



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, July 19, 2022 – 7:00 PM
1700 W. 162nd Street, Gardena, California

In order to minimize the spread of the COVID 19 virus Governor Newsom has signed Assembly Bill 361 that temporarily suspend requirements of the Brown Act. Gardena Board/Commission/Committee Members may attend this meeting telephonically.

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 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

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.

PARTICIPATE BEFORE THE MEETING by emailing the Planning Commission at PlanningCommission@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference:
<https://us02web.zoom.us/j/81539292220>
- Via Phone Conference Phone number: US +1 669 900 9128, Meeting ID: 815 3929 2220
Press *9 to Raise Hand and *6 to unmute when prompted.
- If you wish to speak on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items you will be allowed to speak during Oral Communications. Members of the public wishing to address the Commission/Committee/Board will be given three (3) minutes to speak.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan
5. Kale Morita

3. **APPROVAL OF MINUTES**

3.A **June 21, 2022 Meeting**
[22_06_21 PCMIN.pdf](#)

4. **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.

5. **PUBLIC HEARING ITEMS**

5.A **Conditional Use Permit #5-22**

A request for a conditional use permit, per section 18.30.030.A of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in a new karaoke bar located in the General Commercial (C-2) and Parking (P) zone with a Mixed-Use Overlay (MUO) and direct staff to file a Notice of Exemption as an existing facilities project.

Project Location: 15210 S Western Ave

Applicant: Kyeang Linda Jo

[Staff Report \(5-22\) .pdf](#)

[Resolution No. 10-22 \(5-22\).pdf](#)

[Exhibit A Conditions of Approval \(5-22\).pdf](#)

[Exhibit B - Project Plans \(5-22\).pdf](#)

6. **PRESENTATIONS**

6.A **Updates on Past and Upcoming Development Projects**

6.B **Introduction of the New Economic Development Manager, Jackie Choi**

7. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

8. **PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

9. **ADJOURNMENT**

The Planning and Environmental Quality Commission will adjourn to the next meeting at 7:00PM August 2nd.

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.

Dated this 15th day of July 2022.

/s/ GREG TSUJIUCHI
Greg Tsujiuchi, Secretary
Planning and Environmental Quality Commission

MINUTES
Regular PEQC Meeting Notice and Agenda of the
Planning and Environmental Quality Commission
Tuesday, June 21, 2022

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, June 21, 2022, in the 1700 W. 162nd Street, Gardena, California.

PARTICIPATE DURING THE MEETING VIA ZOOM

- Join Zoom Meeting Via the Internet or Via Phone Conference:
<https://us02web.zoom.us/j/82339137670>
- Via Phone Conference Phone number: US +1 669 900 9128,
- Meeting ID: 890 5604 3939
Press *9 to Raise Hand and *6 to unmute when prompted.
- If you wish to speak on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items you will be allowed to speak during Oral Communications. Members of the public wishing to address the Commission/Committee/Board will be given three (3) minutes to speak.

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

Present: Chair Stephen P Langley; Vice Chair Deryl Henderson;
Commissioner Steve Sherman; Commissioner Jules Kanhan; Commissioner
Kale Eaton.

3. **APPROVAL OF MINUTES**

3.A May 17, 2022

A motion was made by Vice Chair Henderson and seconded by Commissioner Eaton to approve the minutes of the meeting on May 17, 2022. The minutes were approved 5-0-0

Ayes: Henderson, Eaton, Sherman, Langley, Kanhan,
Noes: None
Absent: None

4. **ORAL COMMUNICATIONS**

Chair Langley invited anyone from the public to speak on any issues not on the agenda; however, there were no members of the public wishing to speak under oral communications.

5. **PUBLIC HEARING ITEMS**

5.A **CONDITIONAL USE PERMIT #4-22**

A request for a conditional use permit, per section 18.32.030.C of the Gardena Municipal Code, to operate an adult day care facility within an 11,830 square foot tenant space in an existing medical and professional office building located in the General Commercial (C-3) zone and direction to staff to file a Notice of Exemption as an Existing Facility.

APPLICANT: David Kim

LOCATION: 1045 Redondo Beach Blvd, Suites 150-190 (APN: 6114-028-050)

Planning Assistant, Kevin La, presented the Staff Report and recommended that Planning Commission open the public hearing, receive testimony from the public and adopt Resolution #9-22, approving Conditional Use Permit #4-22, subject to the attached Conditions of Approval, and directing staff to file a notice of exemption.

Chair Langley opened the public hearing and the discussion to the general public.

Vice Chair Henderson asked if the business has any relation to the existing day care facility near Western Avenue.

Chair Langley asked if the proposal is on the first floor and what is at the existing first floor of the building.

The applicant stated that they are not in any relation to the day care facility near Western Ave. and the business is on the first floor at suites 150 and 170. Currently, there is a learning center and veterans service center, but will be relocated to other suites in the same building. The applicant mentioned that they are opening additional facilities in surrounding cities and have successfully operating facilities and will be an immense service to the adult community in hopes for the Commission's consideration.

Chair Langley closed the public hearing.

MOTION: It was moved by Commissioner Eaton and seconded Commissioner Kanhan to adopt Resolution No. PC 9-22 approving Conditional Use Permit #4-22, subject to the attached Conditions of Approval, and directing staff to file a notice of exemption.

The motion passed by the following roll call vote:

Ayes: Eaton, Kanhan, Langley, Henderson, Sharman

Noes: None

5.B ENVIRONMENTAL ASSESSMENT #5-21, ZONE TEXT AMENDMENT #2-21, ZONE CHANGE #1-21, CONDITIONAL USE PERMIT #1-21, SITE PLAN #3-21

The applicant requests the following to develop a new U-Haul Moving, Storage, Retail store:

- Zone Text Amendment (ZTA #2-21) to amend Gardena Municipal Code Section 18.34.030, to allow for greater ground floor street frontage when a proposed self-storage facility is set back at least 50 feet from the public right-of-way in the Heavy Commercial (C-4) zone.
- Zone Change (ZC #1-19) to change the zoning of the site from General Commercial (C-3) with a Mixed-Use Overlay (MUO) to Heavy Commercial (C-4) with a MUO;
- Conditional Use Permit (CUP #1-21) to allow for the self-storage facility within the C-4 Zone;

Senior Planner, Amanda Acuna, presented the Staff Report and recommended that Planning Commission open the public hearing, receive testimony from the public and recommend approval to City Council the adoption of Resolution #10-22 for a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program and Resolution #11-22, recommending approval to City Council of Zone Text Amendment #2-21, Zone Change #1-21, and Conditional Use Permit #1-21 and approve Site Plan #3-21, subject to the attached Conditions of Approval.

Lisa Kranitz addressed a public comment regarding height of the proposed buildings and stated that the project complied with the maximum allowed height in the existing and proposed zoning district, in accordance with the Gardena Zoning Code.

Chair Langley opened the discussion to the general public.

Chair Langley inquired what other uses can be permitted in the zone and if a five-story medical office can be proposed on the same property.

Ms. Acuna responded that the zone is within the C-3/MUO zone and allows for general commercial uses such as offices, restaurants, etc., and the MUO zone allows for residential uses. The maximum height regardless of use is up to 65' for any permitted uses.

The applicant thanked Ms. Acuna for her presentation and is open to any public questions. The applicant also stated that U-Haul has been providing service to the City for over 40 years and wants to bring a modern-day facility to better serve the community.

Commissioner Kanhan asked how many self-storage units are currently on the site.

The applicant stated they have about 280 self-storage units on site.

Commissioner Henderson inquired if there will be more units and amenities than on-site currently.

The applicant responded that there will be more amenities and will have a display of 11 spaces at the shunting area and will propose roughly 25 tools and other amenities for storage.

Members of the Southwest Regional Council of Carpenters (SWRCC), Joseph Goldblatt, Raymond Dennis, Stephen Donhew, James Matthews, Roberto Ruiz, and Ruben, made requests that the applicant should hire local contractors for the construction of work to further stimulate the local economy and voiced concerns about the Environmental Impact Report (EIR).

Shereef Nasr, neighboring resident to the U-Haul project site, stated that he is currently impacted by U-Haul with extended hours not stated at their business, and other extraneous activities that he views as worrisome for the safety and wellbeing of the community. He strongly advised to not move forward.

Donnis Broussard, current employee for U-Haul, stated that the project would be a great addition to the community and local hiring will benefit the construction. He also stated that there were little to no negative impacts to the City and averages about 98% self-storage occupancy at the currently location.

Rachel Johnson stated that local hiring would be good, however, she believed that the five-story building would not be compatible with the neighborhood. Ms. Johnson mentions that there was no community input to local groups and that the applicants should have had a community input for the project. She also had concerns about the abandoned restaurant and possible illicit activities over the years.

A local resident commended U-Haul for wanting to modernize the project and expressed their like for the overall project. The resident also mentioned that self-storage would have little to no noise since there would not be an increase to traffic. He also wanted to have more local community input in the event that it is needed.

The applicant thanked the residents for their comments and issues they brought up. The applicant reiterated that traffic trip generation would be expected at about 30-31 trips to a weekday compared to thousands of trips on commercial uses. They went on to say that the project met the required parking on-site to inhibit cars parking on the street. In addressing the community's comments, the applicant stated that the existing restaurant building would be demolished and redeveloped to help beautify the street corner.

Vice Chair Henderson asked how all patrons of the existing U-Haul facility will be compensated for the displacement of the new facility during construction.

The applicant responded that the patrons will be moved to a neighboring facility and all transitions/accommodations will happen before demolition.

Commissioner Eaton inquired about the east façade and if the elevation would be completely concrete and/or have windows proposed.

The applicant answered that there will be a mix of materials with no windows. It will also have landscaping on the eastern side of the building and elaborated about the elevation's architectural details. They also confirmed that the subject façade will be architecturally pleasing, and there is an existing wall to block ground level parking views facing the neighboring residents. The questioned windows are only facing the front portion of the building facing the street for roadside appeal, but no other windows will be proposed along the east side of the building facing the residential building.

Chair Langley requests further elevation renderings to satisfy the community's comments.

Commissioner Eaton has concerns for the neighboring Rosecrans Place or if the applicant had talked to the Rosecrans Place to architecturally blend the projects.

Commissioner Sherman stated his opposition of the project at this point in time.

Commissioner Kanhan had concerns about the real estate pricing for the Rosecrans Place when the U-Haul building is finished with construction.

Vice Chair Henderson inquired if the two buildings proposed could be switched to soften the impact of the neighboring building's view.

Chair Langley stated he was leaning towards denial and wants additional renders and information to be in place before a formal decision.

The applicant proposed to conduct a community workshop to gain input on renderings of the areas of concern.

Chair Langley closed the public hearing.

MOTION: Vice Chair Henderson motions to continue the item to a future meeting which will be re-noticed in the Gardena Valley News and new mailers will be sent to all properties within a 300-foot radius of the project and Commissioner Eaton seconded.

The motion passed by the following roll call vote:

Ayes: Henderson, Eaton, Langley, Kanhan

Noes: Sherman

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Mr. Tsujiuchi mentioned that the housing developers of the Moneta Pointe project located at 13633 Vermont Avenue had two approximately 800 square-foot townhomes dedicated to low-income families, were being advertised and applications were being accepted at that time.

Ms. Acuna requested that if the Planning Commissioners would like to order a nametag to contact staff if they had not already received one.

7. **PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS**

Commissioner Eaton stated that he recently changed his surname to "Morita" and will need a new nametag.

