 1715 West 149<sup>th</sup> Street (APN: 6103-022-091)

REQUEST: A request for a vesting tentative map per Chapter 17.08 of the Gardena Municipal Code, for the subdivision of airspace to create five condominium units for a property located in the Medium Residential Multiple-Family Residential Zone (R-3) zone and direct staff to file a Notice of Exemption pursuant to Guidelines section 15061(b)(3).

**BACKGROUND/SETTING**

On November 28, 2022, the City received an application requesting the approval of a new vesting tentative map for the subdivision of the property at 1715 W. 149<sup>th</sup> Street to create five condominium units. The subject property is a 14,934-square-foot interior lot located on the north side of West 149<sup>th</sup> Street, between Western Avenue and Harvard Boulevard (Figure 1 – Zoning Map). The subject property previously received approval of a tentative map and a site plan review involving the development of a three-story townhome-style building with five units and the subdivision for condominium units. The building itself is already under construction.

Site Plan Review #1-18 (SPR #1-18) and Tentative Map #1-18 (TM #1-18 or Tentative Tract No. 82017) were originally approved by Planning Commission on July 3, 2018. In accordance with the conditions of approval by the Commission for Tentative Tract No. 82017, the final map was required to be recorded with the Los Angeles County Recorder's office within two years of the approval date. However, on December 2020, due to delays caused by the COVID-19 pandemic, the State passed a law giving an automatic 18-month

extension for all entitlements involving the development of housing units, including approvals of subdivision maps. Therefore, the Planning Commission's approval of Tentative Tract Map No. 82017 was set to expire on January 3, 2022.

On January 12, 2022, FM Marketing & Properties, LLC (FM Marketing), purchased the property from ANCOR Incorporated, the original applicant for Tentative Tract Map No. 82017. At that time the Commission's approval for the subdivision had already expired and FM Marketing was unable to record a final tract map. Now FM Marketing, the current applicant, is requesting approval for a new vesting tentative map, Vesting Tentative Map #1-22 (Vesting Tentative Tract Map No. 83979), to create five-condominium lots, as previously approved.

It should be noted that Site Plan Review #1-18 was utilized within a timely manner under the Planning Commission's original approval.

### **PROJECT DESCRIPTION**

The subject property is a 14,934-square-foot interior lot located in the Medium Density Multiple-Family Residential (R-3) zoning district and is also surrounded by Medium Density Multiple-Family Residential (R-3) zoning to the north, east, south, and west. Adjacent land uses include multifamily and single-family dwelling units (Table 1). The site is currently under construction for the development of the townhome-style building with five units, each having a living area of 2,055 square feet. Each unit will be three stories: garage parking, one bedroom, one bathroom on the first floor, kitchen and living room on the second floor, and two to three bedrooms on the third floor. Additionally, each unit will have private patios on the first floor and a private balcony on the second floor. Communal open space will be provided in the northeast corner of the property (Figure 2 – Site Plan).

The applicant is proposing to subdivide the airspace within each unit for condominium purposes. Additionally, as required by the Public Works department, the applicant's proposal will include a seven-foot roadway easement to the City along West 149<sup>th</sup> Street, where the applicant will have to widen the street and eliminate part of the jut-out along the street. After this public right-of-way dedication, the subject property will have a total lot size of 14,283 square feet.

The applicant is requesting the approval of Vesting Tentative Map #1-22 for the subject parcel to create five condominium lots in accordance with Gardena Municipal Code ("GMC") Chapter 17.08. Staff recommends the Planning and Environmental Quality Commission approve the vesting tentative map. The analysis supports the findings set forth in the accompanying resolution

