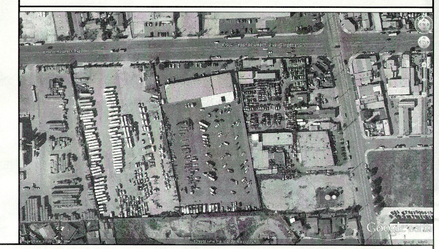
400 E. REDONDO BEACH BLVD
GARDENA, CA

NOTES:

1. EXISTING BUILDING OFFICE ADM AREA 19,907.85 S.F
2. TOTAL LANDSCAPING: 7,247 SQ.FT INCLUDES OFFSET, PER 2003 EXHIBIT APPROVAL A.
3. EMPLOYEE PARKING: APPROX. 46 STALLS SHOWN.
4. EXISTING 8' HEIGHT WROUGHT IRON FENCE
5. EXISTING 8' HEIGHT WROUGHT IRON GATE
6. EXISTING BLOCK WALL TO REMAIN 8'-0" HEIGHT MIN.
7. EXISTING LANDSCAPING ± 1770 S.F TO REMAIN.
8. EXISTING POWER POLE TO REMAIN WITH 42" X42"CONCRETE BASE PROTECTION
9. NEW LANDSCAPE WITH TREES : 15-GALLON FOR EVERY 50 SQUARE FEET OF LANDSCAPE
10. EXISTING PAVING
11. EXISTING POLE SIGN

LEGAL DESCRIPTION PORTION:

APN: 6129-021-030
THORPE'S RESUB OF LOT 52 GARDENA TRACT LOT COM AT SW COR OF LOT C TH E ON S LINE OF SD LOT 322.47 FT TH N 10 ¢ 46' W 431.42 FT TH N 00 ¢ 04'20"...SEE MAPBOOK MISSING PORTION ...LOT C



PROJECT DESCRIPTION:

1. PROPOSED PROJECT:
THE APPLICANT REQUESTS A CUP IN THE WEST RANCHO DOMINGUEZ – VICTORIA CSD TO ALLOW GENERAL OUTSIDE STORAGE IN THE M-2 ZONE ON A 4.67 ACRE SITE IN THE UNINCORPORATED AREA OF ATHENS/WILLOWBROOK.

A. LOCATION:
400 E. REDONDO BEACH BLVD. – WITH 332.57' –FT OF FRONTAGE SITUATED 372– FT. WEST OF SAN PEDRO ST., ON THE SOUTH
SIDE OF REDONDO BEACH BLVD. THE NEAREST FREEWAY ON RAMP IS THE REDONDO BEACH BLVD./ 110 FRWY – TO THE WEST.

B. ACCESS/ CIRCULATION: ACCESS FOR TRUCKS AND EMPLOYEES IS RESTRICTED TO E. REDONDO BEACH BLVD.

– PARKING INFORMATION:
PARKING REQUIRED: 40 SPACES
PARKING PROVIDED: 46 SPACES.

– EMPLOYEE PARKING: EMPLOYEES WILL PARKING PERSONAL VEHICLES IN PARKING STALL LOCATED ALONG THE NORTH PROPERTY LINE AS WELL AS THOSE STALLS ABUTTING THE EXISTING BUILDING TO THE NORTH AND SOUTH.

2. ENTITLEMENTS REQUIRED:

A.A CONDITIONAL USE PERMIT PURSUANT TO LOS ANGELES COUNTY MUNICIPAL CODE SECTION 22.44.130 (D.)(6.)(b.) TO ALLOW GENERAL OUTDOOR STORAGE"

PARCEL INFORMATION

4.67 NET ACRES
4.96 GROSS ACRES

TOTAL OUTDOOR STORAGE AREA: ± 87,900 S.F

LANDSCAPE:

EXISTING LANDSCAPE AREA :	1,770 SQ.FT
PROPOSED NEW LANDSCAPE AREA :	2,871 SQ.FT
TOTAL LANDSCAPE AREA :	4,641 SQ.FT

FIRE DEPARTMENT NOTES:

1. " THE PROPOSAL PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES".

2. ACCESS:
ACCESS SHALL BE MAINTAINED AT A MINIMUM WIDTH OF 26' CLEAR, SAID ACCESS SHALL BE PROVIDED AROUND THE PERIMETER OF THE YARD FROM THE ENTRANCE TO THE EXIT OF SAID PROPERTY. ALL INTERIOR ACCESS SHALL ALSO MAINTAIN A MINIMUM CLEARANCE OF 26' FOR ALL VEHICULAR ACCESS PATHS.