Commissioner Kanhan inquired about the Moneta Pointe townhomes' pricing.

Mr. Tsujiuchi answered that those homes were being advertised at \$150,300.

Chair Langley inquired about questions asked from the SWRCC.

Ms. Kranitz stated that the city does not have the authority to condition a project like the U-Haul project, to hire local.

Ms. Acuna presented her contact information to the public if they had questions or concerns about the U-Haul Project.

8. **ADJOURNMENT**

Chair Langley adjourned the meeting at 9:00 P.M.

Respectfully submitted,

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 10-22
CONDITIONAL USE PERMIT #5-22
AGENDA ITEM #5.A

DATE: July 19, 2022

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Kevin La, Planning Assistant

APPLICANT: Kyeang Linda Jo (DBA Sul Bar)

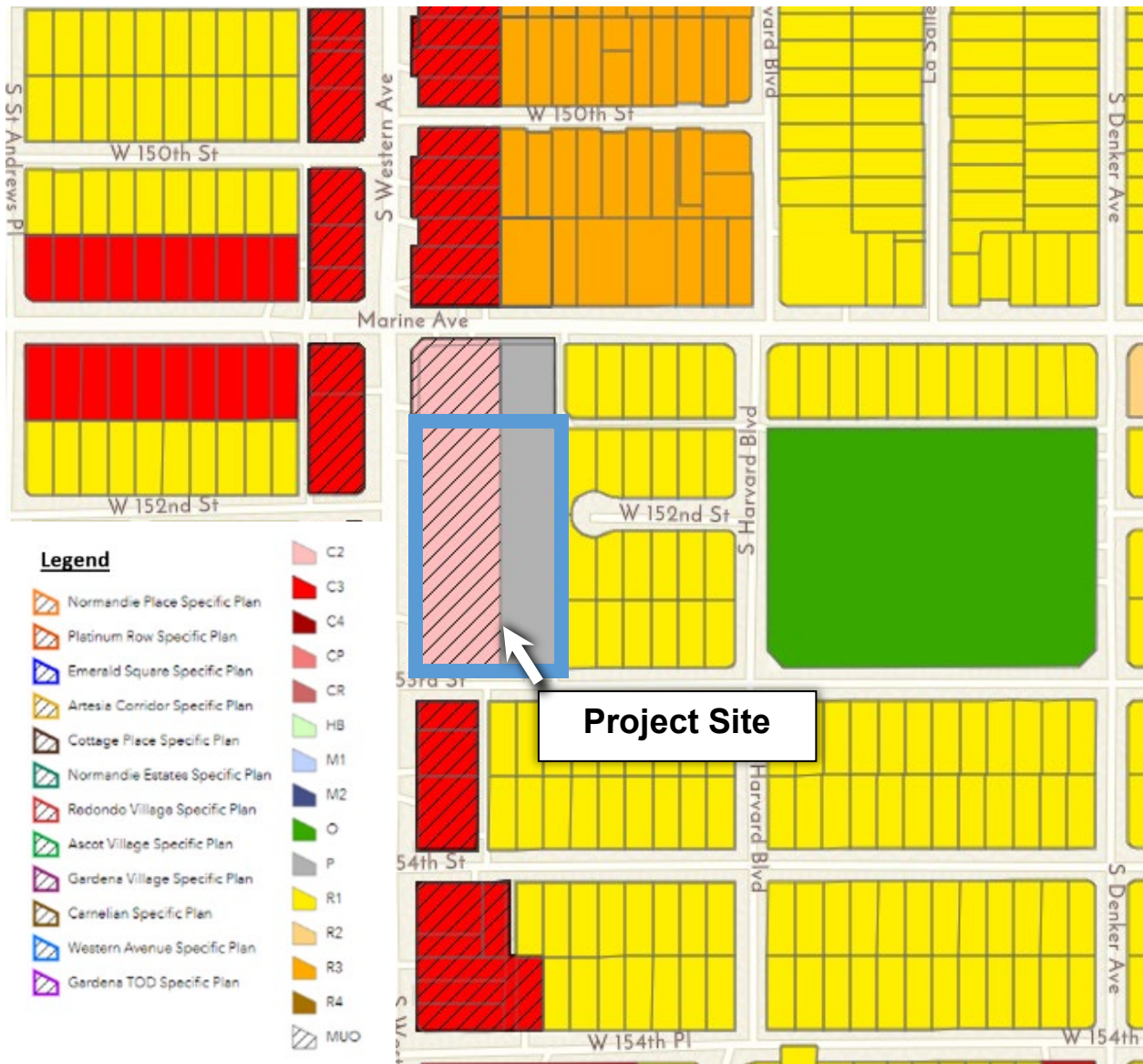
LOCATION: 15210 Western Avenue (APN: 6103-018-025)

REQUEST: A request for a conditional use permit, per section 18.30.030.A of the Gardena Municipal Code, to allow the on-site sale and consumption of beer and wine in a new karaoke bar located in the General Commercial (C-2) and Parking (P) zone with a Mixed-Use Overlay (MUO) and direct staff to file a Notice of Exemption as an existing facilities project.

BACKGROUND/SETTING

On May 17, 2022, an application for a conditional use permit (CUP) was submitted to allow the on-site sale and consumption of beer and wine for a new karaoke bar business that will be known as Sul Bar. The proposed bar is located at the Seoul Plaza shopping center at 15210 Western Avenue (Figure 1: Vicinity/Zoning Map), within an existing 1,270 square foot tenant space. The karaoke bar will need to obtain approval of an entertainment permit from City Council before the business can be open to the public, per Chapter 5.32 of the Gardena Municipal Code (GMC). A Type 42 license from the California Department of Alcoholic Beverage Control (ABC) will be required in addition to the CUP and entertainment permit from the City.

Figure 1: Vicinity/Zoning Map



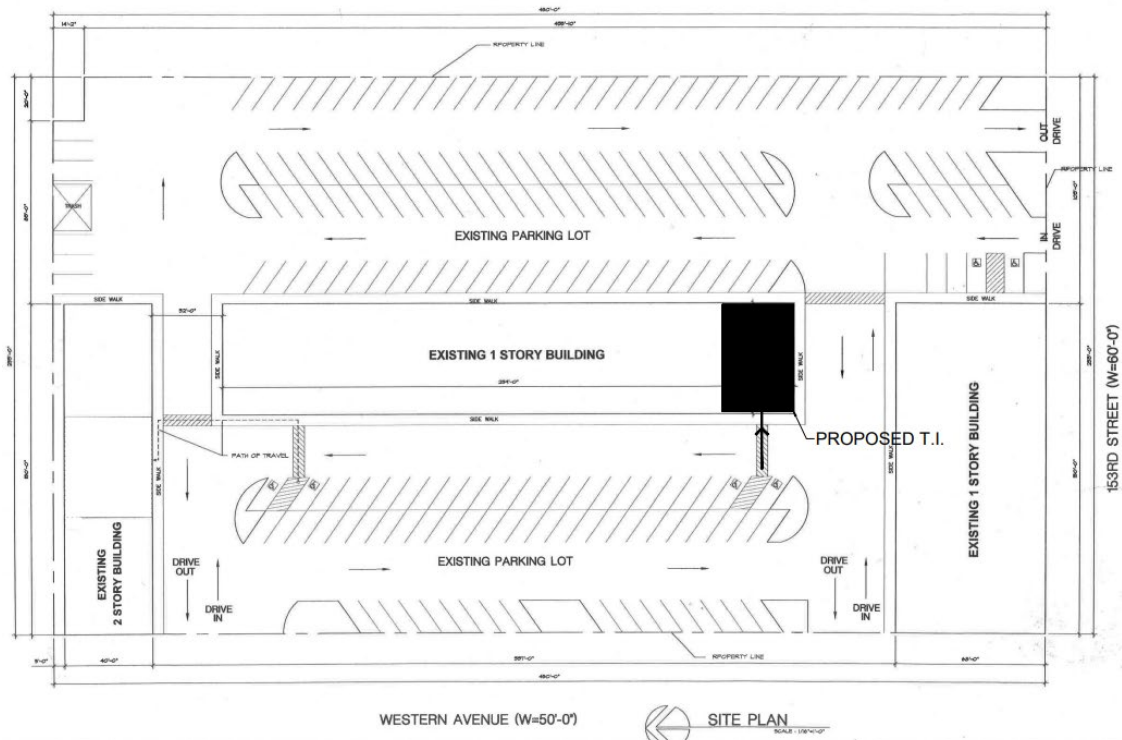
As shown in Figure 1, the Subject Property is zoned Commercial (C-2) and Parking (P) with a Mixed-Use Overlay (MUO). The site is bounded by a vacant auto-repair business where 7 Leaves was approved and an apartment building to the north, (C-2/P/MUO), West 153rd Street to the south, Western Avenue to the west, and single-family homes (R-1) to the east as similarly shown on Table 1.

Table 1: Surrounding Uses

Direction	Zone:	Uses:
North	C-2/MUO/P	Auto-repair business and apartment building
South	N/A	West 153 rd Street
West	N/A	Western Avenue
East	R-1	Single-family homes (R-1)

The subject property is located within a 2.78-acre parcel that contains an existing shopping center know as Seoul Plaza. Seoul Plaza is composed of three different structures: one two-story building located to the north end of the property, and two one-story buildings located in the center and south end. The site consist of two parking lots: one located on the west side of the property with access from Western Avenue, and the second located to the eastern side with access from West 153rd Street. Seoul Plaza includes a mix of salons, restaurants, retail, and entertainment businesses. The proposed karaoke bar will occupy an existing tenant space within the strip commercial building in the middle of Seoul Plaza that was previously occupied by a vape retail shop (Figure 2: Site Plan).

Figure 2: Site Plan

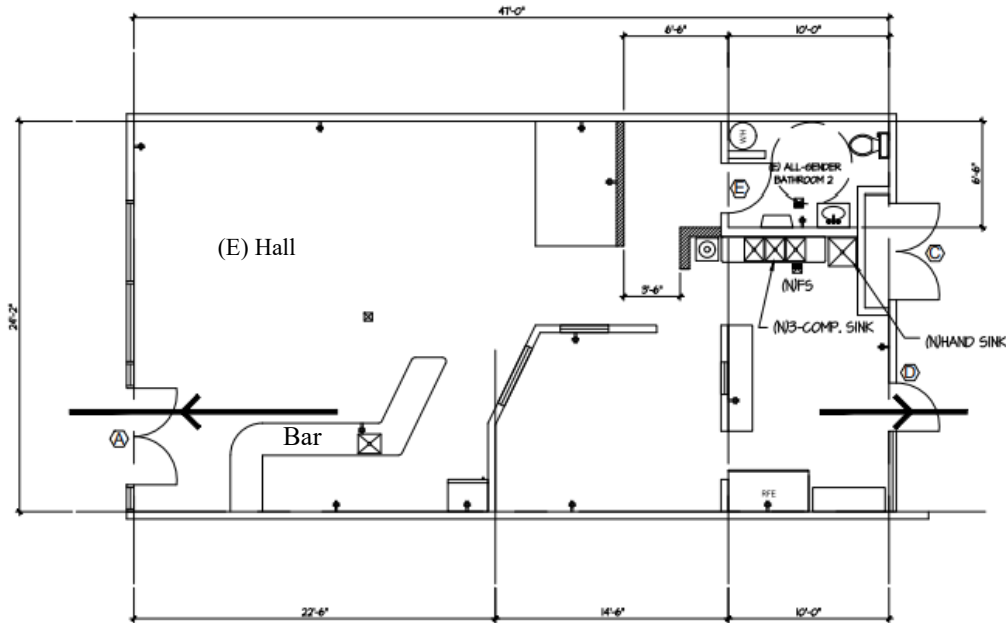


PROJECT DESCRIPTION

The applicant will occupy the tenant space as a karaoke bar and is requesting approval of a conditional use permit for the sale of beer and wine for on-site consumption. If the conditional use permit is approved the applicant will then apply for a Type 42, On-Sale Beer and Wine license, with the State Alcoholic Beverage Control (ABC) Board. This type of license is for businesses serving and selling only beer and wine for on-site consumption where minors are not allowed to enter or remain in the tenant space. The business will also offer prepackaged foods and will operate from 12:00 pm to 1:30 am daily. As seen

in the Figure 3, the applicant is proposing minor tenant improvements to include a bar counter, sink and refrigerated appliances. In total, there will be 28 seats available for patrons. Of those 28 seats, twenty seats are spread across five tables in the hall and eight seats will be located at the bar area.