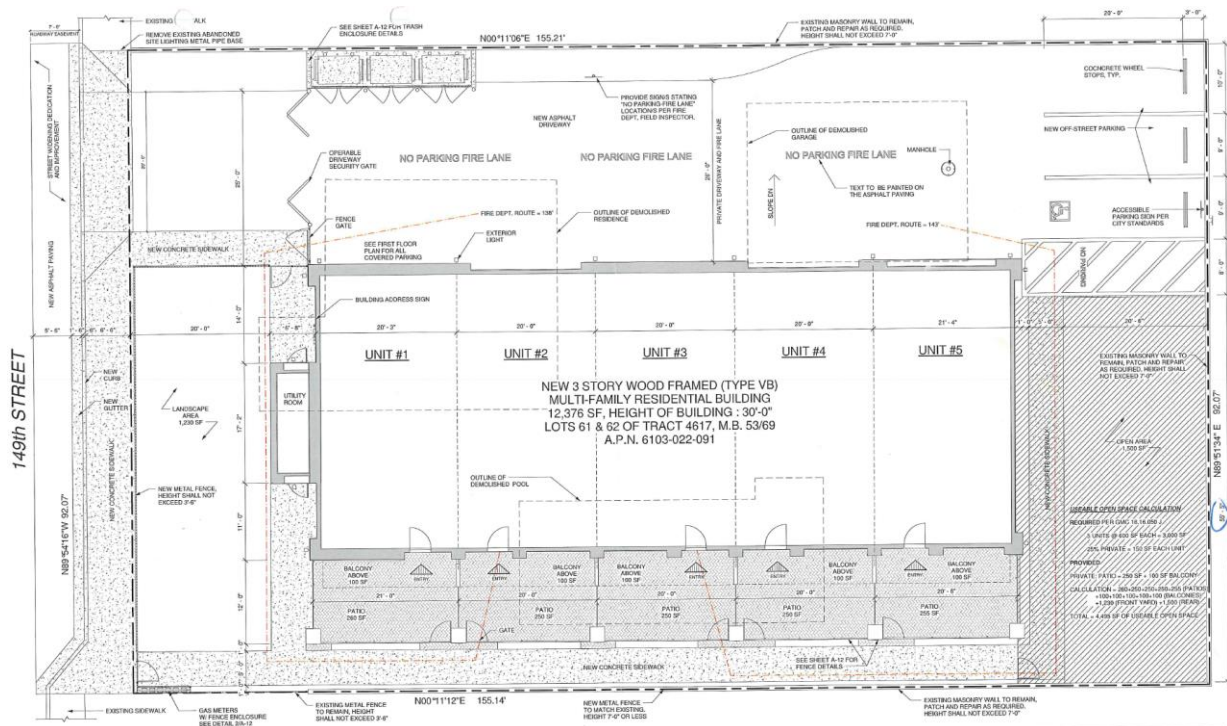
**Figure 1 – Zoning Map**



**Table 1 – Surrounding Uses**

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
<b>Project Site</b>	R-3	Medium Residential	Vacant
<b>North</b>	R-3	Medium Residential	Multi-Family Units
<b>South</b>	R-3	Medium Residential	Single Family/ Multi-Family Units
<b>East</b>	R-3	Medium Residential	Multi-Family Units
<b>West</b>	R-3	Medium Residential	Multi-Family Units

Figure 2 – Site Plan



**ANALYSIS**

**VESTING TENTATIVE MAP #83979 (#1-22)**

The purpose of the tentative map review is to identify those conditions that should be applied to each parcel to ensure that each parcel is designed so as to comply with the State Subdivision Map Act and good design practices. As stated above, the applicant proposes a Vesting Tentative Map (TM) for the five-unit townhome project.

In accordance with the City of Gardena General Plan, including the Recreation Element, and in accordance with the Subdivision Map Act, specifically Government Code Section 66477, the City of Gardena requires either the dedication of land, the payment of fees, or a combination of both for the park or recreational purposes as a condition of the approval of a tentative or parcel map for residential subdivisions. When the Planning Commission approved the previous tentative map for the subject property, the dedication of land, or the payment of fees, was based on a formula that required a minimum acres of usable park area per 1000 persons residing within the subdivision. However, in 2020 the City Council adopted an amendment to Title 17 of the City’s Municipal Code that established a uniform fee of \$10,000 per unit. Total in lieu park fees due is \$50,000 and shall be paid in full to the City prior to the final map.

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

The State Subdivision Map Act includes a list of grounds for denial; if any one of the findings is made, the map must be denied:

1. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans (§ 66474 and § 66473.5).

