



**PLANNING COMMISSION
PLANNING COMMISSION AGENDA**

Tuesday, June 6, 2023 at 6:00 p.m.

**SOUTH GATE COUNCIL CHAMBERS AND/OR
TELECONFERENCE
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280**

**DIAL-IN-NUMBER: 1(669) 900-6833
WEBINAR ID: 823 8080 7401
[HTTPS://US02WEB.ZOOM.US/J/82380807401](https://us02web.zoom.us/j/82380807401)**

Call To Order

Pledge of Allegiance

Roll Call

City Officials

CHAIRPERSON

Jose Delgado

COMMISSIONERS

Jovanna Laborin

VICE CHAIRPERSON

Ivy Duarte

Jimmy Ozaeta

Daisy Prieto

Report On Posting

I, Jose Montano, Acting Administrative Services Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on June 2, 2023, seventy-two hours prior to the scheduled meeting, as required by law.

Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission is \$125.00 per meeting.

Open Session

Item No. 1

The Planning Commission will consider approving the minutes for the Planning Commission meeting of May 16, 2023.

Documents:

[Item No. 1.pdf](#)

Item No. 2

The Planning Commission is conducting a Public Hearing to consider approving Conditional Use Permit No. 854 to permit a “child day care facility, day care center” at 9722 San Antonio Avenue.

Documents:

[Item No. 2.pdf](#)

Comments

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

AUDIENCE COMMENTS

CITY STAFF COMMENTS

PLANNING COMMISSION COMMENTS

Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact Community Development Department.

Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility. Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filling the request with the City Clerk prior to 5:00pm on Monday, June 26, 2023.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 8650 California Avenue, South Gate, California 90280 (323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org.

**MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, MAY 16, 2023**

1. CALL TO ORDER

The Planning Commission of the City of South Gate met via teleconference and in-person on the above date at 6:00 PM, Commissioner Delgado presiding.

2. PLEDGE OF ALLEGIANCE – Commissioner Duarte**3. ROLL CALL**

Commissioners Present: Chairperson Delgado, Vice Chairperson Duarte, Laborin, and Prieto

Commissioners Absent: Commissioner Ozaeta

Staff Present: Meredith T. Elguira, Director of Community Development

Yalini Siva, Sr. Planner

Saul Bolivar, Planning Consultant

Craig Hardwick, City Attorney

Jose Montano, Recording Secretary

4. REPORT ON POSTING AND MEETING COMPENSATION DISCLOSURE**5. MINUTES**

MOTION: Commissioner Laborin moved to approve the minutes and Commissioner Prieto seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES: Commissioners Delgado, Duarte, Laborin, and Prieto

NOES: None

ABSTAIN: None

6. THE PLANNING COMMISSION IS CONDUCTING A PUBLIC HEARING TO CONSIDER APPROVING CONDITIONAL USE PERMIT NO. 865 TO PERMIT THE SALE OF BEER, WINE AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION, IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT AT 13610 GARFIELD AVENUE.

Planning Consultant Saul Bolivar presented a staff report to the Planning Commission. The staff report included an environmental evaluation, background, analysis, and conditions of approval.

Pablo Romero - 9036 Iowa St Downey CA 90241, president of Garfield LLC was available to answer questions from the Planning Commission.

Joseph - 13611 Racine Ave Paramount CA 90723, spoke before the Commission and is in favor of the proposed business.

Antonio Salgado - 7353 Cloverland Drive South Gate CA 90280, spoke before the Commission and is in favor of this of the proposed business.

Kevin Hufford - 100 Wilshire Blvd Suite 700 Los Angeles, CA, applicant's representative attended the Planning Commission meeting to answer any questions.

Discussion ensued amongst the Planning Commission and staff regarding item No. 2.

MOTION: Vice Chairperson Duarte moved to accept the determination that this matter is exempt from the California Environmental Quality Act; and adopt the findings as outlined in Resolution No. 2023-06 (Attachment A), and Commissioner Prieto seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES:	Commissioners: Delgado, Duarte, Laborin and Prieto
NOES:	Commissioners
ABSTAIN:	None

8. THE PLANNING COMMISSION IS CONDUCTING A PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT NO. 866 TO PERMIT THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION, IN CONJUNCTION WITH A BONAFIDE EATING ESTABLISHMENT AT 4707 FIRESTONE BOULEVARD.

Planning Consultant Saul Bolivar presented a staff report to the Planning Commission. Th staff report included an environmental evaluation, background, analysis, and the conditions of approval.

Terry Womach - 9655 Granite Ridge Dr San Diego CA 92123, applicant's representative attended the Planning Commission meeting to answer any questions and provided a brief overview of the business.

Discussion ensued amongst the Planning Commission and staff regarding item No. 3.

MOTION: Vice Chairperson Duarte moved to accept the determination that this matter is exempt from the California Environmental Quality Act; and adopt the findings as outlined in Resolution No. 2023-07 (Attachment A), and Commissioner Laborin seconded the motion. Motion carried unanimously, with the following roll call vote:

AYES:	Commissioners: Delgado, Duarte, Laborin and Prieto
NOES:	None
ABSTAIN:	None

9. AUDIENCE COMMENTS

Pascual - 7100 Chanslor Ave Bell Ca 90201, owner of La Chapita Restaurant located at 9524 Rayo Ave South Gate 90280 came before the Commission. Commission was unable to discuss the item

because it was not listed on the agenda. It appears that the wrong date information was given and staff provided further information regarding his Conditional Use Permit request.

Susana Baldovinos - 4973 Firestone Street South Gate CA 90280, attended the Planning Commission meeting regarding Mason Street and was unable to discuss item because it was not listed on the agenda.

10. CITY STAFF COMMENTS

Meredith Elguira informed the Planning Commissioner of the upcoming Planning Conference that will be conducted online in September 2023.

11. PLANNING COMMISSION COMMENTS

Commissioner Laborin would like to purchase a polo shirt with the centennial logo. Ms. Elguira will be consulting with the city attorney to see if the Planning Commissioners are able to obtain a polo shirt.

12. ADJOURNMENT

The meeting was adjourned at 6:44 PM. The next regular meeting of the Planning Commission is scheduled to be held on Tuesday, June 6, 2023, beginning at 6:00 PM.

Respectfully,

Meredith T. Elguira, Director of Community Development

APPROVED:

Jose Delgado, Chairperson

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: June 6, 2023

Senior Planner: *Yalini Siva*
Yalini Siva

Community Development Director: *Meredith Elguira*
Meredith Elguira

SUBJECT: CONDITIONAL USE PERMIT NO. 854 TO PERMIT A “CHILD DAY CARE FACILITY, DAY CARE CENTER” AT 9722 SAN ANTONIO AVENUE.

PURPOSE: To consider a request for a Conditional Use Permit to permit a “child day care facility, day care center” at 9722 San Antonio Avenue.

RECOMMENDED ACTION:

1. **CONDUCT** a public hearing, pursuant to South Gate Municipal Code Table 11.51-1 and Section 11.50.040.B;
2. **ACCEPT** the determination that this matter is exempt from the California Environmental Quality Act;
3. **ADOPT** the findings as outlined in Resolution No. 2023-08 (Attachment A); and
4. **APPROVE** the issuance of Conditional Use Permit No. 854.

PUBLIC NOTIFICATION: Advertising and notification of the public hearing for the application was conducted in compliance with Chapter 11.50, of the South Gate Municipal Code. Notice of the hearing was originally posted and published in the “South Gate Press” newspaper and was mailed to surrounding properties on May 25, 2023.

ENVIRONMENTAL EVALUATION: This project is Categorically Exempt from the California Environmental Quality Act under Class 1 (Existing Facilities) exemption pursuant to Title 14, Section 15301 of the California Code of Regulations. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project falls within this existing facilities exemption because the proposed facility would occur within an existing structure.

BACKGROUND: Conditional Use Permit No. 854 is a request to allow for the location of a child day care facility/day care center at 9722 San Antonio Avenue. The subject site is located at the southeastern corner of Missouri Avenue and San Antonio Avenue, within the Tweedy Boulevard Specific Plan (TBSP). The parcel is zoned Neighborhood Medium (NM). The General Plan designation of the site is Neighborhood Low, under the “Neighborhoods” General Plan concept.

The construction of the existing structure was initially permitted in 1930 and was continually expanded and modified internally through to 1984. The site was utilized as a religious facility, in conjunction with educational classes for children. The site was utilized similarly until 2002, wherein the property was sold in order to operate a facility for education services, family life

education, and youth services for at-risk youth and their families throughout Los Angeles County. This facility ceased operations and relocated outside of the City in 2020.

ADJACENT PROPERTY LOCATION	GENERAL PLAN DESIGNATION	ZONING	PROPERTY USE
<i>Subject Site</i>	<i>Neighborhood Low</i>	<i>Neighborhood Medium (TBSP)</i>	<i>Vacant</i>
North	Neighborhood Low	Neighborhood Low	Residential
South	Neighborhood Low	Neighborhood Medium (TBSP)	Residential
East	Neighborhood Low	Neighborhood Medium (TBSP)	Residential
West	Neighborhood Low	Neighborhood Medium (TBSP)	Residential

ANALYSIS: The South Gate Municipal Code (SGMC) defines child day care facility/day care center as a:

“facility providing a program for social development, preacademic, or group training for children under eighteen years of age; a facility, other than a family home day care, providing care and supervision of children on less than a twenty-four-hour basis, with or without compensation or on a cooperative basis. This land use may include nursery schools, infant centers, preschools, sick-child centers, and school-age day care facilities, and is required to be licensed by the California State Department of Social Services.”