Figure 3: Establishment's Floor Plan



ANALYSIS

CONDITIONAL USE PERMIT

Pursuant to section 18.32.030.B of the Gardena Municipal Code, a conditional use permit is required for any establishment selling or serving alcoholic beverages in the C-2 zone. Therefore, the application for a conditional use permit is deemed proper and if approved, will allow the applicant to sell and serve beer and wine at the subject property and is subject to ABC's regulations for Type 42 licenses.

DEVELOPMENT STANDARDS

The karaoke establishment is located in an existing commercial strip within a larger shopping center, Seoul Plaza, which was developed in 1955 and expanded in 1956. The applicant's request for on-site sale and consumption of beer and wine does not include any type of exterior improvements that will alter the existing building footprint nor the exterior facade. The applicant however, will change the building wall sign to the new business name, which will be subject to be meeting the minimum requirements of GMC Chapter 18.58 (Sign Code) and obtaining a building permit. The tenant improvements to

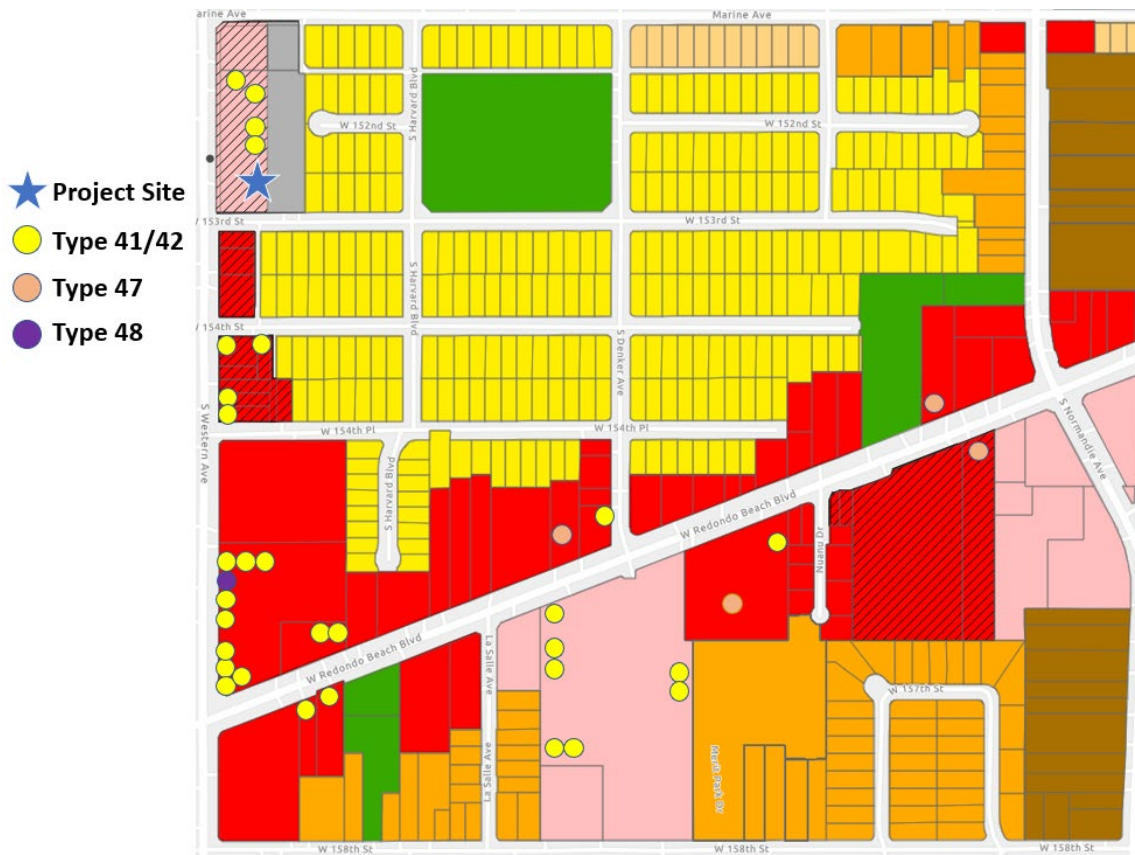
operate a karaoke bar does not cause a need for site alteration for the existing shopping center.

ABC CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY

The subject property is located within Los Angeles County Census Tract 6030.06 which is bounded by Marine Avenue to the north, West 158th Street to the south, Western Avenue to the west and Normandie Avenue to the east. According to the California Department of Alcoholic Beverage Control (ABC), there are currently 34 businesses within the respective census tract with an approved alcohol license for on-site sale and consumption as outlined below and displayed in Figure 3. These licenses include:

- 29 Type 41 licenses (on-site sale of beer and wine for bona fide public eating place)
- One Type 42 license (on-site sale beer and wine for bar or tavern)
- Three Type 47 licenses (on-site sale general for bona fide public eating place)
- One Type 48 license (on-site sale of general for bar)

Figure 3: Census Tract 6030.06, Concentration of ABC Licenses



The following four restaurants in the shopping center currently have an active on-site Type 41 alcohol license and a conditional use permit: Dong Nea Gil, Pho Daily, Tofu Village, and Hwang's Restaurant.

The applicant will need to submit a "Public Necessity or Convenience" application to the Department of ABC that will be reviewed prior to obtaining an alcohol license. The applicant is utilized in cases where there is a concentrated amount of liquor licenses within a geographic area; the applicant must demonstrate how the business operations will benefit the surrounding community. This is not a determination for the City.

SENSITIVE RECEPTORS

The subject property abuts single family residential dwellings on the east. Figure 4 identifies other nearby sensitive receptors to the subject property, and Table 2 provides the proximity of the nearest sensitive receptors to the property. Staff does not foresee any compatibility issues with the surrounding community.

Figure 4: Sensitive Land Use



Table 2: Proximity of Sensitive Uses

Sensitive Use	Address	Proximity
Single Family Dwelling	1723 W 153 rd St, Gardena, CA 90247	100 Feet
153 rd St Elementary School	1605 W 153 rd St, Gardena, CA 90247	470 Feet
LA Korean Presbyterian Bible Church	1655 Marine Ave, Gardena, CA 90247	770 Feet
Doulos Community Church	1925 Marine Ave #3803, Gardena, CA 90249	1,260 Feet
Tenrikyo Gardena Church	1920 W 150 th St, Gardena, CA 90249	1,340 Feet
Chapman Elementary School	1947 Marine Ave, Gardena, CA 90249	1,360 Feet

PARKING AND NEIGHBORHOOD CIRCULATION

As mentioned above, the property is located within an existing shopping center, Seoul Plaza, that includes various commercial retail and service businesses. Seoul Plaza has two parking lot areas that are shared between the businesses as shown on Figure 2. One parking lot abuts Western Avenue and is located towards the center of the property. The rear parking lot is located to the east side of the property and is intended for employee and customer parking. The rear parking lot is in the Parking zone, which serves to provide a buffer commercial center and the abutting single-family residential dwellings. A condition has been added to require the rear (east) door of the proposed business to remain closed at all times, except to allow employee ingress/egress. The change in tenant from a Vape shop to a karaoke bar does not change the land use of Seoul Plaza as a shopping center and no new parking requirements are triggered.

Pedestrian access to the property is provided by sidewalks along Western Avenue and 153rd Street. Vehicle access to the property is provided by two driveway entrances on Western Avenue as well as one driveway entrance on 153rd Street.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Western Avenue as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principle urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. 153rd Street is designated as a local street that is intended to provide vehicular, pedestrian and bicycle access to individual parcels. The applicant's request to sell and serve alcohol as part of a karaoke bar within the commercial shopping center is not expected to attract excess traffic that would ultimately affect the circulation in the area as the alcohol service will be complimentary to the entertainment use. In addition, the applicant is not proposing any expansion of the property's footprint; therefore, the site will continue to meet the parking requirements, as previously approved. Staff does not foresee any adverse traffic impacts.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed project is consistent with the economic development goal and policy set forth in the Gardena General Plan. The General Plan designates the subject property as a Neighborhood Commercial land use, which covers a wide variety of land uses and is implemented by the Commercial (C-2), Parking (P), and Mixed-Use Overlay (MUO) zones. Karaoke bars are allowed uses in the C-2 zone with the approval of a conditional use permit for the sale of alcohol. The additional entertainment permit that is required is a regulatory permit that is approved by the City Council and has nothing to do with the zoning. The proposed project is consistent with the C-2 zone and the Neighborhood Commercial land use with the approval of the CUP. The proposed project is consistent with Economic Development Goal 1 of the Community Development Element:

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, encourages diversification of businesses to support the local economy, and provides a stable revenue stream. Allowing the conditional use permit will allow for a different business type within the area and allow the shopping center to continue maintaining a sound tax base for the City.

ENVIRONMENTAL IMPLICATIONS

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible expansions of use in existing facilities 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 nor the exterior facade as previously approved. Seoul Plaza remains a shopping center and this is merely the substitution of one tenant for another. Therefore, the sale of beer and wine for on-site consumption is seen as a negligible expansion of use.

The project is also categorically exempt from the provisions of CEQA pursuant to Guideline Section 15061(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. As stated above, the sale of beer and wine consumed on site is not an expansion of the use and will not create any environmental effects.

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 sale of alcoholic beverages incidental to an entertainment establishment 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 alcohol is taking place is not considered a significant historical structure by any governmental body.

Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project is categorically exempt from CEQA.

NOTICING

The notice of public hearing for Conditional Use Permit #5-22 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on July 8, 2022. 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 PC 10-22 approving Conditional Use Permit #5-22 subject to the attached Conditions of Approval and directing staff to file a Notice of Exemption.

ATTACHMENTS

Resolution No. PC 10-22

Exhibit A: Draft Conditions of Approval

Exhibit B: Project Plans

RESOLUTION NO. PC 10-22

**A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #5-22 TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE IN A NEW KARAOKE BAR LOCATED IN THE COMMERCIAL (C-2) AND PARKING (P) ZONE WITH A MIXED-USE OVERLAY (MUO) AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION
15210 WESTERN AVENUE
(APN: 6103-018-025)**

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

SECTION 1. RECITALS.