The Land Use Plan of the City’s General Plan, designates the project site as Medium Density Residential Density and the Zoning Map designates the property as Medium Density Multiple Family (R-3). The proposed project involves five townhome units and is consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates West 149<sup>th</sup> Street as a local street. Local streets are designed to provide vehicular, pedestrian, and bicycle access to individual parcels. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. Additionally, allowing the five-unit townhome project would be consistent with the following goal and policy of the General Plan:

- Land Use Plan LU Goal 1 – preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high-quality housing types in the City.
- Land Use Plan LU Policy 1.4 – Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

Allowing the subject property to be divided creates five new condominium units, providing for more opportunities for home ownership within the City.

There are no applicable Specific Plans.

2. That the site is not physically suitable for the type of development (§ 66474).
  - The subject property is a 14,283-square-foot parcel that fronts West 149<sup>th</sup> Street to the south, and private property on all other sides. The townhome style structure was originally approved in 2018 under SPR #1-18, which showed that the development complied with the development standards of the R-3 zone per Gardena Municipal Code Chapter 18.16 as seen in Table-2.

**Table 1 – Development Standards**

<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Density (Maximum)</b>		
<i>17 units/acre</i>	6 units (Maximum)	5 units
<b>Unit Size (Minimum)*</b>		
<i>Three or more bedroom units</i>	1,000 sq. ft.	2,055 sq. ft.
<b>Setback (Minimum)</b>		
<i>Front</i>	20 Feet	20 Feet
<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Setback (Minimum)</b>		
<i>Side</i>	7.5 ft	19 ft
<i>Side</i>	7.5 ft	26 ft
<i>Rear</i>	7.5 ft	26.5 ft
<b>Parking (Minimum)</b>		
<i>Two or more Bedrooms (2 spaces per unit)</i>	10 spaces	10 spaces
<i>Guest Parking (0.5 space per unit)</i>	3 spaces	3 spaces
<b>Storage Space (Minimum)*</b>		
<i>120 cubic feet per unit</i>	120 cubic ft	1,000 cubic ft
<b>Height (Maximum)</b>		
	35 ft	32 ft
<b>Open Space (Minimum)</b>		
<i>Useable Open space (per unit)</i>	600 sq ft	650-660 sq ft
<i>Private Minimum (per unit)</i>	150 sq ft	350-360 sq ft
<b>Total</b>	3,000 sq ft	3,265 sq ft

*\* Development standards for minimum unit size and minimum storage space was amended in 2020 for properties in the R-3 zone. While the development on the site was not subject to these development standards at the time it was originally reviewed, the project still meets current standards.*

3. That the site is not physically suitable for the proposed density of the development (§ 66474).
  - The site is 14,283 square feet, flat, and serviced by all necessary utilities. The zoning of the property allows for 17 units per acre, or six units, and was approved for five units. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.
4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (§ 66474).
  - The property is currently under construction for the five unit structure. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The five-unit condominiums are not expected to create environmental damage or public health problems.
5. That the design of the subdivision or type of improvements is likely to cause serious public health problems (§ 66474).
  - The proposed subdivision will not cause serious public health problems as the density conforms to the R-3 zone and the permitted uses in the General Plan Zone and Land Use of the respective property.
6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision (§ 66474).
  - The proposed subdivision is designed so, as not to interfere with public access easements given that the applicant agreed upon a seven-foot-wide easement, to provide the City of Gardena, for public road and right-of-way purposes.
7. The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66473.1)
  - During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, prevailing winds are west/southwest from the north (Los Angeles International Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the design of the proposed subdivision provides for the configuration of structures to provide for future passive or natural heating and cooling opportunities.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

### **ENVIRONMENTAL ASSESSMENT**

The proposed project qualifies for an exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Guidelines section 15061(b)(3) which states CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. The proposed project includes the subdivision of airspace within a five-unit townhome structure and does not add any physical development. The subdivision of airspace will not change the use or density of the property, therefore, it can be seen with certainty that there is no possibility that the project will have a significant effect.

Therefore, the project is exempt from CEQA.