The SGMC requires a Conditional Use Permit for the above-referenced land use in the Neighborhood Medium zone. The Applicant is requesting to operate a child day care facility within the existing structure, including interior tenant improvements and additional playground areas on-site. The facility would provide six classrooms (ranging from infant to preschool classrooms), offices, work rooms, reception areas, meeting rooms, a kitchen, staff lounge, restrooms and an open courtyard area.

Operations: The facility would operate between 6:30 a.m. and 6:00 p.m., Monday through Friday. There would be 16 full-time teaching staff employees and approximately 14 support staff employees on-site. Each of the six proposed classrooms would be divided by age according to the following number of children:

- Classroom 1: 5 to 6 Infants
- Classroom 2: 8 Older infants
- Classroom 3: 8 to 10 Toddlers
- Classroom 4: 14 to 16 Preschool 1
- Classroom 5: 16 to 18 Preschool 2
- Classroom 6: 18 to 24 Preschool 3

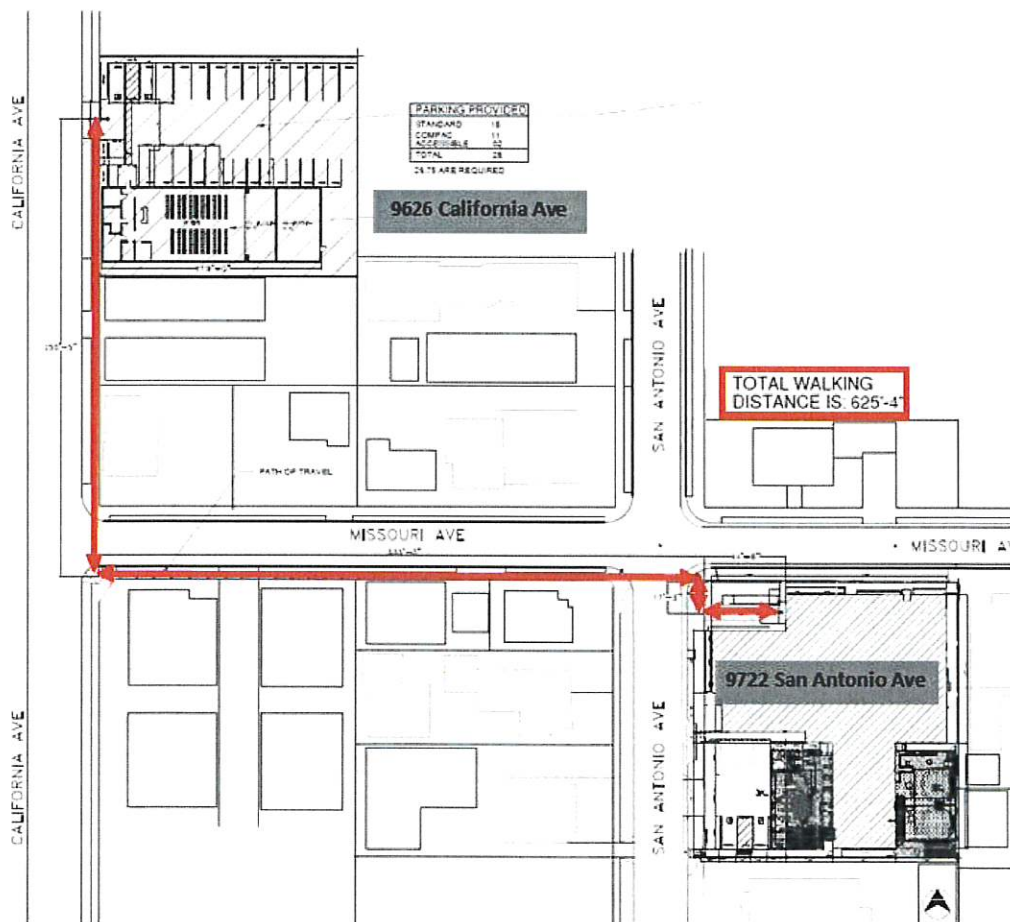
Teaching staff would work varied schedules, ranging from 6:30 a.m. to 6:00 p.m. and support staff would also work varied schedules from 8:00 a.m. to 5:00 p.m or 9:00 a.m to 6:00 p.m.

Parking: Pursuant to SGMC Table 11.33-1 Minimum Required Parking by Land Use,” the proposed facility would require a total of 14 parking spaces on-site to meet the minimum required parking for “uses specific to children, older adults, community assembly or people with

disabilities” for a facility that would operate with a maximum of 112 persons, including teaching staff, support staff and children. The parking spaces requirement is “1 per every 8 persons, plus 2 loading and unloading spaces.”

The subject application provides for a total of 7 parking spaces on-site, including 2 accessible, Americans with Disabilities Act (ADA), parking spaces. This does not provide for compliance with the required 14 parking spaces on-site.

SGMC Table 11.33-3 “Parking Lot Standards” allows for “Off-Site Parking Distance” for non-residential uses for shared parking without an existing surplus of parking spaces, where the off-site parking area is within 1,000 linear feet of walking distance along a public pedestrian passage. The proposed child day care facility is deficient 7 parking spaces. Therefore, the applicant entered into a parking agreement with a nearby religious facility that is able to provide the difference in parking spaces required of the subject project. The nearby site is within a 625’-4” walking distance along the public pedestrian passage, from the entrance/exit of the child day care facility to San Antonio Avenue, west along Missouri Avenue and north along California Avenue to 9626 California Avenue. The religious facility within the 1,000 linear feet of the project site, Iglesia La Senda Antigua, is closed Thursday, Saturday, Monday, Tuesday and Wednesday; and is open between 7:30 p.m. to 9:30 p.m. on Friday and 10:00 a.m. to 12:30 p.m and 5:00 p.m. to 7:00 p.m. on Sunday. Iglesia La Senda Antigua does not operate during the same hours as the proposed child day care facility. Therefore, teaching and support staff would be able to utilize the parking spaces at the religious facility during their working hours.



CONCLUSION: Based on the analysis provided above, it is staff's recommendation that the Planning Commission approve Conditional Use Permit No. 854. The proposed project, in addition to the proposed conditions of approval contained in Resolution No. 2023-08, will ensure that the subject project will be in compliance with the SGMC and General Plan. This includes compliance with City parking requirements and all City regulations and codes, as applicable.

Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood, as the project proposal does not constitute any intensification of use as the existing structure and site was previously utilized for religious and educational purposes. The subject project provides for educational opportunities within the existing structure, including interior improvements in order to accommodate students and staff.

ATTACHMENTS: A: Proposed Resolution No. 2023-08
B: Site Plans and Elevations
C: Parking Lease Agreement
D: Off-Site Parking Distance Plan