A. On May 17, 2022, an application for a conditional use permit was submitted to allow the on-site sale and consumption of beer and wine in a new karaoke bar, to be called Sul Bar,(the “Sul Bar Project” or “Sul Bar”), located at 15210 Western Avenue (the “Subject Property”);

B. The General Plan Land Use Plan designation of the Subject Property is Neighborhood Commercial, and the zoning is C-2 (Commercial) and P (Parking) with an MUO (Mixed-Use Overlay);

C. The Subject Property is bounded by vacant auto repair business, where 7 Leaves was approved, and an apartment building zoned as Commercial (C-2) and Parking (P) with a Mixed-Use Overlay (MUO) to the north, West 153rd Street to the south, Western Avenue to the west, and single-family homes (R-1) to the east.

D. On July 8, 2022, a public hearing was duly noticed for a virtual Planning and Environmental Quality Commission meeting for July 19, 2022, at 7 PM;

E. On July 19, 2022, the Planning and Environmental Quality Commission held a public hearing at which time it considered all material and evidence, whether written or oral; and

F. 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.

SECTION 2. CONDITIONAL USE PERMIT #2-22

Conditional Use Permit #5-22 to allow the on-site sale and consumption of beer and wine in Sul Bar located in the Commercial (C-2)zone as shown on the plans presented to the Planning Commission on July 19, 2022, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

A. 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 Gardena Municipal Code, a conditional use permit 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 a Type 42 license from the Department of Alcohol Beverage Control (ABC), will allow the sale of beer and wine for onsite consumption on public premises. The Subject Property is zoned C-2, P, and MUO; therefore, the application for a conditional use permit is deemed proper and will authorize the applicant to sell and serve beer and wine in Sul Bar at the Subject Property, subject to obtaining the Type 42 license from ABC.

B. 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 sale and consumption of beer and wine at Sul Bar is compatible with the surrounding uses as the alcohol sales will be ancillary to the primary karaoke use, which will require approval of an entertainment permit from City Council. The conditions of approval will ensure that the operations of the karaoke bar will be compatible with, and not detrimental to, the surrounding land uses.

The Project will be consistent with the following General Plan Goal:

- Economic Development Plan ED 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, encourages diversification of businesses to support the local economy, and provides a stable revenue stream.

Allowing the conditional use permit will allow for a different business type within the area and allow the shopping center to continue maintaining a sound tax base for the City . The applicant shall adhere to all conditions of approval including the State of California Alcoholic Beverage Control operating conditions; thereby ensuring, the use will not adversely affect surrounding land uses.

C. 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;

Sul Bar will occupy a 1,270 square foot tenant space within an existing commercial shopping center. The applicant's request for on-site sale and consumption of beer and wine does not include any type of exterior improvements that will alter the existing building footprint nor the exterior façade. The applicant however, will change the building wall sign to the new business name, which will be subject to be meeting the minimum requirements of GMC Chapter 18.58 (Sign Code) and obtaining a building permit. The alcohol service will operate within an existing building and the improvements have been designed to accommodate the number of tables and bars as proposed. The tenant improvements do not cause a need for site alteration for the existing shopping center, therefore, the location is considered adequate in shape and size to accommodate the Project.

D. 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;

Pedestrian access to the Subject Property is provided by sidewalks along Western Avenue and 153rd Street. Vehicle access to the Subject Property is provided by two driveway entrances on Western Avenue as well as one driveway entrance on 153rd Street.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates Western Avenue as an arterial roadway. Arterial roadways are designed to carry larger volumes of traffic and serve as the principle urban thoroughfares connecting activity centers with adjacent communities, as described in the Circulation Plan. 153rd Street is designated as a local street that is intended to provide vehicular, pedestrian and bicycle access to individual parcels. The applicant's request to sell and serve beer and wine as part of a karaoke bar within the commercial shopping center is not expected to attract excess traffic that would ultimately affect the circulation in the area as the alcohol service will be complimentary to the entertainment use..

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

The conditions of approval for Conditional Use Permit #5-22 will ensure that the operations of Sul Bar with the sale of beer and wine will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

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

- A. Class 1—Section 15301 - Existing Facilities - the building in which Sul Bar will be operating in already exists. Sul Bar Project will not include any alterations to the existing building footprint nor the exterior facade as previously approved. Therefore, the sale of beer and wine for on-site consumption is seen as a negligible expansion of use.
- B. Guidelines Section 15061(b)(3) – CEQA does not apply where it can be seen with certainty that the project will not have any significant effect on the environment. Sul Bar is subject to approval of an entertainment permit from City Council. The sale of beer and wine consumed on site is not an expansion of the use and will not create any environmental effects
- C. The Sul Bar 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 sale of alcoholic beverages incidental to an entertainment establishment is not considered significant. The Sul Bar Project is not located along any state designated scenic highway nor within any designated hazardous waste site. The building where the sale of alcohol is taking place is not considered a significant historical structure by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval of the Project.

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 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 are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Sul Bar 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 July 2022.

STEPHEN LANGLEY, 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 19th day of July 2022, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Project Plans

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #5-22

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement.
- GC 2. 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 3. The floor plan layout shall be in accordance with the plans approved by the 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, as modified by such decision.
- GC 4. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to 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 action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #5-22 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of a business license from the Gardena Community Development Department.

PLANNING

- PL1. The applicant shall obtain approval of an entertainment permit, from City Council, for the use of karaoke within twelve (12) months from the date of approval of Conditional Use Permit #5-22 for the on-site sale of beer and wine.
- PL2. The applicant is permitted to operate a karaoke bar that sells and serves beer and wine (State of California Alcoholic Beverage Control License Type 42) for on-site consumption on a public premise.
- PL3. 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
- PL4. 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.
- PL5. The service of alcohol shall terminate each day 30 minutes prior to the official closing time for the establishment.
- PL6. The applicant/owner shall prohibit its patrons from loitering outside of the business and shall control noisy patrons leaving the business.
- PL7. The applicant shall ensure all alcohol consumption be confined within the business building area. Alcohol consumption outside the building area is prohibited. The applicant shall post a sign at the exit(s) of the business notifying business patrons that the consumption of alcoholic beverages outside is prohibited.
- PL8. The applicant shall not display advertising or signage that promotes the sale of alcohol at the site.
- PL9. All signs shall comply with the requirements set forth in Municipal Code Chapter 18.58.
- PL10. The applicant/owner shall prohibit any person age 20 or younger from entering or remaining on the premise.
- PL11. Noise generated from the business shall comply with Municipal Code Chapter 8.36.
- PL12. The rear (east) door of the business shall remain closed at all times, except to allow employee ingress/egress.

BUILDING

- BS1. The Project shall comply with all applicable portions of the City adopted version

of the California Building Code (Title 24, California Code of Regulations).

- BS2. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to: California Department of Alcohol Beverage Control (ABC), Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.
- BS3. The applicant shall comply with both State and City recycling programs. The applicant shall indicate where the recycling waste bin is located as well as the storage of empty kegs, if used. Compliance forms must be filled out prior to final approval.
- BS4. The applicant shall provide adequate storage for alcoholic beverages. The alcoholic storages shall not be located within the same space as the food and dry-goods storage areas as required by the health department.
- BS5. The applicant shall ensure that all the employees selling alcoholic beverages must enroll in, and complete, a certified training program approved by the California Department of Alcohol Beverage.
- BS6. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.

Kyeang Linda Jo, certifies that she has read, understood, and agrees to the Project Conditions listed herein.

Kyeang Linda Jo, Representative

By _____ Date _____

NOTES

THESE DRAWING AND SPECIFICATIONS COPIES THEREOF LEGAL INSTRUMENTS OF SERVICE OF USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE THAT SUBCONTRACTOR BEGINS WORK. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS AND CONSTRUCTION MANAGER BEFORE CONSTRUCTION BEGINS.

ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE DIMENSIONS ARE TO CENTER LINE, UNLESS OBVIOUSLY SHOWN, OR MARKED FACE OF CONCRETE (FOC) OR FACE OF STUD (FOS) OR FACE OF MAN SONY (FOM), OR FACE OF FINISH (FOF).

TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTION ARE GIVEN.

PROVIDE PEDESTRIAN AND PROPERTY PROTECTION BARRICADES AND / OR CANOPIES AS REQUIRED BY LOCAL AUTHORITIES, OR AS NECESSARY FOR PEDESTRIAN SAFETY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE, AND OF ALL DEBRIS, WHETHER CREATED BY THIS WORK, OR BY THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORKS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED. IF MADE NECESSARY BY ERRORS, CHANGES OR OTHER REASONS. ALL REPLACEMENT WORK SHALL MATCH ADDITIONAL SURFACE.

CONTRACTOR SHALL PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.

PROVIDE AREA FOR COMBUSTIBLE RUBBISH STORAGE.

ALL SURVEY DATA IS BASED ON AN ORIGINAL SURVEY BY JRN CIVIL ENGINEERS.

THERE SHALL BE NO EXPOSED PIPE CONDUITS, DUCTS, VENTS, ETC. IN DESIGNATED FINISH SPACE, UNLESS NOTED AS EXPOSED CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FIRE RATED SPACES, TO THE REQUIREMENTS OF THE APPLICABLE CODES AND STAND. PROVIDED FIRE DAMPERS AND ACCESS PANELS FOR DUCTS AND A.C. FIXTURE WHEN PASSING THROUGH THESE SPACES. PROVIDE APPROPRIATE FIRE ENCLOSURE BEHIND RECESSED LIGHT FIXTURE, WHERE REQUIRED.

EXIT DOOR SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 PERSONS (TITLE 19, ART. 3)

NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES.

GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FT. LOAD.

PROVIDE LEVER TYPE HARDWARE TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

EVERY REQUIRED EXIT DOORWAY SHALL BE NOT LESS THAN 3 FEET WIDE BY NOT LESS THAN 6 FT. 8 INCHES HIGH CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS A MINIMUM 32 INCHES.

THE FLOOR ADJACENT TO A DOORWAY SHALL BE NOT LEVEL AND CLEAR FOR A MINIMUM DEPTH OF 60" IN THE DIRECTION OF THE DOOR WAY SWING AND 44" IF SWINGING AWAY. THE FLOOR SHALL EXTEND BEYOND THE STRIKE EDGE 24" FOR EXTERIOR DOORS AND 18" FOR INTERIOR DOORS.

STORAGE IS PROHIBITED IN EXIT PASSAGEWAY WHICH ARE ALSO USED FOR SERVICE TO THE TENANTS. SUCH EXIT PASSAGEWAYS WHICH ARE ALSO USED FOR SERVICE TO THE TENANTS. SUCH EXIT PASSAGEWAYS SHALL BE PASTED WITH CONSPICUOUS SIGNS SO STATING.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE CALIFORNIA CONSTRUCTION SAFETY ORDERS.

CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AS TO WEIGHT AND LOCATIONS WITH STRUCTURAL SUPPORTS. IN THE EVENT THAT THE PURCHASED EQUIPMENT DEVIATED IN WEIGHT AND LOCATION FROM THOSE INDICATED ON THE PLANS, THE STRUCTURAL ENGINEER MUST BE NOTIFIED.

ALL TOILET ROOMS WITHOUT REQUIRED OPERABLE WINDOWS SHALL BE MECHANICALLY VENTILATED TO PROVIDE 5 MINUTE MINIMUM AIR CHANGE FAN SHALL BE CONSIDERED AS PART OF WORK.

IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES OR OMISSIONS FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING OR INTENT, THE DESIGNER SHALL BE NOTIFIED, IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.