### **NOTICING**

The public hearing notice for Vesting Tentative Map #1-22 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 4, 2023. 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 the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 9-23 approving Vesting Tentative Map #1-22, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

### **ATTACHMENTS**

A – Resolution No. PC 9-23 with exhibits

Exhibit A: Conditions of Approval

Exhibit B: TTM 83979 (#1-22)

B – Notice of Public Hearing



**RESOLUTION NO. PC 9-23**

**A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP #1-22 (VTM #1-22) PER GARDENA MUNICIPAL CODE CHAPTER 17.08, FOR THE SUBDIVISION OF AIRSPACE TO CREATE FIVE CONDOMINIUM UNITS FOR A PROPERTY LOCATED IN THE MEDIUM RESIDENTIAL MULTIPLE-FAMILY RESIDENTIAL ZONE (R-3) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION 15061(b)(3)**

**1715 WEST 149<sup>TH</sup> STREET  
(APN: 6003-002-091)**

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

SECTION 1. RECITALS.

A. On January 10, 2018, an application was filed to construct a five-unit townhome development at the property located at 1715 West 149 Street (APN: 6103-022-091). The applicant's request included approval for of a site plan review (SPR #1-18) tentative map (TM #1-18);

B. On July 3, 2018, the Planning Commission held a public hearing at which time it considered all material and evidence, whether written or oral, and the Planning Commission approved SPR #1-18, TM #1-18, and directed Planning Staff to file a notice of exemption;

C. On October 9, 2018, Building permits were submitted to the Gardena Community Development Department, by ANCOR Incorporated, utilizing SPR #1-18.

D. On January 3, 2022, TM #1-18 had expired due to the fact that the previous applicant had not recorded a final tract map to Los Angeles County Recorder's office;

E. On November 28, 2022, FM Marketing & Properties, LLC (FM Marketing) submitted an application for Vesting Tentative Map #1-22 (VTM #1-22 or project) for the subdivision of airspace to create five-condominium lots (the "Project") located at 1715 West 149 Street (the "Property");

F. The General Plan Land Use Plan designation of the Subject Property is Medium Residential and the zoning is Medium Density Multiple-Family Residential (R-3);

G. The subject property is bounded by multifamily residential uses (R-3) to the north, east, and west and both multifamily and single-family residential uses (R-3) to the south;

H. On May 4, 2023, a public hearing was duly noticed for a Planning and Environmental Quality Commission meeting on May 16, 2023, at 7:00 PM at City Hall Council Chambers, 1700 West 162nd Street, Gardena;

I. On May 16, 2023, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral; and

J. In making the various findings set forth herein, the Planning and Environmental Quality Commission has considered all of the 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.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 2. VESTING TENTATIVE MAP NO. 83979 (VTM#1-22)**

Vesting Tentative Map No. 83979, dated January 3, 2023, and shown on Exhibit B, dividing the Property into five condominium units is hereby approved, subject to the conditions of approval attached as Exhibit A, based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code Chapter 17.08 and Government Codes 66474 and 66473.1, and 66473.5.

**A. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans (Government Code § 66474 and § 66473.5);**

The Land Use Plan of the City's General Plan, designates the Property as Medium Density Residential Density and the Zoning Map designates the Property as Medium Density Multiple Family (R-3). The Project involves five townhome units and is consistent with the Land Use Plan of the Community Development Element of the General Plan. Additionally, the Circulation Plan of the Community Development Element designates West 149th Street as a local street. Local streets are designed to provide vehicular, pedestrian, and bicycle access to individual parcels. As conditioned, the applicant will be making street improvements that will be consistent with the Circulation Plan. Additionally, the Project would be consistent with the following goal and policy of the General Plan:

- Land Use Plan LU Goal 1 – preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high-quality housing types in the City.
- Land Use Plan LU Policy 1.4 – Locate new medium- and high-density residential development near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

The Property would be divided to create five new condominium units, therefore, providing for more opportunities for home ownership within the City.

There are no applicable Specific Plans.

**B. That the site is not physically suitable for the type of development (Government Code § 66474);**

The Property is a 14,283-square-foot parcel that fronts West 149th Street to the south, and private property on all other sides. The townhome style structure was originally approved in 2018 under SPR #1-18, which showed that the development complied with the development standards of the R-3 zone per Gardena Municipal Code Chapter 18.16.