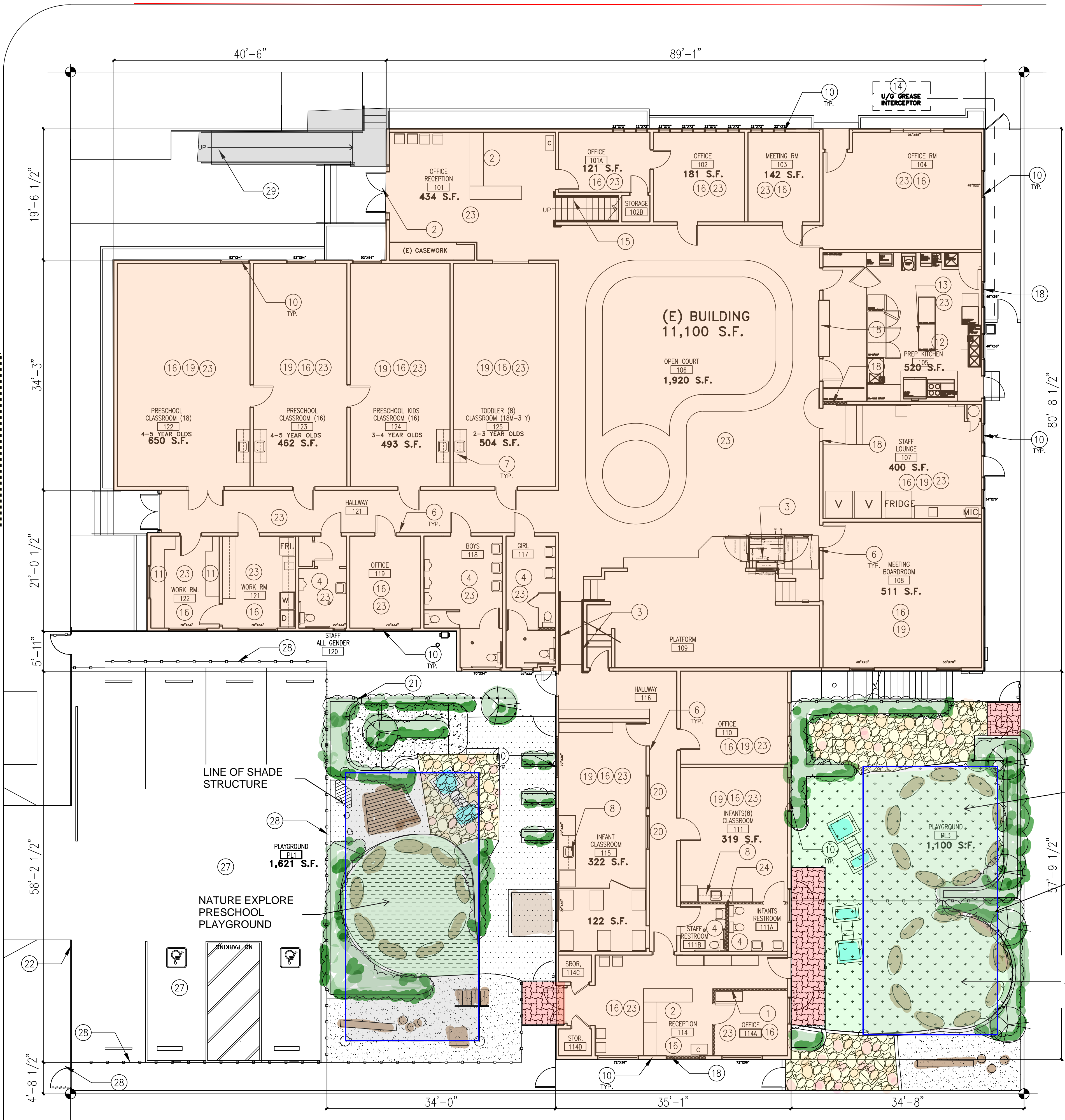
PLAZA COMMUNITY SOUTH GATE
EARLY HEAD START RENOVATION PROJECT

A-2.1

LOADING ZONE - YELLOW
STRIPED CURB

SAN ANTONIO AVE

MISSOURI AVE



NEW FIRST FLOOR BUILDING PLAN

SCALE
1/8"=1'-0"

1

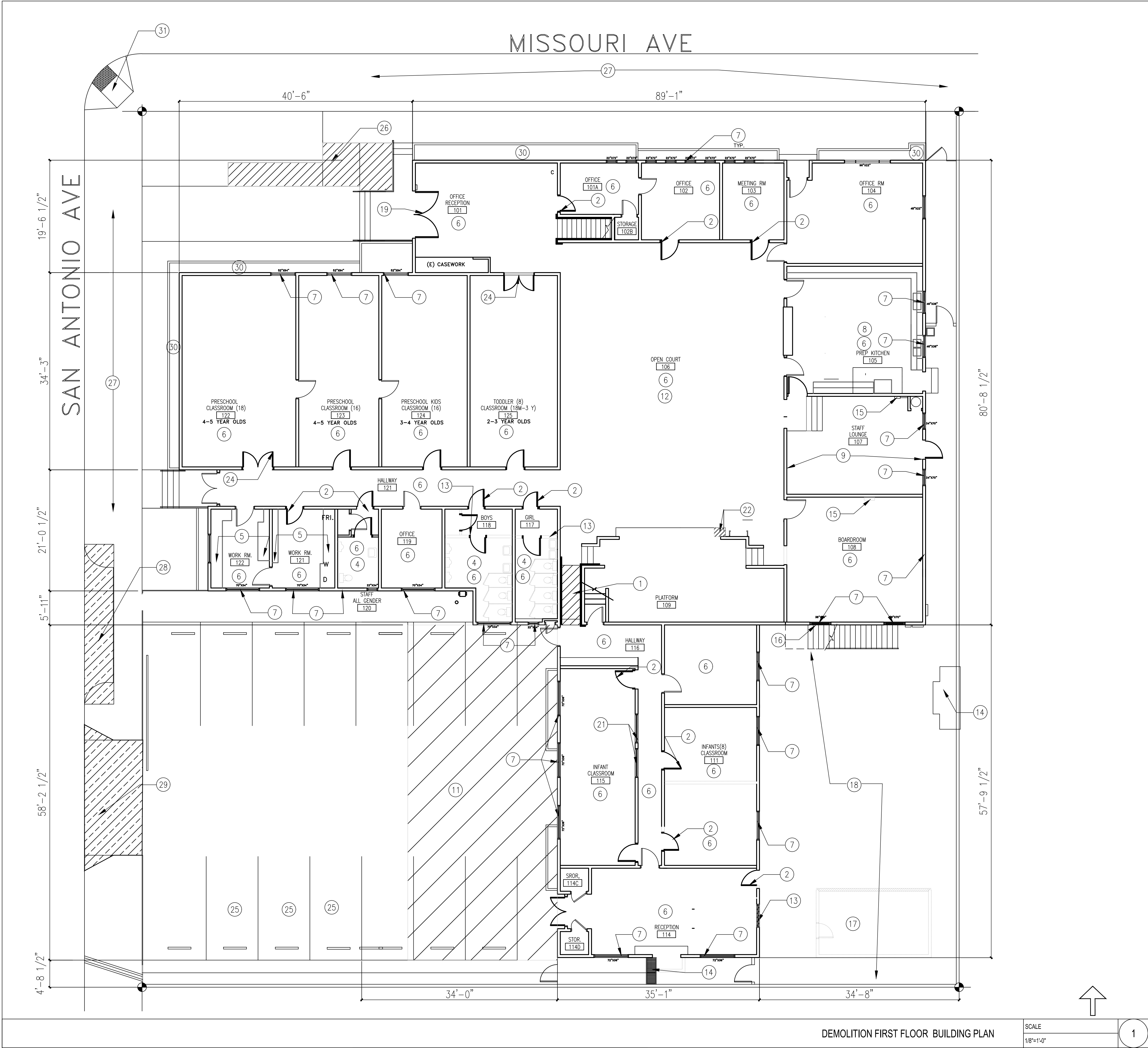
GENERAL NOTES

KEY NOTES

- 1 PROVIDE NEW WOOD STUD WALL TO STRUCTURE ABOVE.
- 2 PROVIDE NEW STOREFRONT ENTRY SYSTEM WITH PANIC HARDWARE AND SECURITY COMMUNICATIONS.
- 3 NEW WOOD STUD WALL WITH HM WINDOWS
- 4 REMOVE ALL DOORS UNO; WIDEN OPENINGS, AND PROVIDE NEW 3" ACCESSIBLE WOOD DOORS AND HARDWARE*
- 5 RENOVATE TOILET ROOM FINISHES, FIXTURES, ACCESSORIES, AND PARTITIONS
- 6 PROVIDE ALL NEW PERMANENT ROOM SIGNAGE THROUGHOUT
- 7 PROVIDE NEW SINK AND COUNTER AT EACH CLASSROOM.
- 8 PROVIDE COUNTER WITH SINK/ DIAPER CHANGING STATION
- 9 CRIB AREA WITH CARPET AND REMOVABLE PARTITION
- 10 PROVIDE NEW WINDOWS AND BLINDS. MATCH EXISTING OPENING SIZES.
- 11 PROVIDE NEW STORAGE CABINETS AND WORKING STATIONS.
- 12 PROVIDE COMMERCIAL KITCHEN, SS COUNTERTOPS, AND EPOXY FLOORING
- 13 PROVIDE NEW KITCHEN HOOD WITH ANSUL FIRE SYSTEM.
- 14 PROVIDE DISPOSAL TO UNDERGROUND GREASE INTERCEPTOR.
- 15 PROVIDE NEW 1 1/2" DIA. METAL HANDRAIL AT EXISTING RAMP
- 16 PROVIDE NEW FLOORING SYSTEM THROUGH-OUT AS VINYL WOOD STRIP FLOORING.
- 17 PROVIDE NEW STORAGE CABINETS/ WORK COUNTER
- 18 INFILL WOOD STUD WALL TO MATCH EXISTING.
- 19 PROVIDE NEW LIGHTING AND T-BAR ACOUSTICAL CEILING
- 20 PROVIDE NEW VIEWING WINDOWS
- 21 PROVIDE NEW WROUGHT IRON FENCING 4' HIGH AND GATES
- 22 NEW PARKING GATE SIGN
- 23 PROVIDE NEW PAINT AT ALL WALLS AND EXPOSED DRYWALL CEILINGS.
- 24 PROVIDE NEW WOOD STUD WALLS AND DRYWALL FINISHES. PAINT.
- 25 NEW MIRACLE PLAYSTRUCTURE, ARTIFICIAL GRASS/RUBBER FLOORING, AND SHADE STRUCTURES CANOPY*
- 26 NEW ASPHALT PAVING WITH GAME LINE MARKINGS
- 27 REPAVE AC PARKING LOT INCLUDING STRIPING AND ACCESSIBLE PARKING
- 28 PROVIDE NEW 6' HIGH WROUGHT IRON FENCING AND GATE
- 29 PROVIDE NEW ACCESSIBLE CONCRETE RAMP AND RAILS

ALTERNATE ITEMS

- 30 PROVIDE NEW PACKAGE HVAC UNITS AT BASEMENT/ ROOF TO REPLACE EXISTING.
- 31 REFINISH ALL 2ND FLOOR ROOMS; CARPET FLOOR, PAINTED WALLS*
- 32 REPLACE FLOOR SYSTEM AT MULTI-PURPOSE ROOM. REPLACE WITH NEW SHEET FLOORING.
- 33 PROVIDE ALL NEW WIREMOLD AND EXPOSED CONDUITS FOR NEW COMMUNICATIONS SYSTEMS.
- 34 PROVIDE NEW CLOCK AND PA SYSTEM
- 35 NO WORK AT KITCHEN. LEAVE IN PLACE. PROVIDE NEW 120 OUTLETS FOR WARMING CARTS ONLY (4 TOTAL).
- 36 PROVIDE NEW WOOD STAIRS TO 2ND FLOOR.
- 37 PROVIDE ALL NEW WIREMOLD AND EXPOSED CONDUITS FOR NEW ADDRESSABLE FIRE ALARM SYSTEM SYSTEMS.