WHERE FACTORY PRIME ITEMS OCCUR, SUCH AS GRILLS, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC. PAINT TO MATCH THE ADJACENT SURFACE AS DIRECTED BY THE DESIGNER. REFER TO SPECIFICATIONS FOR ALL OTHER ITEMS NOT INCLUDED ON THE FINISH SCHEDULES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE LOCAL BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.

PROVIDE OUTSIDE GAS SHUT-OFF VALVE, CONSPICUOUSLY MARKED.

PROVIDE WATERPROOF MEMBRANE OVER ALL EXTERIOR BUILDING WALLS BELOW GRADE CARRY WATERPROOF MEMBRANE 4" ABOVE FINISHED GRADE WHERE APPLICABLE.

TWO INCHES MINIMUM SAND IS TO BE PLACED OVER VAPOR BARRIER (6 MIL. MINIMUM), WHERE APPLICABLE.

INTERIOR WALL AND CEILING FINISH SHALL HAVE AT LEAST FLAME SPREAD RATING OF CLASS III AND SMOKE DENSITY OF 200.

FLOOR SHALL HAVE SURFACE THAT IS SLIP RESISTANT.

INTERIOR AND EXTERIOR THRESHOLDS SHOULD BE A MAXIMUM 1/2" ABOVE THE ADJACENT FLOOR.

INSULATE HOT WATER AND DRAIN PIPE.

FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRED GRASPING PINCHING OR TWISTING.

LOCATE ALL MANUALLY OPERATED SWITCHES AND CONTROLS BETWEEN 36" AND 38".

LOCATE CONVENIENCE OUTLETS A MINIMUM 12 INCHES FROM THE FLOOR.

DOOR OPENINGS INTO REQUIRED 1 HR. FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A 20 MINUTE, AND IS SELF CLOSING.

*** THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES -- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY.**

NOTES

The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.

I. INTERIOR ENVIRONMENT

Walls within 2 feet (610 mm) of the front and sides of urinals and water closets shall have a smooth, hard nonabsorbent surface of Portland cement, concrete, ceramic tile or other smooth, hard non-absorbent surface to a height of 4 feet (1219 mm), and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (1210.2)

Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C1178, C1288 or C1325 shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water-resistance gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C840. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA- 216 or ASTM C840. Water-resistant gypsum board shall not be used in the following locations: Section 2509.2
a. Over a vapor retarder.

b. In areas subject to continuous high humidity, such as saunas, steam rooms or gang shower rooms

c. On ceilings where frame spacing exceeds 12 inches O.C. for 1/2 inch thick and more than 16 inches O.C. for 5/8 inch thick.

Any room(s) that will be used for "compact storage" (movable files). Rooms that are used for "compact storage" must comply with the following requirements: LAMC Section 94.2012.1
a. The maximum area of a "compact storage" room is limited to 1500 square feet for systems designed as Ordinary Hazard Group 2 and 5000 square feet for Extra Hazard Group 1.

b. The clear space below the sprinklers shall be a minimum of 18 inches between the top of the storage and the ceiling sprinkler detector.

c. The minimum design live load for "compact storage" rooms shall be 250 psf.

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)

Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. LAMC 91.6306

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE,
2019 CALIFORNIA RESIDENTIAL CODE,
2019 CALIFORNIA MECHANICAL CODE,
2019 CALIFORNIA PLUMBING CODE,
2019 CALIFORNIA ELECTRICAL CODE, (CEC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE,
2019 CALIFORNIA ENERGY CODE, (CEC)
NFPA 13 (2019) - INSTALLATION OF FIRE SPRINKLER SYSTEMS STANDARDS,
NFPA 72 (2019) - NATIONAL FIRE ALARM and SIGNALING CODE.

ENERGY NOTE

EXTERIOR WALLS R-15 BATT INSULATION

CEILING R-30 INSULATION

GLAZING DUAL PANE 30 U-VALUE MIN 4 O.24 SHGC.

WATER HEATER (E) WATER HEATER

HVAC SEE ENERGY CALCULATIONS ATTACHED

"SUL" BAR T.I.

15120 WESTERN AVE., GARDENA, CA 90249

PROJECT SUMMARY

PROJECT NAME: BAR

PROJECT DESCRIPTION: TENANT IMPROVEMENT-NEW BAR

PROJECT LOCATION: 15210 WESTERN AVE., GARDENA, CA 90249

TOTAL AREA OF LEASE PREMISES: 1,210 SQ. FT

ZONING: G-C

OCCUPANCY GROUP: B/M

TYPE OF CONSTRUCTION: V-B

FULLY SPRINKLED: NO

NUMBER OF STORIES: 1

TOTAL PARKING SPACE: 190

ADA PARKING SPACE: 6

SHEET INDEX

GENERAL PROJECT SHEETS

A-1.0 COVER SHEET

A-1.1 SITE PLAN

A-2.0 PROPOSED FLOOR PLAN/SECTION

A-3.0 DETAILS

OBTAIN SEPARATE PERMIT FOR THE FOLLOWING ITEMS, IF IT IT APPLICABLE: RETAINING WALLS OR BLOCK FENCE WALLS, GRADING WORK, BLOCK WALLS, SIGNS, SWIMMING POOLS, FIRE SPRINKLER SYSTEMS, A SEPARATE STRUCTURE, ELECTRIC, MECHANIC, PLUMBING WORK, SHORINGS, DEMOLITION.

VICINITY MAP



PROJECT

"SUL" BAR T.I.

15210 WESTERN AVE.
GARDENA, CA 90249

DRAWING TITLE

COVER SHEET

REVISIONS

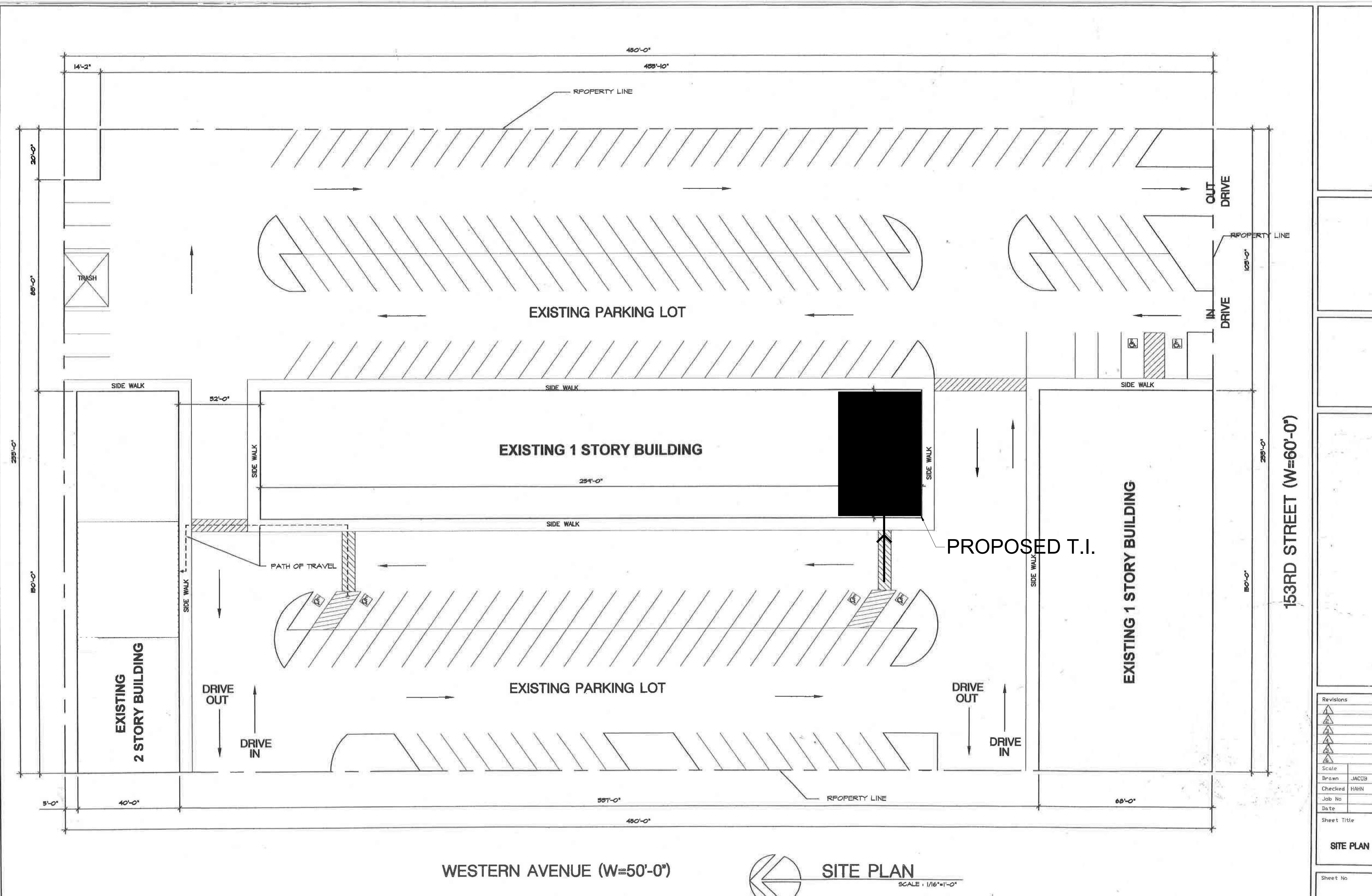
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Revisions	
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Sheet No.	

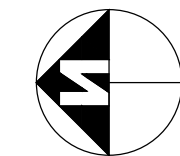
WESTERN AVENUE (W=50'-0")

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

- ACCESSIBLE PATH OF TRAVEL NOTE**
- WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2", AT LEAST 48" WIDTH.
 - CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%.
 - SURFACE IS STABLE, FIRM, AND SLIP RESISTANT.
 - FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" & LESS THAN 80"
 - DETECTABLE WARNINGS WITH 36 INCHES MINIMUM IN DEPTH AT CURB RAMP AND AT HAZARDOUS VEHICULAR AREAS.