**C. That the site is not physically suitable for the proposed density of the development (Government Code § 66474);**

The Property is 14,283 square feet, flat, and serviced by all necessary utilities. The zoning of the Property allows for 17 units per acre, or six units, and was approved for five units. The Property also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the development.

**D. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Government Code § 66474);**

The Property is currently under construction for the five-unit structure. There is no substantial natural environment, fish, or wildlife in the area which will be harmed by the project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The five-unit condominiums are not expected to create environmental damage or public health problems.

**E. That the design of the subdivision or type of improvements is likely to cause serious public health problems (Government Code § 66474);**

The subdivision will not cause serious public health problems as the density conforms to the R-3 zone and the permitted uses in the General Plan Zone and Land Use of the Property.

**F. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision (Government Code § 66474);**

The subdivision is designed so as not to interfere with public access easements given that the applicant agreed upon a seven-foot-wide easement, to provide the City of Gardena, for public road and right-of-way purposes.

**G. The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1)**

During winter, a north/south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, prevailing winds are west/southwest from the north (Los Angeles International Airport) and west from the south (Torrance Airport). The general direction of these prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities in the summer. Therefore, the design of the subdivision provides for the configuration of structures to provide for future passive or natural heating and cooling opportunities.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval (Exhibit A), the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code

**SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

The Project qualifies for an exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Guidelines section 15061(b)(3) which states CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. The Project includes the subdivision of airspace within a five-unit townhome structure and does not add any physical development. The subdivision of airspace will not change the use or density of the Property; therefore, it can be seen with certainty that there is no possibility that the project will have a significant effect.

Therefore, the project is exempt from CEQA. Staff is hereby directed to file a Notice of Exemption

**SECTION 4. APPEAL.**

The approvals granted by this Resolution may be appealed within 10 calendar days from the 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 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 162<sup>nd</sup> Street, Gardena, California 90247. Mr. Tsujiuchi's email is [gtsujiuchi@cityofgardena.org](mailto:gtsujiuchi@cityofgardena.org) and his phone number is (310) 217-9530.

SECTION 7. EFFECTIVE DATE.

- A. The time to file an appeal pursuant to Title 17 of the Gardena Municipal Code is ten days from the date of adoption of this Resolution.
- B. This Resolution shall be effective on the eleventh date after adoption provided that no appeal is filed. Failure to file an appeal constitutes a failure to exhaust administrative remedies.

SECTION 8. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of May 2023.

---

DERYL HENDERSON, 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

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the Conditions of Approval (Exhibit A) will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and
2. 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 16th day of May 2023, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: VTM 83979 (#1-22)

## **EXHIBIT B**

### **CITY OF GARDENA**

#### **TENTATIVE TRACT MAP NO. 83979 (VTM #1-22)**

##### **GENERAL CONDITIONS**

- GC 1. The Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgment. Proof of compliance shall be submitted to the Community Development Office, prior to issuance of any construction permit.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction) and Title 17 (Subdivisions) of the Gardena Municipal Code
- GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The applicant shall provide the City with a draft of the Covenants, Conditions and Restrictions (CC&Rs) which shall apply to the townhomes for review and approval prior to approval of the final map or issuance of a certificate of occupancy. The CC&Rs shall include, at a minimum, the following provisions, as may be further detailed in conditions GC 5 to GC 16 as well as any other conditions identified in this document to be included in the CC&Rs.
- GC 5. Any revisions to the CC&Rs shall require prior city approval.
- GC 6. Maintenance and repair obligations of all private streets/driveways.
- GC 7. Maintenance and repair obligations of all open spaces and Common Area.
- GC 8. Prohibition against outdoor storage.
- GC 9. Prohibition against alterations to architectural treatments.
- GC 10. Requirement that all garage spaces be maintained in such a manner as to be able to be used for parking of two cars.
- GC 11. Prohibition against parking in driveway areas and in front of garages.
- GC 12. All exterior lighting shall be designed, arranged, directed, or shielded in such a manner as to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjoining land uses and/or roadways.
- GC 13. Prohibition against residents using guest parking spaces.
- GC 14. Residents' vehicles shall be stored in the garages at all times while on the site. Residents shall not be allowed to use Guest Parking for their own vehicles.
- GC 15. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds and graffiti. Graffiti

shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.