GENERAL NOTES

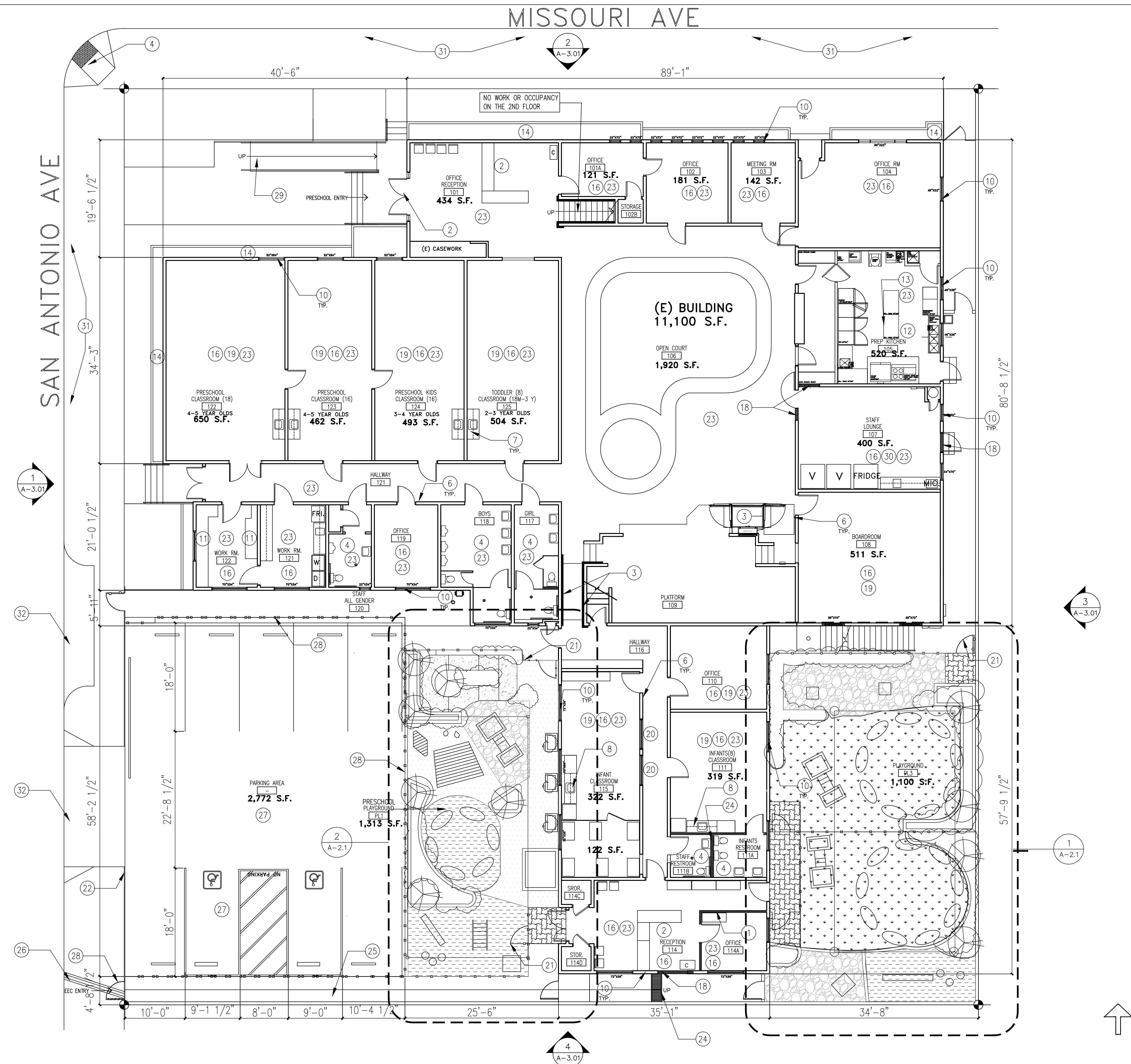
DEMOLITION NOTES

- 1 REMOVE WOOD RAMP AND PROVIDE NEW WITH WOOD RAILS
- 2 REMOVE ALL DOORS AND WIDEN OPENINGS TO FIT 3' DOORS.
- 3 REMOVE ENTRY DOORS AND REPLACE WITH NEW.
- 4 REMOVE ALL FINISHES, FIXTURES IN NON-COMPLIANT TOILET ROOMS.
- 5 REMOVE ALL CABINETS/ COUNTERS IN WORKROOM.
- 6 REMOVE ALL FLOORING THROUGH OUT/ TO BE REPLACED WITH NEW.
- 7 REMOVE ALL WINDOWS AT EXTERIOR, TO BE REPLACED WITH NEW.
- 8 REMOVE ALL KITCHEN CABINETS AND FLOORING.
- 9 REMOVE FLOORING AND BUILD WOOD FLOOR FLUSH WITH MAIN ELEVATION
- 10 REMOVE PLANTER/ SIDEWALK TO PREPARE FOR NEW RAMP.
- 11 REMOVE ALL AC PAVING TO PREPARE FOR NEW PLAYGROUND.
- 12 REMOVE BASKETBALL POLE AND BACKBOARD.
- 13 DEMOLISH PORTION OF WALL FOR NEW WINDOWS OR DOORS PER NEW PLAN.
- 14 REMOVE EXISTING BRICK FIREPLACE
- 15 REMOVE EXISTING HEATING UNITS
- 16 REMOVE EXISTING WINDOW HVAC UNITS.
- 17 REMOVE EXISTING STORAGE SHED
- 18 REMOVE PORTION (E) CONCRETE PAVING TO PREPARE FOR NEW PLAYGROUND.
- 19 REMOVE DOUBLE DOOR REPAIR TO RECEIVE NEW STOREFRONT
- 20 REMOVE DOOR AND PATCH WALL
- 21 OPEN (E) WALL TO RECEIVE NEW WINDOW
- 22 REMOVE PORTION (E) PLATFORM TO RECEIVE NEW CHAIR LIFT
- 23 DEMO (E) CONC. STEP REPAIR PER PLAN
- 24 REMOVE (E) DOOR AND FRAME
- 25 RE STRIPE TO RECEIVE ADA PARKING
- 26 REMOVE (E) STAIR AND DEMO PORTION LANDSCAPING TO BUILD ACCESSIBLE RAMP
- 27 REPAIR/REPLACE SIDEWALKS AS REQUIRED PER CITY STANDARDS
- 28 PROVIDE 20' DROP OFF ZONE PER COUNTY STANDARDS
- 29 PROVIDE NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
- 30 PROVIDE NEW PLANTING AND SITE PERCUATION IN PLANTERS PER LID SMALL SITE STDs.
- 31 BUILD NEW ADA CURB RAMP PER COUNTY STANDARDS



PLAZA COMMUNITY SOUTH GATE
EARLY HEAD START RENOVATION PROJECT

A-2.00



GENERAL NOTES

KEY NOTES

- 1 PROVIDE NEW WOOD STUD WALL TO STRUCTURE ABOVE.
- 2 PROVIDE NEW STOREFRONT ENTRY SYSTEM WITH PANIC HARDWARE AND SECURITY COMMUNICATIONS.
- 3 NEW WOOD STUD WALL WITH HM WINDOWS
- 4 BUILD NEW ADA CURB RAMP PER COUNTY STANDARDS
- 5 NEW TOILET ROOM FINISHES, FIXTURES, ACCESSORIES, AND PARTITIONS
- 6 PROVIDE ALL NEW PERMANENT ROOM SIGNAGE THROUGHOUT
- 7 PROVIDE NEW SINK AND COUNTER AT EACH CLASSROOM.
- 8 PROVIDE COUNTER WITH SINK/ DIAPER CHANGING STATION
- 9 CRIB AREA WITH CARPET AND REMOVABLE PARTITION
- 10 PROVIDE NEW WINDOWS. MATCH EXISTING OPENING SIZES.
- 11 PROVIDE NEW STORAGE CABINETS AND WORKING STATIONS.
- 12 PROVIDE COMMERCIAL KITCHEN, SS COUNTERTOPS, AND EPOXY FLOORING
- 13 PROVIDE NEW KITCHEN HOOD WITH ANSUL FIRE SYSTEM.
- 14 PROVIDE NEW PLANTING AND SITE PERCOLATION IN PLANTERS PER LID SMALL SITE STDs.
- 15 PROVIDE NEW 1 1/2" DIA. METAL HANDRAIL AT EXISTING RAMP
- 16 PROVIDE NEW FLOORING SYSTEM THROUGH-OUT AS VINYL WOOD STRIP FLOORING.
- 17 PROVIDE NEW STORAGE CABINETS/ WORK COUNTER
- 18 INFILL WOOD STUD WALL TO MATCH EXISTING.
- 19 PROVIDE NEW LIGHTING AND T-BAR ACOUSTICAL CEILING
- 20 PROVIDE NEW VIEWING WINDOWS
- 21 PROVIDE NEW WROUGHT IRON FENCING 4' HIGH AND GATES
- 22 NEW PARKING GATE SIGN
- 23 PROVIDE NEW PAINT AT ALL WALLS AND EXPOSED DRYWALL CEILINGS.
- 24 METAL ACCESSIBLE COVER TRENCH
- 25 ALUMINUM COVER CONC. TRENCH
- 26 EXISTING DRAIN
- 27 REPAVE AC PARKING LOT INCLUDING STRIPING AND ACCESSIBLE PARKING
- 28 PROVIDE NEW 6' HIGH WROUGHT IRON FENCING AND GATE
- 29 PROVIDE NEW ACCESSIBLE CONCRETE RAMP AND RAILS
- 30 BUILT UP WOOD FLOOR FLUSH WITH MAIN FLOOR
- 31 REPAIR/REPLACE SIDEWALKS AS REQUIRED PER CITY STANDARDS
- 32 PROVIDE NEW CONCRETE DRIVEWAY APRON PER CITY STANDARDS
- 33 PROVIDE 20' DROP OFF ZONE PER COUNTY STANDARDS