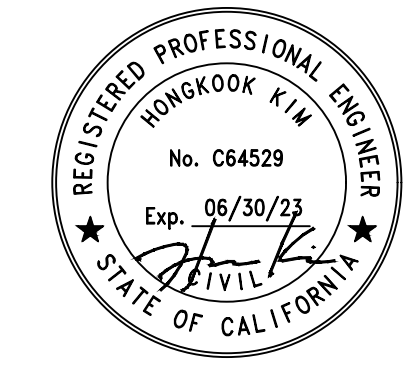
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Site plan



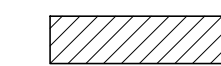

SCALE: 1/8" = 1'-0"

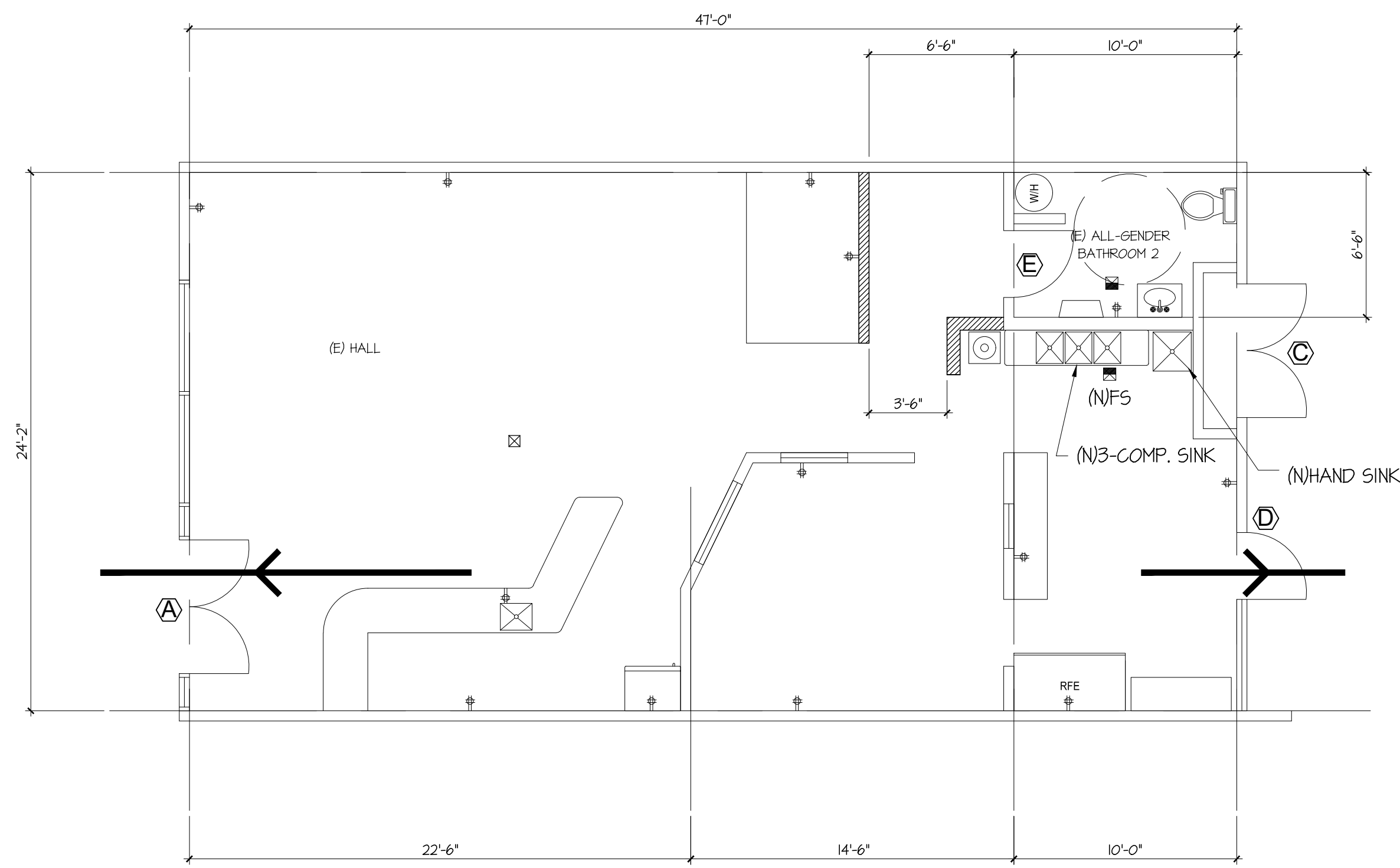
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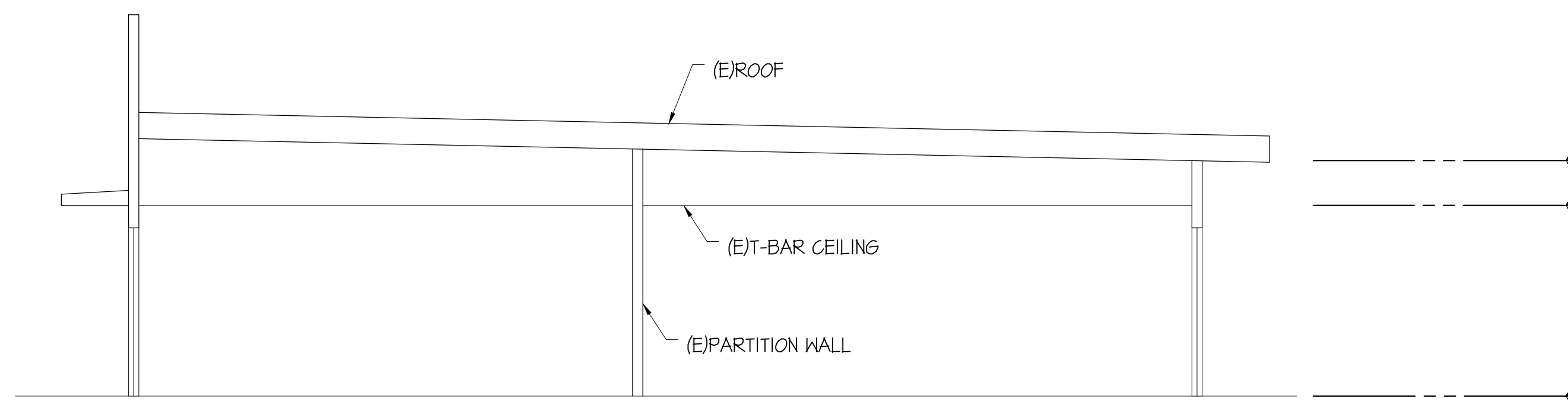
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WALL LEGEND

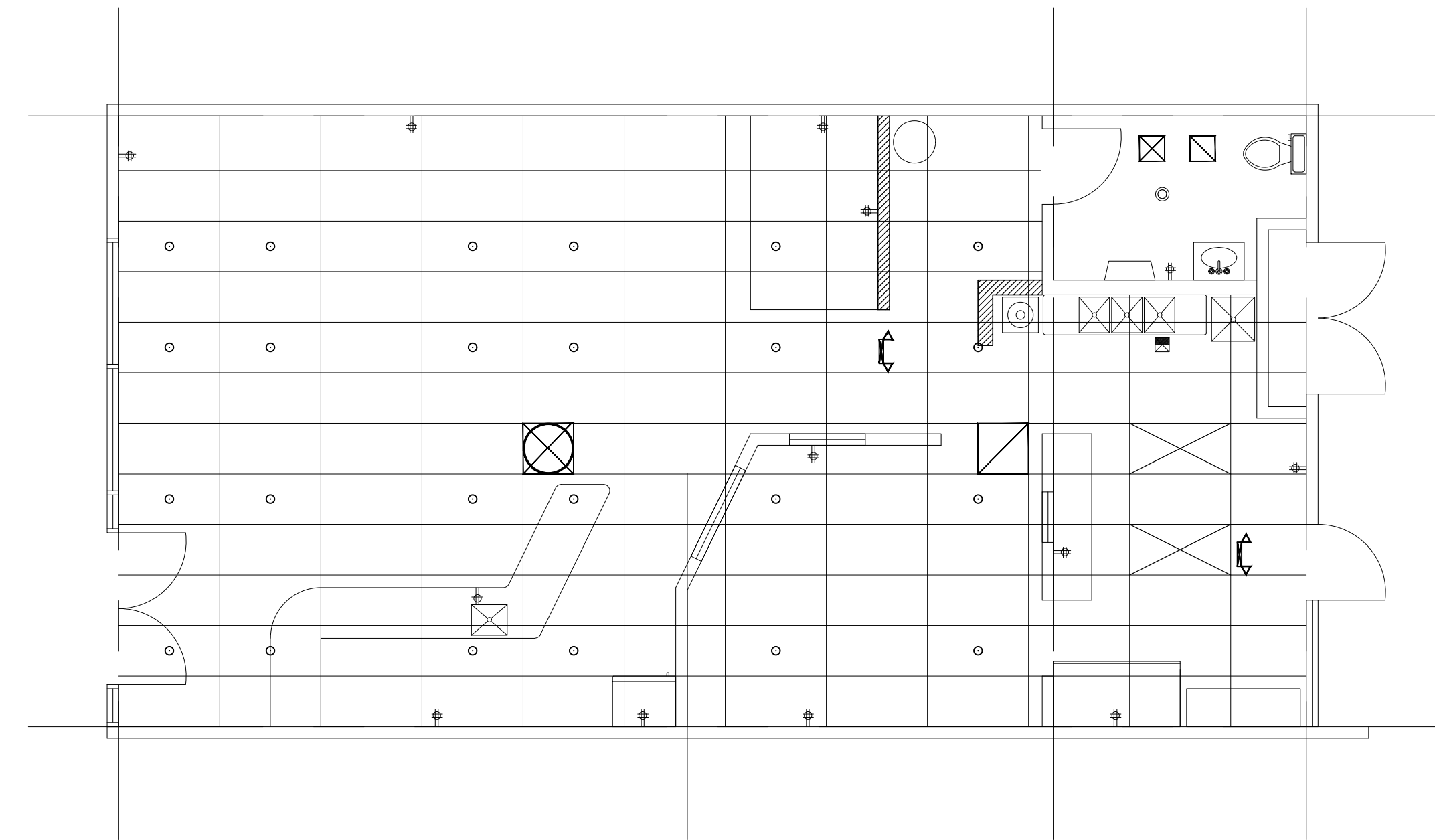
-  : INDICATES (N) PARTITION WALLS w/2x4 22GA. @16" O.C.
-  : INDICATES (E) WALL TO REMAIN



1 1'st floor plan
SCALE: 3/16" = 1'-0"



1 SECTION "A" - "A"
SCALE: 3/16" = 1'-0"



1 Ceiling plan
SCALE: 3/16" = 1'-0"

NOTE

1. ANY STORAGE RACKS OVER 5'-4" HIGH TO BE UNDER SEPARATE PERMIT.
3. DRYING STORAGE RACK/WORKING STORAGE RACK OVER THE WARE WASHING SINK.
4. AIR CURTAIN DEVICE SHALL DELIVERS AN AIR VELOCITY OF AT LEAST 750ft/min, MEASURED 3' ABOVE THE FLOOR. THE CURTAIN OF AIR SHALL COVER THE ENTIRE WIDTH OF THE DOOR. FOR THE DELIVERY DOOR SHALL BE WIDER THAN 4', THE AIR CURTAIN MUST PRODUCE AN AIR VELOCITY OF AT LEAST 1600ft/min. AS MEASURED 3' ABOVE THE FLOOR.
5. SPLASH GUARD SHALL BE INSTALLED BETWEEN 3-COMPARTMENT SINK AND PREP. FRIDGE & FOR THE HAND SINK AT THE KITCHEN.