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

- GC 16. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees under Government Code section 66477, are not included under this noticing requirement. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions.
- GC 17. The site layout shall be in accordance with the submitted plans dated January 3, 2023 and the approved project plans of SPR #1-18, approved by the Planning and Environmental Quality Commission. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision. Minor modifications or alterations to the subdivision of air space shall be subject to the review and approval of the Community Development Director.
- GC 18. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including but not limited to review of all documents required by these conditions of approval.
- GC 19. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of Vesting Tentative Map #1-22, and the subsequent Notice of Exemption. 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 an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorney's fees.



### **VESTING TENTATIVE MAP**

- VTM 1. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Gardena Municipal Code section 17.08.070 or by State law. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.
- VTM 2. The tentative tract map shall conform to the provisions of the State Subdivision Map Act and Title 17 of the Gardena Municipal Code (Subdivisions).
- VTM 3. In accordance with Section 17.08.170 of the Gardena Municipal Code, the applicant shall dedicate all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be underground.
- VTM 4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.
- VTM 5. Prior to initial phase associated with building construction, all above ground and underground infrastructure shall be installed.
- VTM 6. The applicant shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code which requires a payment of \$10,000 per unit for market rate units. Total in lieu park fees due is \$50,000 and shall be paid in full to the City prior to final map.

### **BUILDING**

- BS1. The project shall comply with all applicable portions of the 2022 California Building Standards Code (Title 24, California Code of Regulations; parts 1 through 12), as adopted and amended by the City of Gardena.
- BS2. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, and/or State Law.
- BS3. The CC&Rs shall require the Homeowners Association to maintain the parking lot and striping in good condition.

## **PUBLIC WORKS**

- PW1. The applicant shall remove and replace all existing concrete sidewalk in front of the project site.
- PW2. The applicant shall remove and replace all existing concrete curb and gutter in front of the project site.
- PW3. The applicant shall remove all abandoned driveways and replace with new curb, gutter and sidewalk in front of the project site.
- PW4. The applicant shall remove and replace AC pavements to match westerly cross section of West 149<sup>th</sup> Street.
- PW5. The applicant shall plant street trees per the Master Street Tree Plan of the City of Gardena.
- PW6. The applicant shall install street improvements along a seven-foot strip on the south side of the property and provide an easement to the City for such property. Prior to commencing improvements, the applicant shall submit a street improvement plan to Gardena's Department of Public Works showing all sidewalk structures on plans (i.e. the pole, hydrants, and traffic signal conduit) and all requirements including seven-foot widening of West 149<sup>th</sup> Street. Street improvement plans shall be designed and signed by a registered Civil Engineer and approved by the Public Works Department.
- PW7. A Public Works Encroachment/Excavation permit shall be required.

## **LOS ANGELES COUNTY FIRE DEPARTMENT**

- FD1. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
- FD2. The applicant shall provide minimum unobstructed width 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 of the Los Angeles County Fire Code, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building (Los Angeles County Fire Code 503.1.1 and 503.2.2).
- FD3. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction (Los Angeles County Fire Code 501.4).
- FD4. Three copies of the Final Map shall be submitted to the County of Los Angeles Fire Department Fire Prevention Land Development Unit for review and approval prior to recordation.
- FD5. Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in

accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.

FM Marketing & Properties, LLC certifies that he/it has read, understood, and agrees to the Project Conditions listed herein.