ALTERNATE ITEMS

- 30 PROVIDE NEW PACKAGE HVAC UNITS AT BASEMENT/ ROOF TO REPLACE EXISTING.
- 31 REFINISH ALL 2ND FLOOR ROOMS: CARPET FLOOR, PAINTED WALLS"
- 32 REPLACE FLOOR SYSTEM AT MULTI-PURPOSE ROOM. REPLACE WITH NEW SHEET FLOORING.
- 33 PROVIDE ALL NEW WIREMOULD AND EXPOSED CONDUITS FOR NEW COMMUNICATIONS SYSTEMS.
- 34 PROVIDE NEW CLOCK AND PA SYSTEM
- 35 NOT USED
- 36 PROVIDE NEW WOOD STAIRS TO 2ND FLOOR.
- 37 PROVIDE ALL NEW WIREMOULD AND EXPOSED CONDUITS FOR NEW ADDRESSABLE FIRE ALARM SYSTEM SYSTEMS.



PLAZA COMMUNITY SOUTH GATE
EARLY HEAD START RENOVATION PROJECT

BUILDING
PLAN

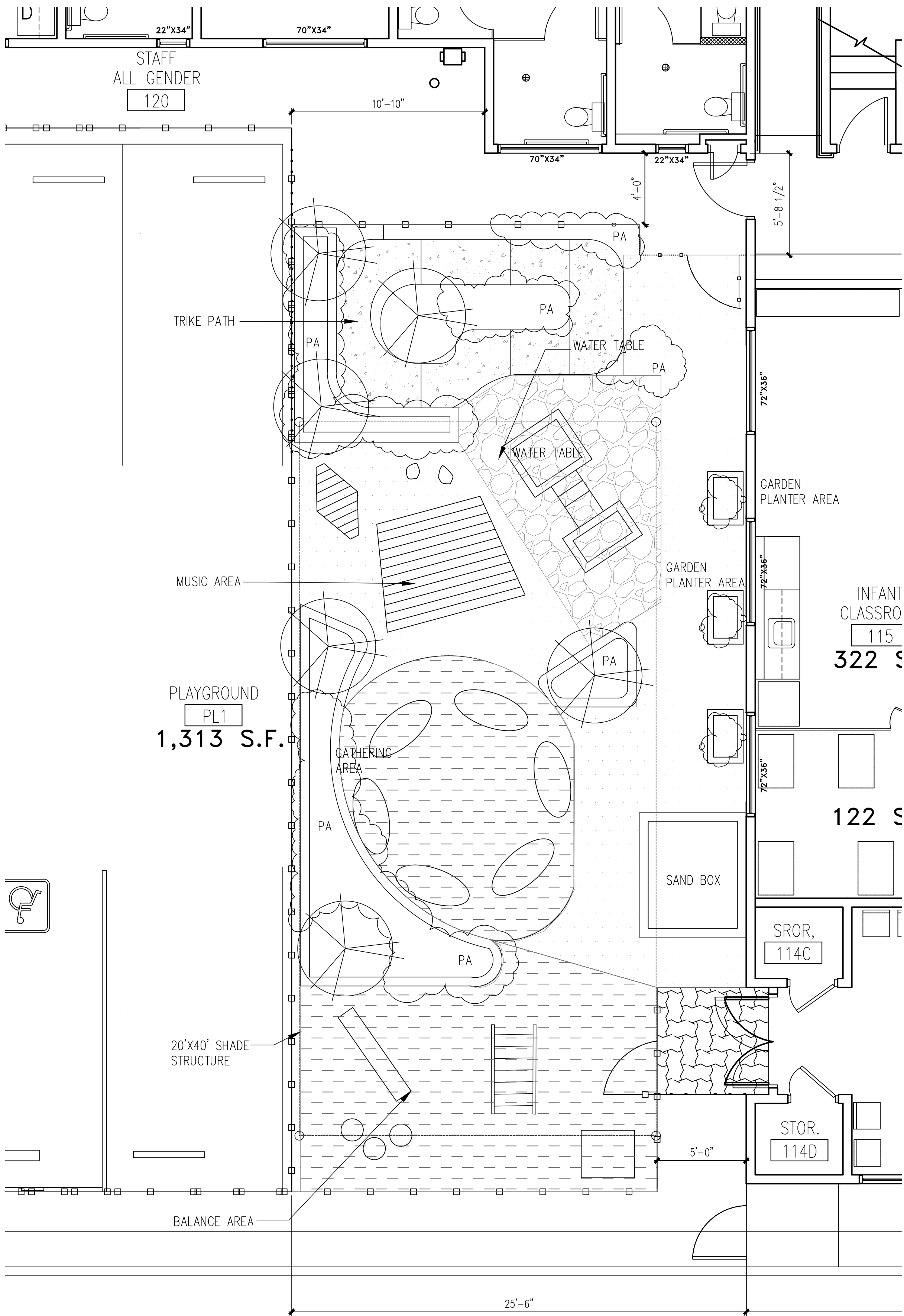
A-2.1

NEW FIRST FLOOR BUILDING PLAN

SCALE
1/8"=1'-0"

PLAZA COMMUNITY SOUTH GATE
EARLY HEAD START RENOVATION PROJECT

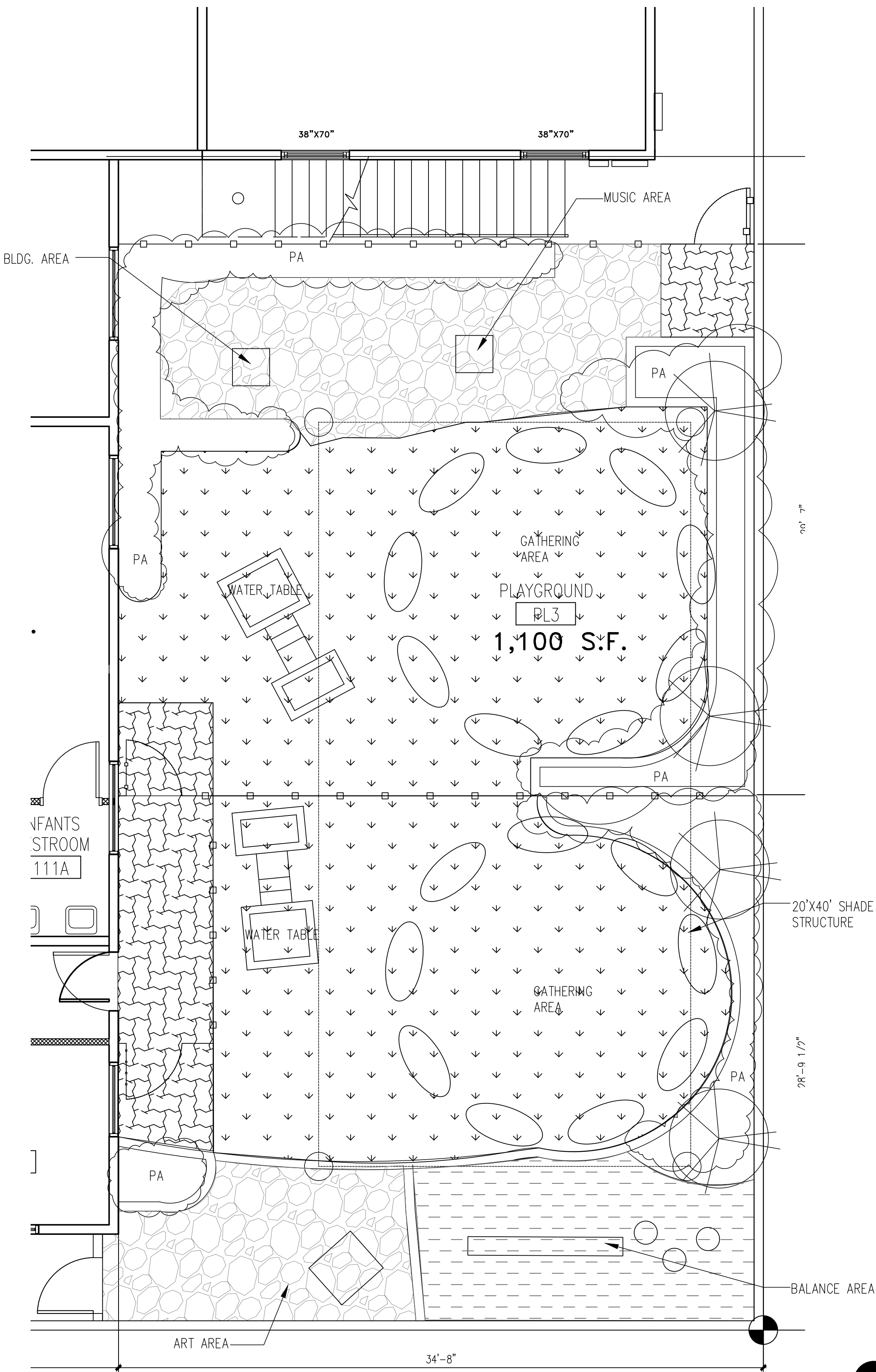
A-1.3



ENLARGED PLAYGROUND

SCALE
1/4"=1'-0"