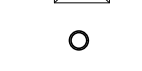





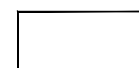


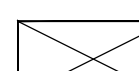
EXISTING DOOR

	SIZE	THK	SELF-CLOSING	LOCATION & TYPE
A	72"x84"	3/8"	YES	EXIT / 1 3/4" X 4 1/2" ALUM. STORE FRONT FRENCH DOOR
B	40"x84"	1 1/2"	NO	STAIRCASE GATE / 1 1/2" X 1 1/2"
C	72"x80"	1 5/8"	NO	OUTDOOR STORAGE 2/ SINGLE-FLUSH
D	36"x80"	1 5/8"	YES	EXIT DOOR 2
E	34"x80"	1 5/8"	YES	RESTROOM W/ SINGLE-FLUSH

(E)FINISH SCHEDULE

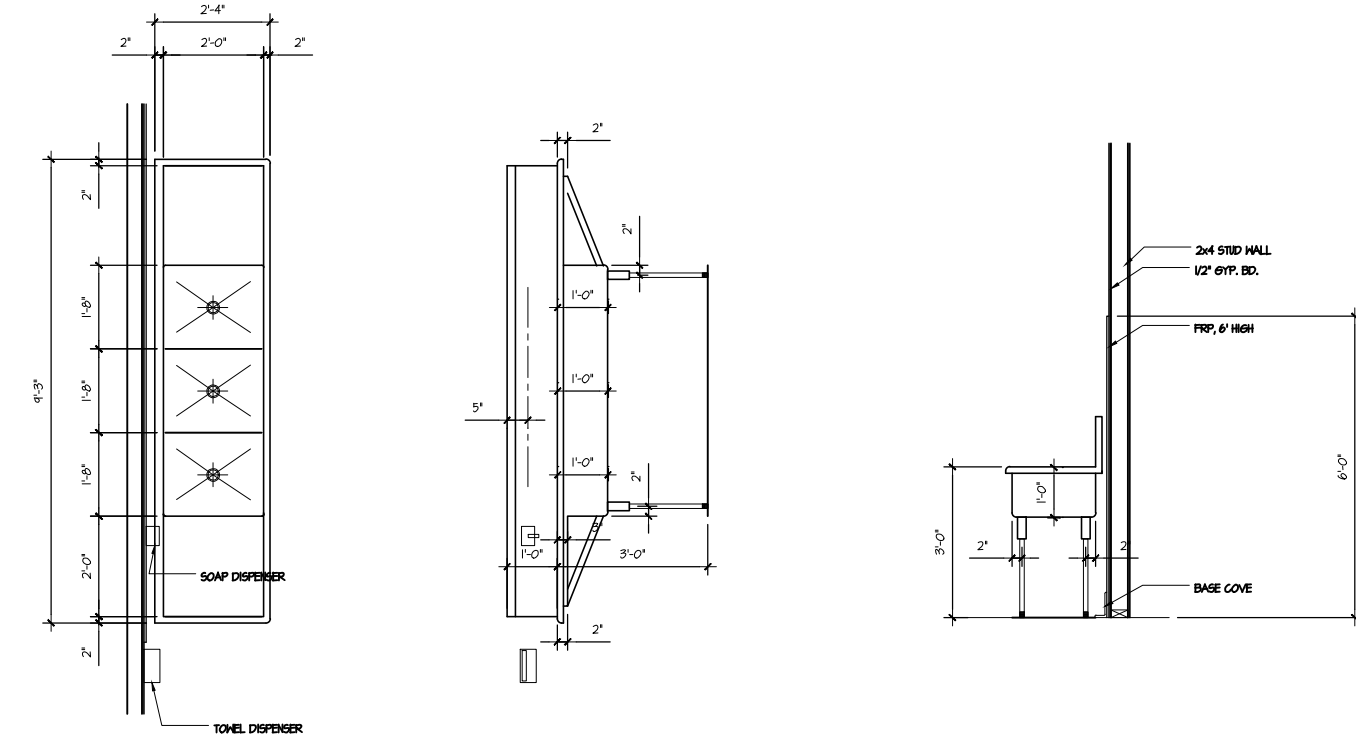
LOCATION	ROOM	FINISHES
WALL	RESTROOM, SINK	SMOOTH DRYWALL WITH FRP 6' HIGH
	HALL, BAR	SMOOTH DRYWALL WITH A SEMI-GLOSS PAINT FINISH
CEILING	ALL	T-BAR
FLOOR	KITCHEN	ENGINEERING WOOD
	BAR	ENGINEERING WOOD
	RESTROOM	(E)CONCRETE FLOOR W/SEAL

SYMBOL LEGEND(ALL EXISTING)

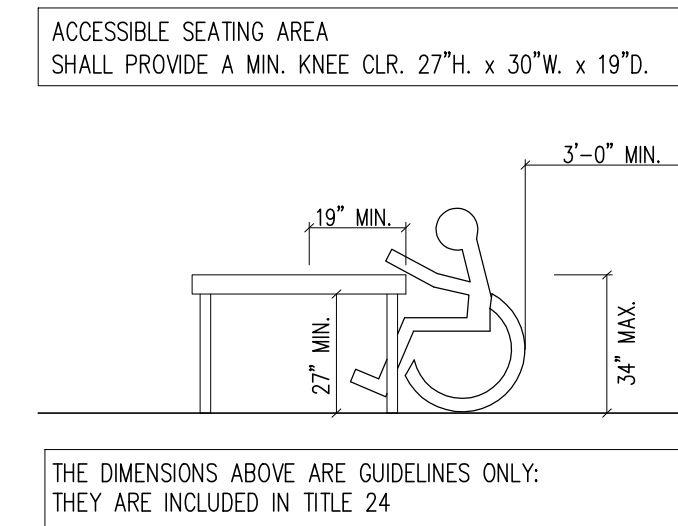
-  FLOOR SINK
-  6" RECESSED DOWNLIGHT (FLUORESCENT)
-  : INDICATES PATH OF TRAVEL
-  GFCI OUTLET
-  SWITCH
-  EXIT SIGN W / EMERGENCY LIGHTS
-  ELEC. PANEL
-  24x ACUSTIC TILE EL.-8'-6" U.N.O.
-  AIR DIFFUSER SUPPLY OR RETURN
-  AIR DIFFUSER @ GYP. BRD. CLNG.
-  24x 48 LIGHT

REVISIONS





(N)3-COMPARTMENT SINK 8

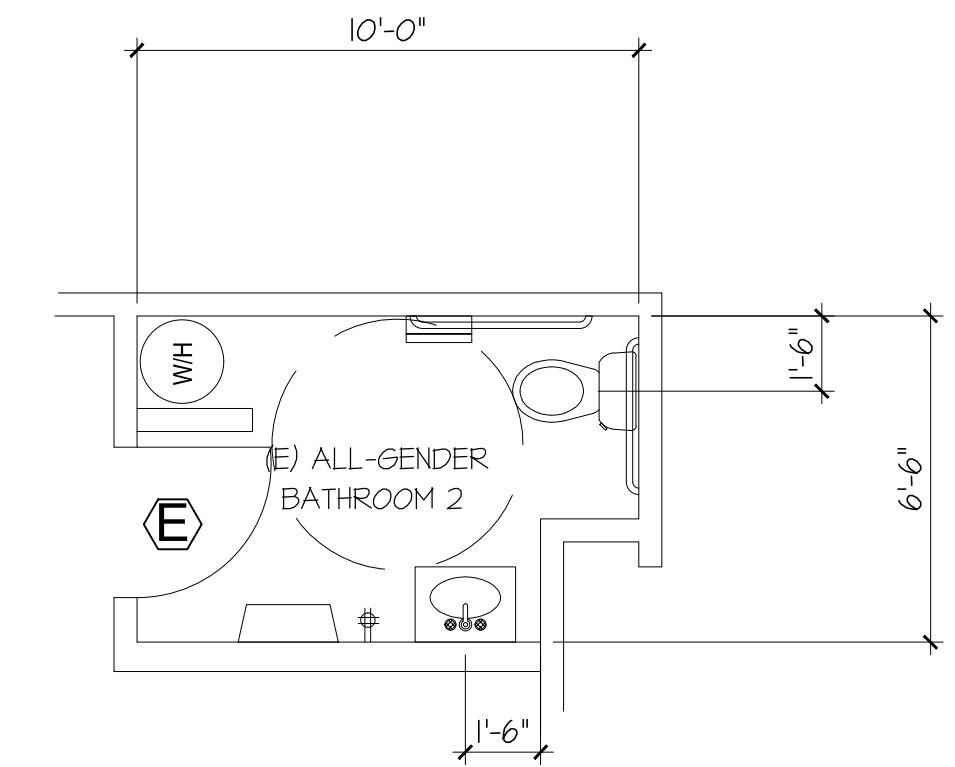


ACCESSIBLE SEATING AREA SHALL PROVIDE A MIN. KNEE CLR. 27"H. x 30"W. x 19"D.

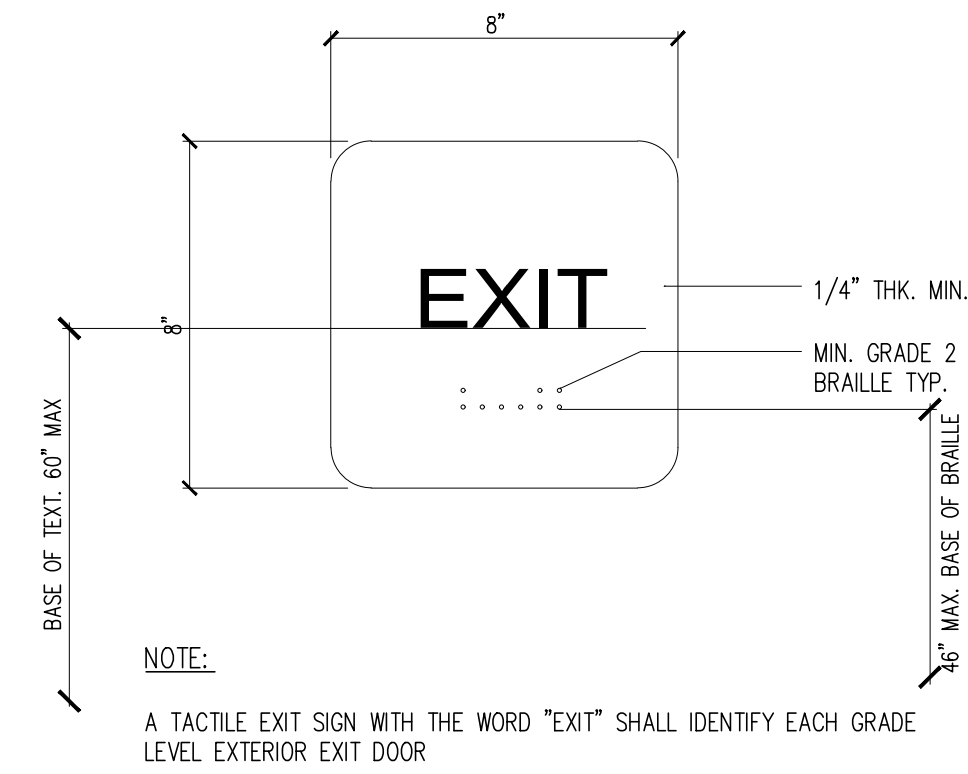
THE DIMENSIONS ABOVE ARE GUIDELINES ONLY; THEY ARE INCLUDED IN TITLE 24

SEATING EACH DINING BANQUET AND BAR AREA SHALL HAVE ONE WHEELCHAIR SEATING SPACE FOR EACH TWENTY SEATS, WITH AT LEAST ONE MINIMUM WHEELCHAIR SEATING SPACE PER EACH FUNCTIONAL AREA. SUCH SEATING SHALL BE DESIGNED AND ARRANGED TO PERMIT USE BY WHEELCHAIR OCCUPANTS. ACCESS TO SUCH SEATING SPACE SHALL BE PROVIDED WITH MAIN AISLES NOT LESS THAN 36-IN. IN CLEAR WIDTH. ACCESSIBLE SEATING SPACE SHALL BE INTEGRATED WITH GENERAL SEATING TO ALLOW A REASONABLE SELECTION OF SEATING AREA AND TO AVOID HAVING ONE AREA SPECIFICALLY HIGHLIGHTED AS THE DISABLED AREA. THE RATIO OF SEATING DESIGNED FOR DISABLES USE IS BASED UPON THE TOTAL NUMBER OF SEATS PROVIDED.