FM Marketing & Properties, LLC, Representative

---

By

---

Date

ENGINEER  
**DENN ENGINEERS**  
 3914 DEL AMO BOULEVARD, STE. 921  
 TORRANCE, CA 90503  
 310-542-9433

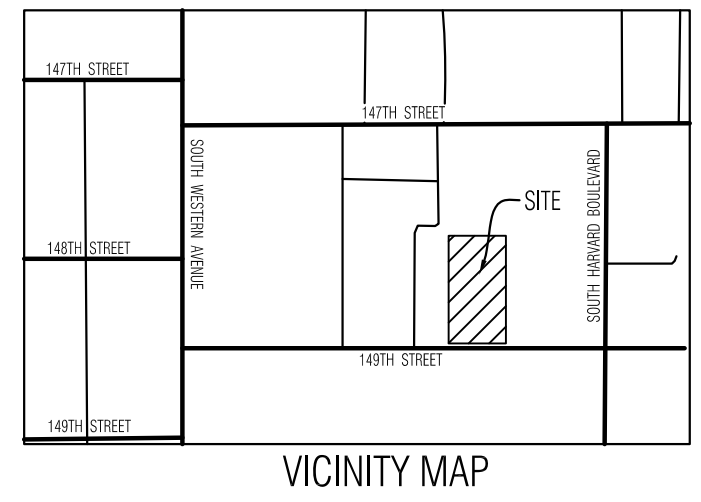


# VESTING TENTATIVE TRACT NO. 83979

IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 FOR CONDOMINIUM PURPOSES

SHEET 1 OF 1 SHEET  
 SCALE: 1" = 10'

*Gary J. Roehl*  
 GARY J. ROEHL  
 R.C.E. 30826  
 1-3-2023  
 DATE



**SUBDIVIDER**  
 FAHIM MANSOUR  
 350 S. CRENSHAW BLVD., SUITE A 203  
 TORRANCE, CA 90503  
 PHONE (310) 617-7911

**LEGAL DESCRIPTION**  
 LOTS 61 & 62,  
 TRACT NO. 4617,  
 M.B. 53-69,  
 APN 6103-022-091

**JOB ADDRESS**  
 1715 W 149TH STREET  
 GARDENA, CA 90247

- NOTES**
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
  - ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
  - THIS IS A 6 UNIT CONDOMINIUM PROJECT.

- \* TRACT NO. 46346  
 M.B. 1176-57-59
- \*\* TRACT NO. 4617,  
 M.B. 53-69

Ⓐ A PROPOSED 7-FOOT WIDE EASEMENT TO THE CITY OF GARDENA FOR PUBLIC ROAD AND RIGHT-OF-WAY PURPOSES TO BE RECORDED ON THE FINAL MAP.