3. SPECIAL REQUIREMENTS:
THE OFFICE SHALL HAVE A DAILY MANIFEST INDICATING MATERIALS WITHIN THE CONTAINERS ALONG WITH THEIR LOCATIONS WITHIN THE YARD.

PLANING NOTES:

WEST RANCHO DOMINGUEZ– VICTORIA COMMUNITY STANDARDS DISTRICT: ALL FUTURE USES SHALL COMPLY WITH THE FOLLOWING DEVELOPMENT STANDARDS.

–BUILDINGS AND STRUCTURES SHALL BE SET BACK A MINIMUM OF TEN FEET FROM THE FRONT PROPERTY LINE.THE FRONT 10 FEET OF THE SETBACK, NOT INCLUDING ACCESS, PARKING, AND CIRCULATION AREAS,SHALL BE LANDSCAPED.

– FOR PROPERTIES ABUTTING A RESIDENTIAL ZONE, A LANDSCAPE BUFFER OF AT LEAST FIVE FEET SHALL BE PROVIDED AND SHALL BE AUTOMATICALLY IRRIGATED BY A PERMANENT WATERING SYSTEM, ONE 15- GALLON TREE FOR EVERY 50 SQUARE FEET OF LANDSCAPED AREAS SHALL BE PLANTED EQUALLY SPACED WITHIN THE BUFFER STRIP.

–FOR PROPERTIES ABUTTING A RESIDENTIAL ZONE, A SOLID MA-SONRY WALL OR SOLID FENCE OF AT LEAST EIGHT FEET IN HEIGHT IN COMPLIANCE WITH SECTION 22.52.610 SHALL BE ERECTED ALONG THE PROPERTY LINES SEPARATING THE TWO USES.

–IN ORDER TO MITIGATE NOISE , ALL LOADING DOCKS SHALL BE LOCATED AS FAR DISTANT AS FEASIBLE FROM ADJOINING RESIDENTIAL ZONES.

–A BUILDING OR STRUCTURE LOCATED WITHIN 250 FEET OF RESIDENTIAL ZONES SHALL NOT EXCEED A HEIGHT OF 90 FEET ABOVE GRADE, EXCLUDING CHIMNEYS AND ROOFTOP ANTENNAS.