2



ENLARGED PLAYGROUND

SCALE
1/4"=1'-0"

1

LEGEND

- CONCRETE PAVING
- BRICK PAVERS
- FLAGSTONE PAVERS
- GRASS WITH NEW IRRIGATION
- COLORLED ASPHALT
- ENGINEERED FIBER WOOD CHIPS MIN 12" DEPTH



PLAZA COMMUNITY SOUTH GATE
EARLY HEAD START RENOVATION PROJECT

NEW
ELEVATIONS

A-3.01

GENERAL NOTES

DEMOLITION NOTES

- 1 INSTALL NEW ALL WINDOWS
- 2 NEW CONCRETE STEP
- 3 INSTALL NEW DOOR AND FRAME
- 4 NEW ACCESSIBLE CONCRETE RAMP WITH 1 1/2" GALV. HANDRAILS
- 5 NEW CONCRETE STEP WITH 1 1/2" DIA. GALV. HANDRAIL
- 6 INSTALL NEW DOUBLE DOORS, DOOR FRAME AND SIDELIGHT BOTH SIDES





PLAZA COMMUNITY SOUTH GATE EARLY HEAD START RENOVATION PROJECT

CONCEPTUAL
GRADING AND
DRAINAGE PLAN

C3.0

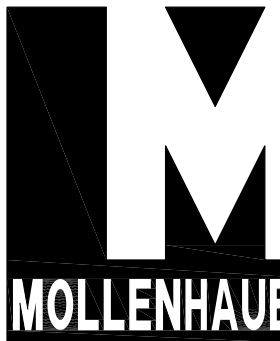
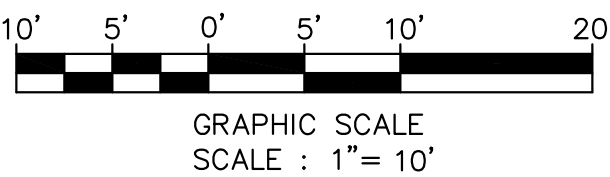
CONSTRUCTION NOTES:

- 1 ASPHALT CONCRETE AND BASE
- 2 CONCRETE PAVEMENT
- 3 CONCRETE MOWING STRIP
- 4 ABOVE GRADE FLOW THROUGH PLANTER PER DETAIL
- 5 CURB DRAIN PER SPPWC-150-2
- 6 STAMPED COLOR CONCRETE PAVING PER ARCHITECTURAL PLAN
- 7 DECOMPOSED GRANITE AREA, PROVIDE STABILIZER IN ALL DG AREAS
- 8 TRENCH DRAIN, ADA COMPLIANT GRATE.
- 9 CONCRETE DRIVEWAY PER SPPWC-110-2, TYPE A
- 10 CONCRETE CURB RAMP PER SPPWC-111-5
- 11 REMOVE AND REPLACE DAMAGE OFF GRADE SIDEWALK PER CITY STANDARD
- 12 GATE AND FENCE PER ARCHITECTURAL PLAN
- 13 CONCRETE STAIRS PER ARCHITECTURAL PLAN
- 14 CONCRETE RAMP AND HANDRAILS PER THE ARCHITECTURE PLAN
- 15 CONCRETE CURB
- P PROTECT IN PLACE

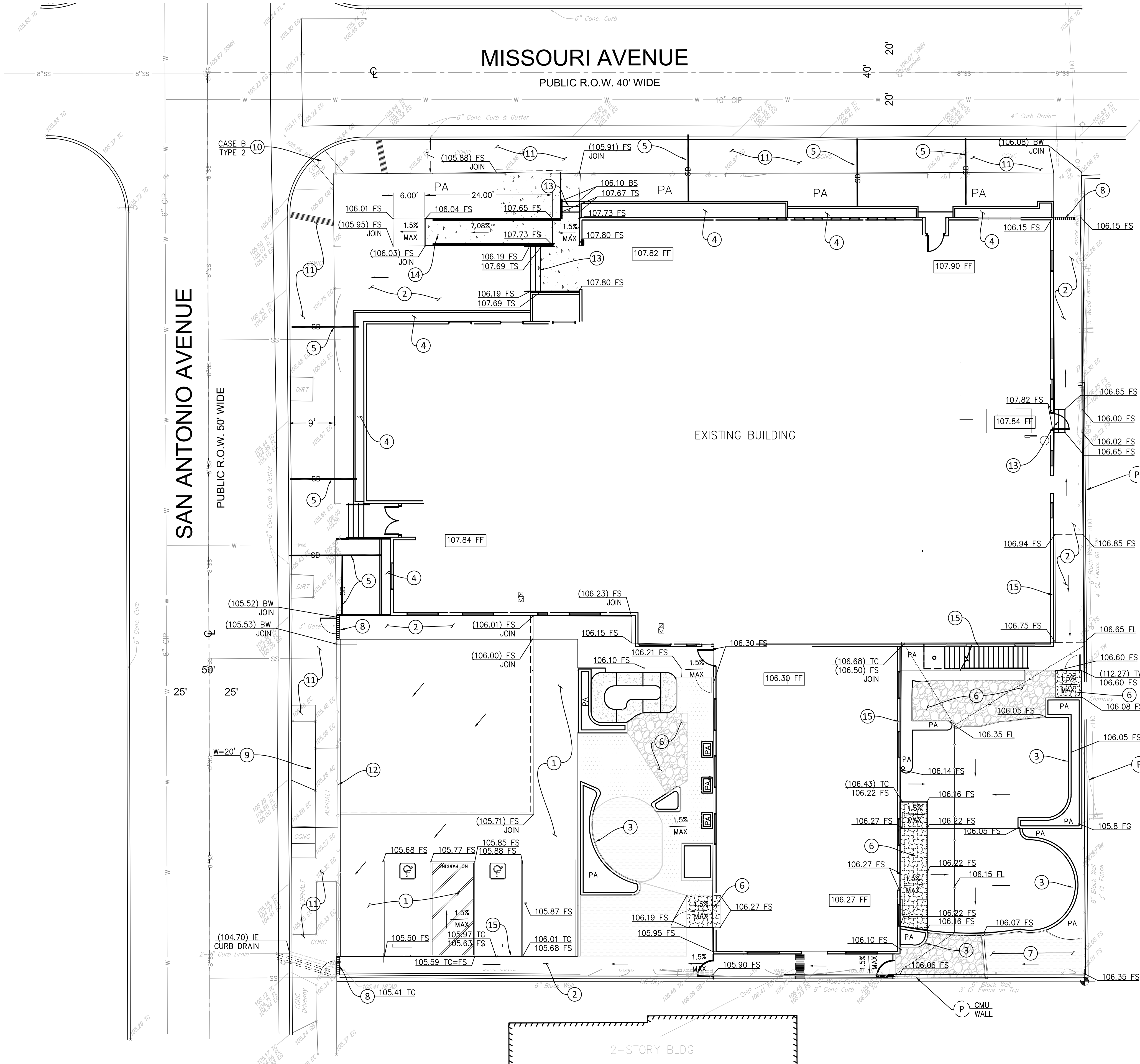
LEGEND:

- GRADE BREAK
- SAWCUT AND JOIN
- DRAINAGE
- FLOW LINE

- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- PA PLANTED AREA
- TC TOP OF CURB
- TG TOP OF GRATE



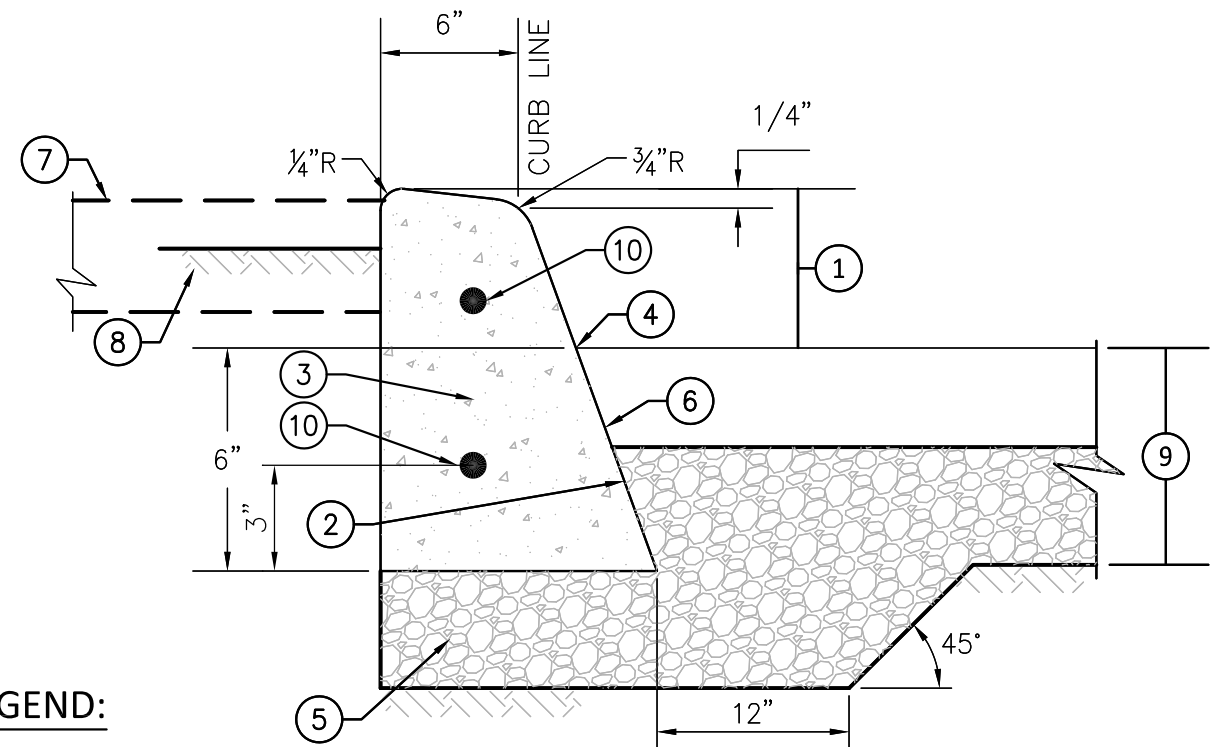
CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT
213 624 2661 TEL
919 W. GLENOAKS BLVD.,
2ND FLOOR GLENDALE,
CALIFORNIA 91201



PLAZA COMMUNITY SOUTH GATE
EARLY HEAD START RENOVATION PROJECT

DETAILS

C4.0

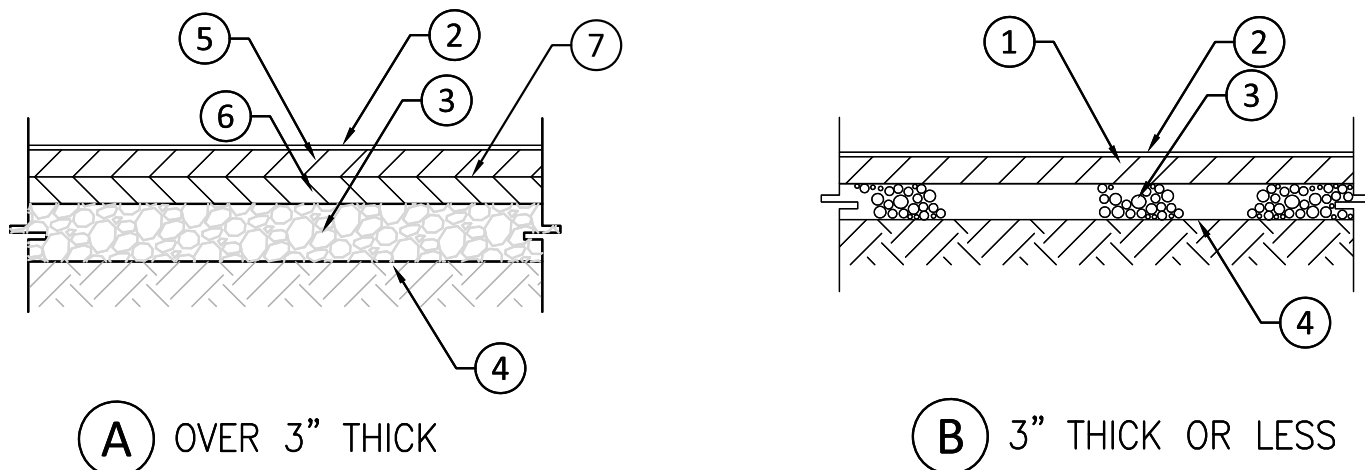


- LEGEND:
- 1 CURB FACE (CF) SHALL BE 6" UNLESS OTHERWISE INDICATED.
 - 2 BATTER 1½:12.
 - 3 PORTLAND CEMENT CONCRETE.
 - 4 ELEVATION PER PLAN UNLESS OTHERWISE INDICATED.
 - 5 BASE MATERIAL TO BE SAME THICKNESS AS ADJOINING PAVEMENT.
 - 6 TACK COAT WHERE CURB ABUTS ASPHALT CONCRETE PAVEMENT.
 - 7 SIDEWALK WHERE OCCURS (PREVENT BOND BETWEEN SIDEWALK AND CURB).
 - 8 FINISH GRADE IN PLANTER AREAS TO BE 1½" BELOW TOP OF CURB.
 - 9 PAVEMENT SECTION PER PLAN.
 - 10 (2) #4 REBAR CONTINUOUS.

CONCRETE CURB

N.T.S. 3

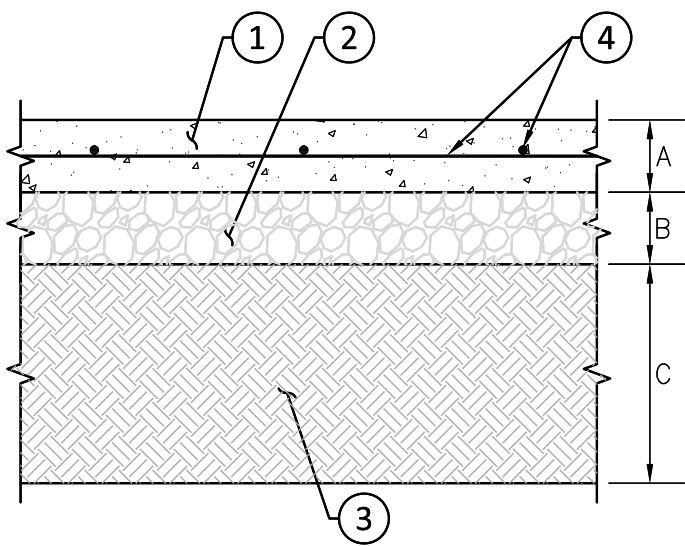
- LEGEND:
- 1 A.C. SURFACING TYPE III, C3, PG-64-10
 - 2 2 COATS OF SURFACE SEAL
 - 3 BASE COURSE. COMPACT TO 95%
 - 4 SUB-GRADE. 24" COMPACT TO 95%.
 - 5 A.C. SURFACING TYPE III, C3, PG-64-10 (3" MAX.)
 - 6 A.C. SURFACING TYPE III, B3, PG-64-10
 - 7 TACK COAT



LOCATION	ASPHALT CONCRETE		BASE COURSE		
	THICKNESS	CLASS	THICKNESS	TYPE	GRADE
PARKING LOT, DRIVE LANE	6"	3"	4"	CAB	FINE
	3"	TYPE III, C3, PG-64-10			
	3"	TYPE III, B3, PG-64-10			

ASPHALT CONCRETE PAVEMENT

N.T.S. 2

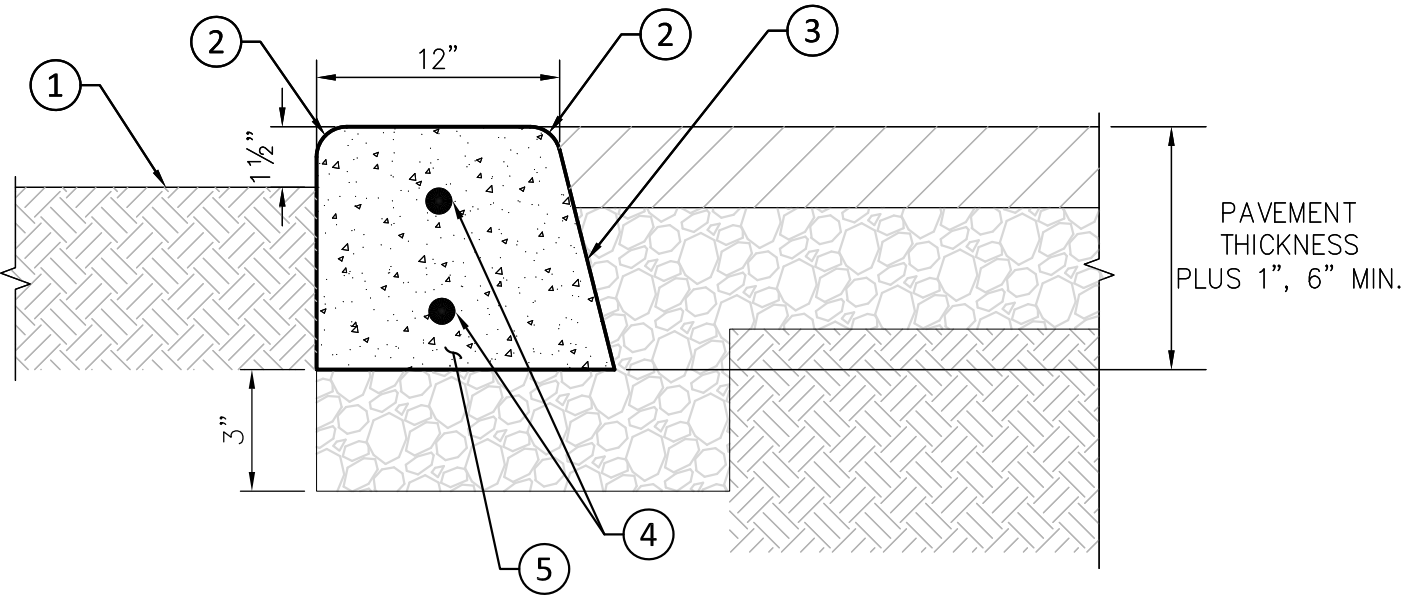


- LEGEND:
- 1 PORTLAND CEMENT CONCRETE PAVEMENT, 3000 PSI MINIMUM COMPRESSIVE STRENGTH
 - 2 CRUSHED AGGREGATE BASE 95% OF MAXIMUM DENSITY
 - 3 COMPACTED SUBGRADE 90% OF MAXIMUM DENSITY
 - 4 #4 BARS @ 18" ON CENTER EACH WAY.