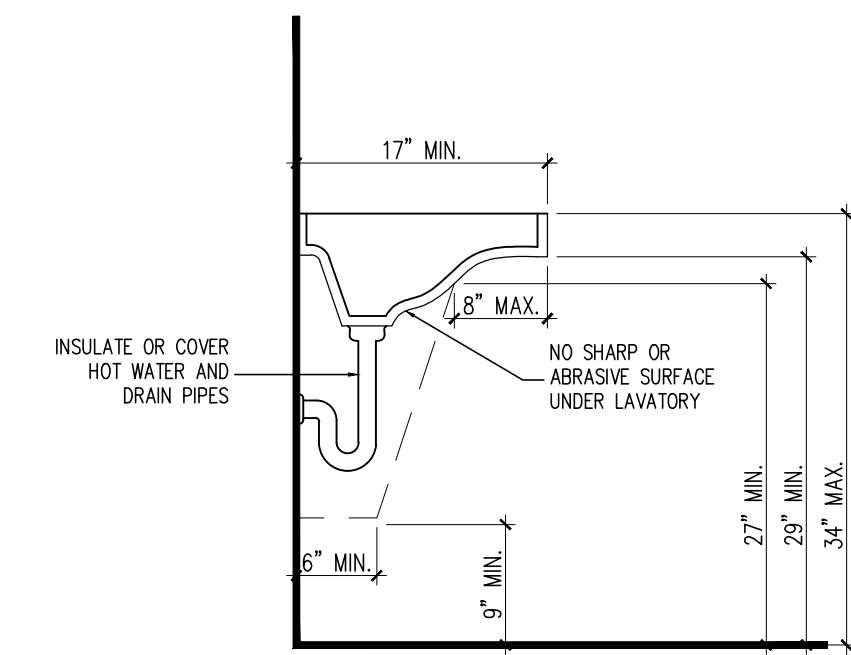
TYP. H/C SEATING 5



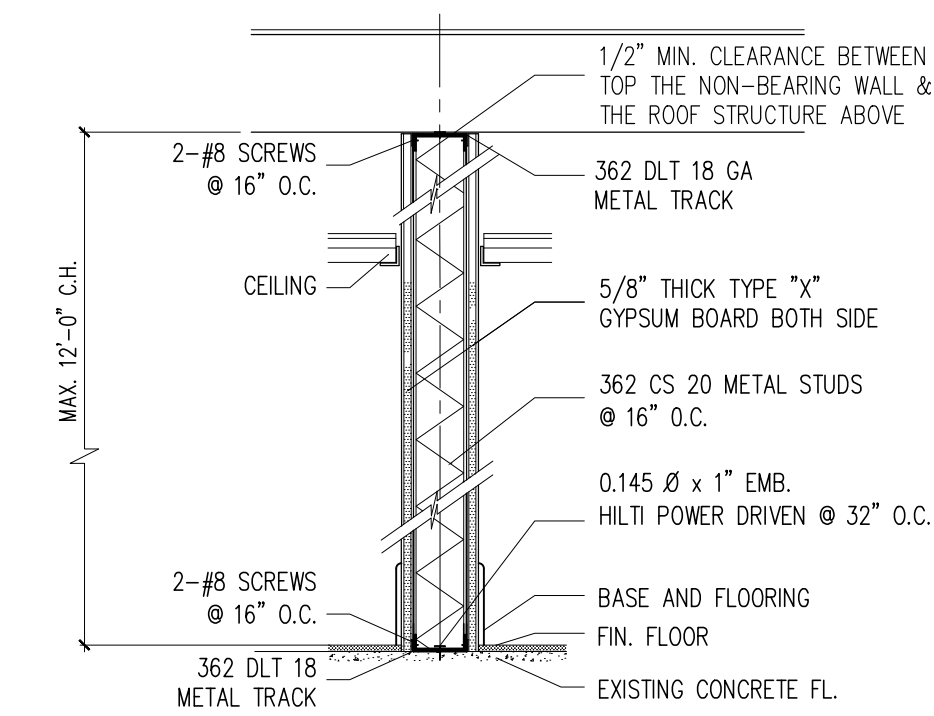
(E)ALL GENDER RESTROOM 1



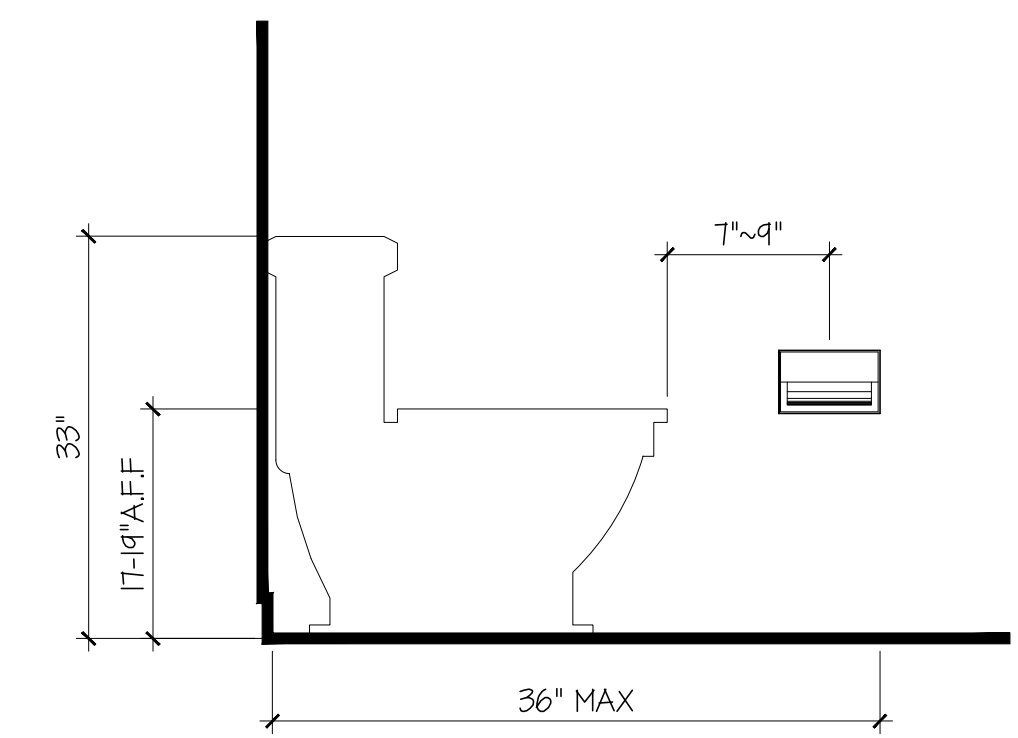
TYP. TACTILE EXIT SIGNAGE DISPLAY 6



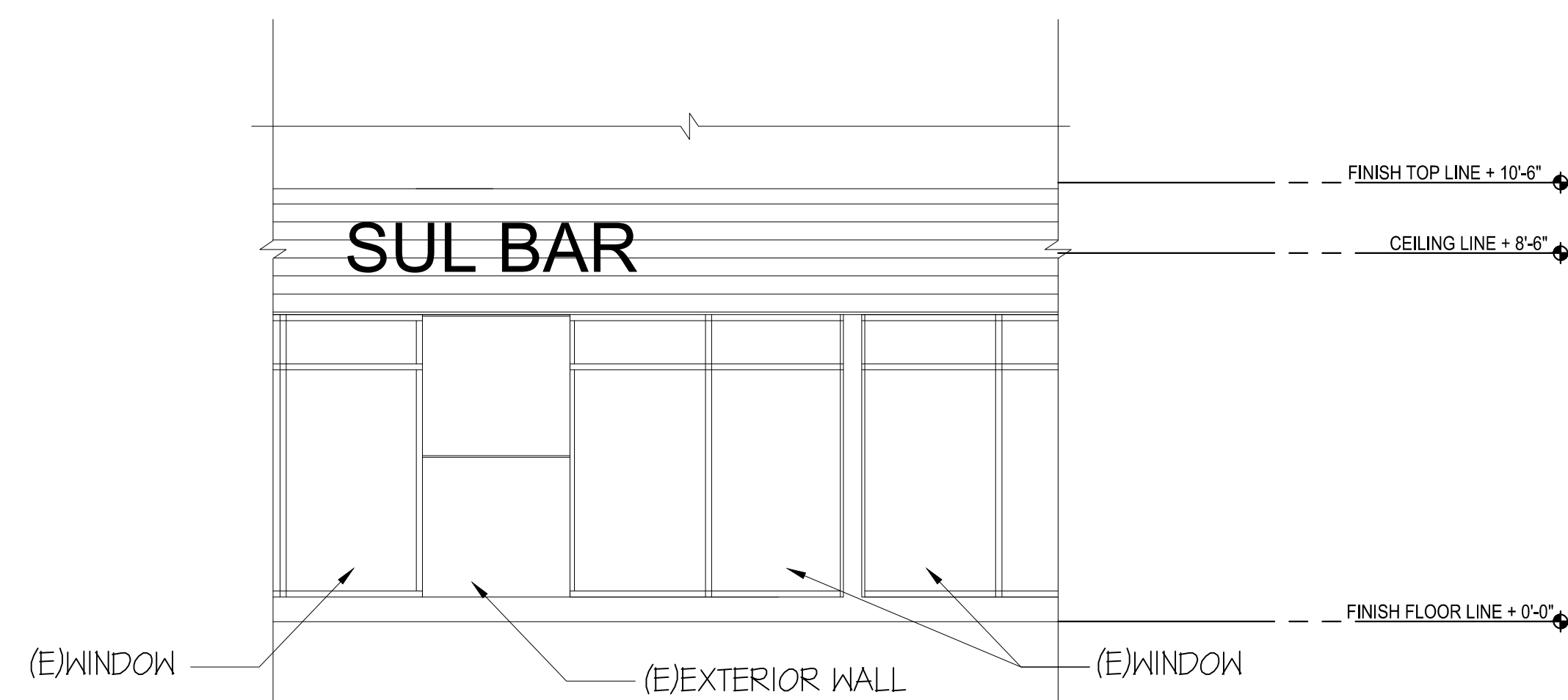
TYP. LAV. CLEARANCE DIAG. 2



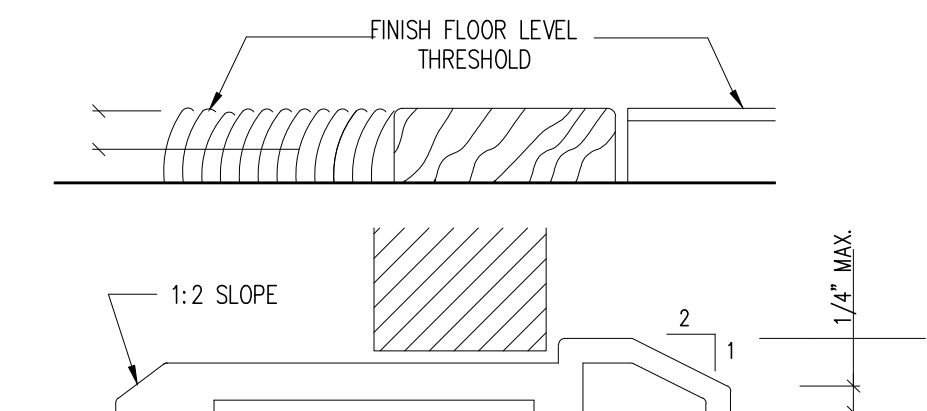
(N)TYP. NON-BEARING PARTITION DETAIL 7



TYP. WATER CLOSET DIAG. 3



SIGNAGE ELEVATION



THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT, 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS. (1008.1.7)

(E) TYP. THRESHOLD DETAIL 4