–THE MAXIMUM LOT COVERAGE SHALL NOT EXCEED 70 PERCENT

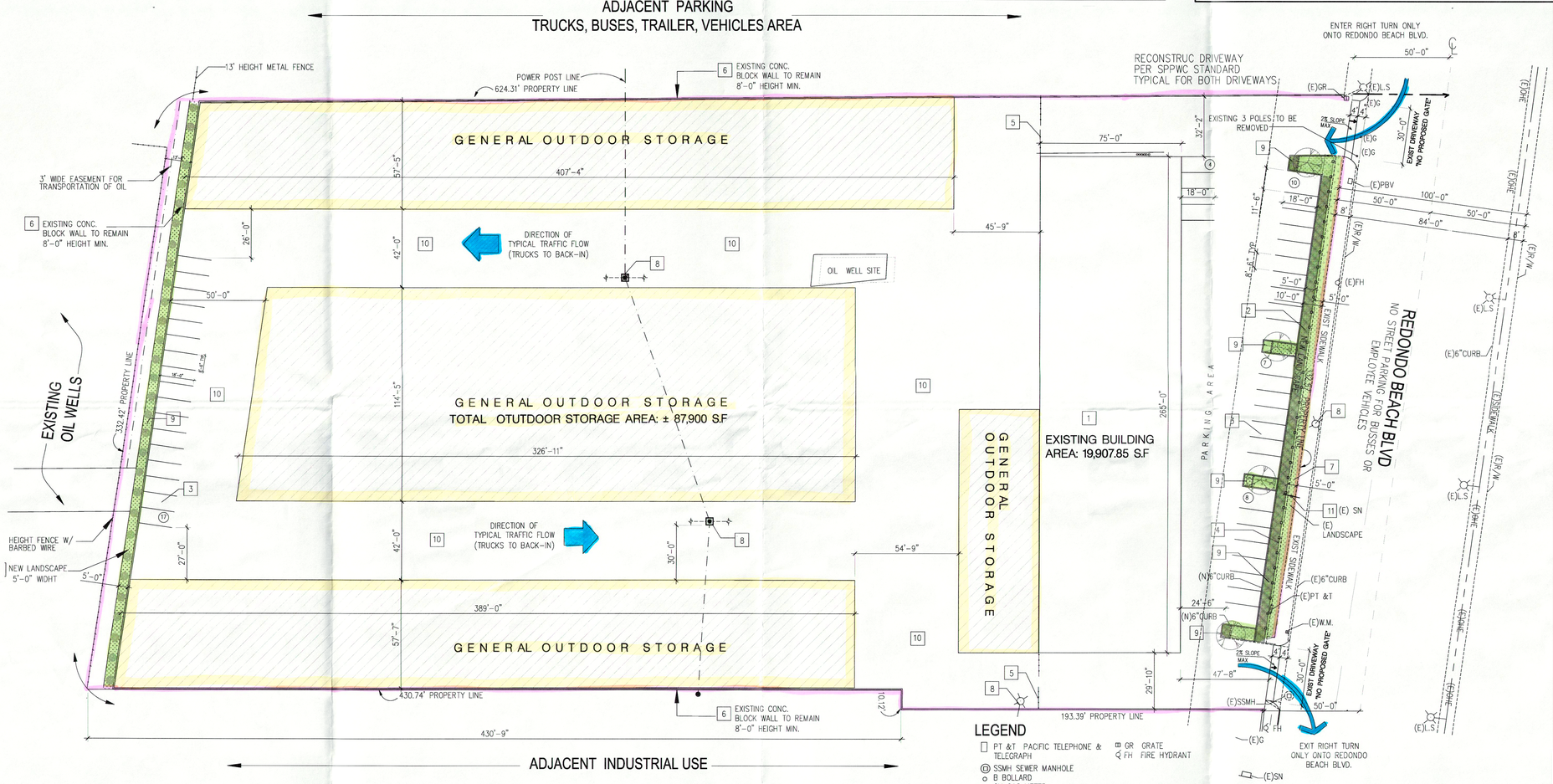
– OUTSIDE STORAGE SHALL NOT BE VISIBLE BY PEDESTRIANS OR ADJACENT RESIDENTIALLY ZONED STREETS OR BY PERSONS ON NEIGHBORING RESIDENTIALLY ZONED PROPERTIES.

–A MINIMUM 1 PARKING SPACE FOR EACH 500 SQUARE FEET OF BUILDING FLOOR AREA SHALL BE MAINTAINED ON SITE FOR ALL INDUSTRIAL USES, PURSUANT TO LOS ANGELES COUNTY MUNICIPAL CODE SECTION 22.52.1140.

–"ALL USES SUBJECT TO THIS CONDITIONAL USE PERMIT SHALL REQUIRE A REVISED " EXHIBIT A" A DETAILING THE PROPOSED OPEN STORAGE USE."

–" PURSUANT TO SECTION 22.52.880, THE EXISTING BUILDING IS PERMITTED A MAXIMUM OF THREE SQUARE FEET OF WALL SIGN AREA FOR EACH ONE LINEAR FOOT OF BUILDING FRONTAGE (265') = 795 MAXIMUM SQUARE FEET OR WALL SIGN AREA."

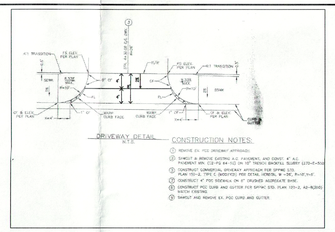
–" NO PROPOSED GATES"



LEGEND

- PT &T PACIFIC TELEPHONE & TELEGRAPH
- SSMH SEWER MANHOLE
- BOLLARD
- GM GAS METER
- WM WATER METER
- PP POWER POLE
- SN SIGN
- LS LIGHT STANDARD
- OHE OVERHESD ELECTRIC
- PP POWER POLE
- GR GRATE
- FH FIRE HYDRANT

SITE PLAN
SCALE: 1/32"=1'-0"



DRIVE WAY DETAIL

SCALE: N.T.S. | 5

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PROJECT NAME & SITE ADDRESS:

400 E. REDONDO BEACH BLVD
GARDENA, CALIFORNIA

Drawing Content :

PROPOSED SITE PLAN

REGISTERED ARCHITECT JOHN G. CATALDO RENEW 11-30-13 Lic. No. C-10457 STATE OF CALIFORNIA

Revisions :	Date :
1 PLAN_CHECK	09-11-13

Designer :	J.C
Manager :	A.HERRERA
Date :	8-19-13
Job No :	2012-115
Scale :	AS_NOTED

Drawing No :

A-1

SHEET : #.SHEETS OF : OF