**LEGEND**

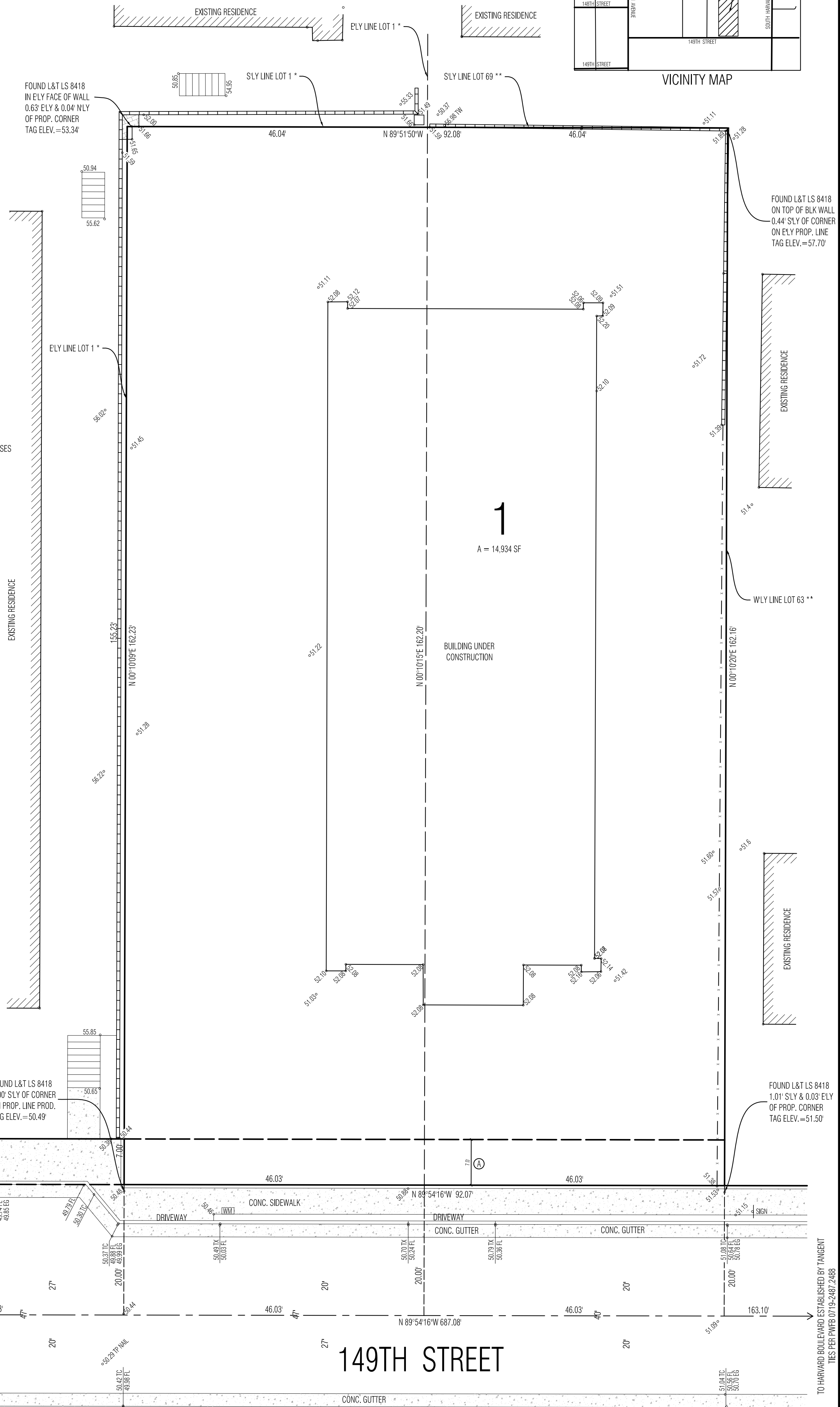
- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RET
- ELY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER
- PL P/L PROPERTY LINE
- PP POWER POLE
- SAW SPINE AND WASHER
- Sly SOUTHERLY
- SPK SPIKE
- STK STAKE
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVE APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

**NOTE:**  
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

Ⓢ USA NATIONAL TITLE COMPANY  
 ORDER NO. 072240019-40  
 DATED OCTOBER 24, 2022



TO FOUND S&W L.S. 8080 @ SOUTH WESTERN AVENUE  
 PER PWFB 07-19-2487, 2488

TO HARVARD BOULEVARD ESTABLISHED BY TANGENT  
 TIES PER PWFB 07-19-2487, 2488

22-275



## NOTICE OF PUBLIC HEARING

**PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, May 16, 2023, at 7:00 p.m.,** the Planning Commission of the City of Gardena will conduct a public hearing to consider the following and make a recommendation thereon:

### **1. Vesting Tentative Map #1-22**

A request for a vesting tentative map per Chapter 17.08 of the Gardena Municipal Code, for the subdivision of airspace to create five condominium units for a property located in the Medium Residential Multiple-Family Residential Zone (R-3) zone and direct staff to file a Notice of Exemption pursuant to Guidelines section 15061(b)(3).

**Project Location: 1715 West 149<sup>th</sup> Street**

**Applicant: FM Marking & Properties, LLC**

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to post questions during the hearing. Comments may also be submitted via email to [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org) or by mail to 1700 W 162<sup>nd</sup> Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

Kevin La  
Planning Assistant



**300' FOOT RADIUS MAP**  
**KEYED TO PROPERTY OWNERSHIP LIST**  
 1715 W. 149<sup>th</sup> Street, Gardena, CA 90247  
 Lots 61 & 62, Tract Map 4617,  
 as recorded in the office of the Los Angeles County Recorder  
 APN 6103-022-091  
 November 7, 2022

PREPARED FOR: FM Marketing & Properties, LLC 350 S. Crenshaw Blvd., Suite A203 Torrance, CA 90503 310-617-7911	PREPARED BY: Denn Engineers Attn: Maria Islas 3914 Del Amo Blvd., Suite 921 Torrance, CA 90503 310-542-0422 / mari@denn.com
--	--