TYPE	PAVEMENT SECTION	A	B	C
I	LIGHT DUTY	5"	4"	12"

CONCRETE PAVEMENT

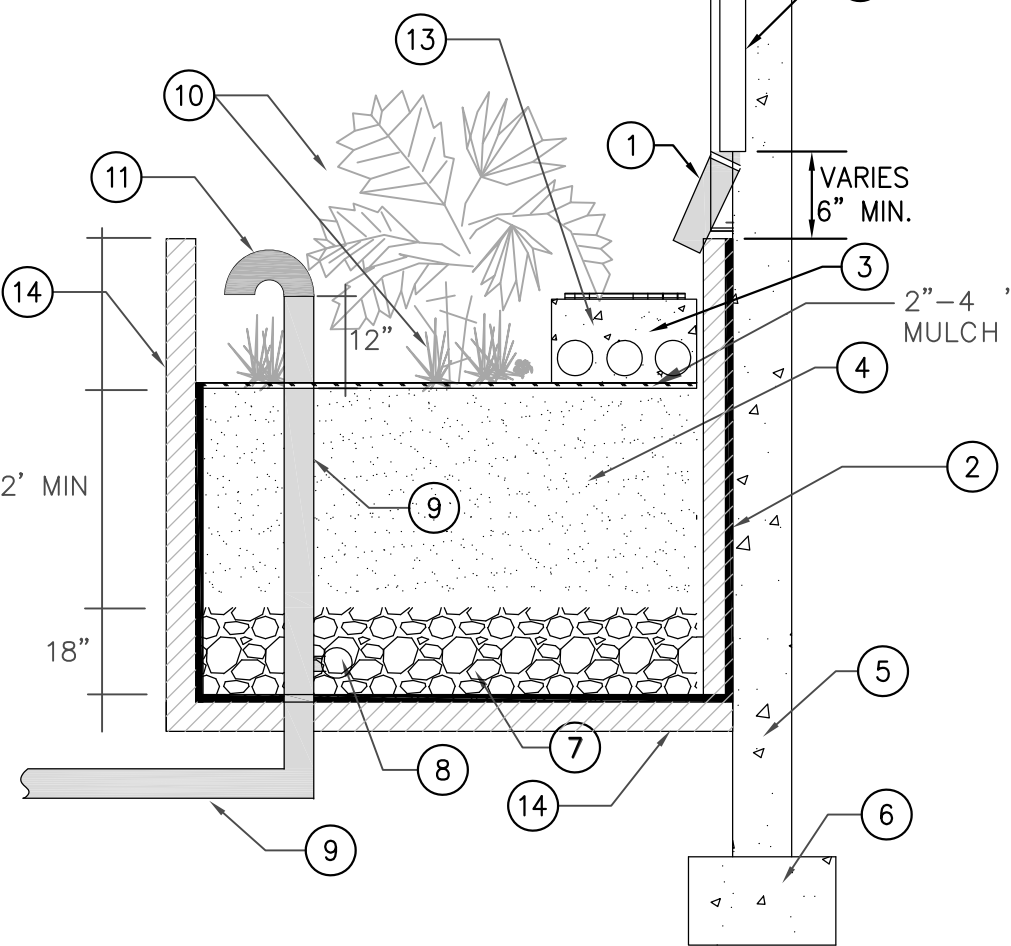
N.T.S. 1



- LEGEND:
- 1 TURF AREA
 - 2 ¾" RADIUS
 - 3 3H:12V BATTER
 - 4 2-#4 BAR CONTINUOUS
 - 5 CONSTRUCT MOWING STRIP WITH 520-C-3000 PSI CONCRETE
 - 6 CRUSHED AGGREGATE BASE
- NOTE:
PROVIDE EXPANSION JOINTS AT 15' O.C.

CONCRETE MOWING STRIP

N.T.S. 5



- NOTES:
- 1 ROOF DOWNSPOUT. SEE ARCHITECTURAL PLAN
 - 2 WATERPROOF BARRIER. SEE ARCHITECTURAL PLAN.
 - 3 12"x18" SHALLOW CATCH BASIN WITH 2"Ø HOLES. DISPERSES FLOW AT SOIL SURFACE.
 - 4 SOIL MIX. SEE LANDSCAPING PLANS.
 - 5 BUILDING
 - 6 FOUNDATION. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 - 7 GRAVEL BEDDING
 - 8 6" DIAMETER PERFORATED PIPE SHALL RUN ENTIRE LENGTH OF PLANTER, HOLES DOWN.
 - 9 SOLID PIPE CONNECTION TO DOWNSTREAM CONVEYANCE SYSTEM, SIZE PER PLAN.
 - 10 PLANTS. SEE LANDSCAPING PLAN.
 - 11 SET OVERFLOW 2" BELOW THE TOP OF THE PLANTER
 - 13 AFFIX PERMANENT IDENTIFICATION TAG.
 - 14 CONCRETE PLANTER BOX WALL. SEE STRUCTURAL DRAWINGS.
 - 15 WINDOWS WHERE OCCURS. SEE ARCHITECTURAL PLAN.

PLANTER BOX DETAIL

N.T.S. 4

N.T.S. 6

MEMORANDUM OF UNDERSTANDING REGARDING PARKING LEASE AGREEMENT

This Memorandum of Understanding, by and between La Senda Antigua Iglesia Pentecostal, 9626 California Avenue, South Gate, CA 90280 ("La Senda Antigua") and Plaza Community Services-South Gate, 4018 City Terrace Drive, Los Angeles, CA 90063 ("Plaza"), will serve to document the agreement of such parties on the principal terms of a Parking Lease Agreement (the "Parking Agreement") to be executed by the parties.

Principal Terms of Lease Agreement:

1. **Landlord:** La Senda Antigua
2. **Tenant:** Plaza
3. **Leased Premises:** 30 parking spaces (approximately 960 square feet) located at 9626 California Avenue, South Gate (the "Cal Lot"), which property is owned by La Senda Antigua.
4. **Lease Commencement Date.** The initial lease period shall commence on January 1, 2022 or such date as mutually agreed to by the parties. The initial term shall run through September 30, 2025.
5. **Lease Termination Date.** The lease shall terminate at midnight on September 30, 2025, but the parties agree to three (3) automatic extensions of five years each, based on the number of lease extensions Plaza executes at its early childhood development center located at 9707 San Antonio Road, South Gate 90280.
6. **Base Rent.** Plaza shall pay to La Senda Antigua a base monthly rent of \$50 per parking space for each of the 30 spaces covered by Lease Agreement.
7. **Permitted Use.** The Leased Premises shall be for Plaza staff parking during business hours, Monday through Friday and for no other purpose without the prior written consent of La Senda Antigua.
8. **Insurance.** Plaza shall ensure that the 30 parking spaces are added to the list of properties covered under its liability insurance policy. La Senda Antigua is not liable for any damage to any cars parked in the Cal Lot or for any injury to any person parking in the Cal Lot. Plaza agrees to indemnify La Senda Antigua against the financial consequences of any such liability.
9. **Modification.** This Agreement may only be modified by a written instrument signed by both parties.
10. **Acceptance.** By signing below, each of La Senda Antigua and Plaza agree to the terms of this Memorandum of Understanding.

Signed

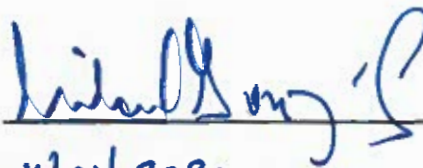
La Senda Antigua



Date

10/31/2021

Plaza



Date

11/01/2021



A-1.00



250' - 5"

- PATH OF TRAVEL

MISSOURI AVE
333'-0"

IGLESTA LA SENDA ANTIGUA

PARKING PROVIDED	
STANDARD	15
COMPAC	11
ACCESSIBLE	02
TOTAL	28

26.75 ARE REQUIRED

SAN ANTONIO AVE

SAN ANTONIO AVE

TOTAL WALKING
DISTANCE IS: 625'-4"

PLAZA COMMUNITY
SOUTH GATE

(E) PARKING LAY OUT

SCALE
1/16"=1'-0"

2

PATH TRAVEL FROM PLAZA COMMUNITY SOUTH GATE TO ADDITION PARKING

SCALE
1/300"=1'-0"

1