

AGENDA

CITY OF HAWAIIAN GARDENS PLANNING COMMISSION

REGULAR MEETING WEDNESDAY, APRIL 10, 2019 AT 6:00 P.M.

Meeting Location: City Council Chambers, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716

Please Note: The City of Hawaiian Gardens complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact the Community Development Department at (562) 420-2641 ext. 208, at least one business day prior to the meeting so that we may accommodate you.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairmember	So
Vice Chairmember	Winford
Commissioner	Kwan
Commissioner	Rodriguez
Commissioner	Schultze

1. AGENDA ORGANIZATION

This is the time for the Planning Commission to discuss any changes in the order of agenda items

2. ORAL COMMUNICATIONS

This is the time reserved for those in the audience to address the Planning Commission regarding any subject that is not a public hearing item. (Time Limit: Maximum of three (3) minutes per speaker; total time allocated is 15 minutes.)

3. PUBLIC HEARINGS

- 3a. **RESOLUTION NO. 2019-009/CASE NO. PLNG2018-0089CUP – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO CONSTRUCT AND OPERATE A FIVE-STORY 95,805 SQ. FT. SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, HAWAIIAN GARDENS, CA 90716**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis, the project is consistent with the applicable general plan and is located within the City limits, on a site less than five acres, and

surrounded by urban uses. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-009, Approving Case No. PLNG2018-0089CUP

- 3b. **RESOLUTION NO. 2019-010/CASE NO. PLNG2018-0090VAR - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR A NEW SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CA 90716**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis, the project is consistent with the applicable general plan and is located within the City limits, on a site less than five acres, and surrounded by urban uses. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-010, Approving Case No. PLNG2018-0090VAR

- 3c. **RESOLUTION NO. 2019-011/CASE NO. PLNG2018-0090VAR - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO REDUCE THE REQUIRED ON-SITE PARKING FOR A NEW SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CA 90716**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis, the project is consistent with the applicable general plan and is located within the City limits, on a site less than five acres, and surrounded by urban uses. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-011, Approving Case No. PLNG2018-0090VAR.

- 3d. **RESOLUTION NO. 2019-012/CASE NO. PLNG2018-0091TPM (TENTATIVE PARCEL MAP NO. 82353) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A REQUEST TO CONSOLIDATE THREE(3) EXISTING LOTS INTO SINGLE LOT FOR THE DEVELOPMENT OF A SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CA 90716**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis, the project is consistent with the applicable general plan and is located within the City limits, on a site less than five acres, and surrounded by urban uses. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2019-012, recommending Approval of Case No. PLNG2018-0091TPM to the Hawaiian Gardens City Council

4. **ORAL STAFF REPORTS**
5. **ORAL COMMISSIONER REPORTS**
6. **ADJOURNMENT**

To the regular Planning Commission meeting of April 24, 2019 at 6:00 p.m.




**CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.: 3a-3d
Meeting Date: 4-10-19
CD Director JC

TO: Honorable Chairman and Members of the Planning Commission

THRU: Joseph Colombo, Director of Community Development

FROM: Kevin Nguyen, Associate Planner II 

SUBJECT: RESOLUTION NO. 2019-009 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2018-0089 (CONDITIONAL USE PERMIT), A REQUEST TO CONSTRUCT AND OPERATE A FIVE-STORY 95,805 SQ. FT. SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2019-010 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2018-0090 (VARIANCE), A REQUEST TO EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR A NEW SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2019-011 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2018-0090 (VARIANCE), A REQUEST TO REDUCE THE REQUIRED ON-SITE PARKING FOR A NEW SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2019-012 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2018-0091 (TENTATIVE PARCEL MAP NO. 82353), A REQUEST TO CONSOLIDATE THREE (3) EXISTING LOTS INTO SINGLE LOT FOR THE DEVELOPMENT OF A SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA

DATE: April 10, 2019

SUMMARY

On August 27, 2018, the City of Hawaiian Gardens Community Development Department received applications for a Conditional Use Permit (PLNG2018-0089), two Variances (PLNG2018-0090) and a Tentative Parcel Map (PLNG2018-0091) proposing a self-storage development on property located at 12508 Carson Street, in the City of Hawaiian Gardens. The proposed five-story 95,805 square foot structure consists of 854 storage units in various sizes with the smallest unit being 5' by 5'. Other associated project features include a 701 square foot leasing office, a break room and restrooms on the ground floor, 13 total parking spaces, and two loading spaces.

The proposed project requires review and approval of a tentative parcel map to consolidate the existing three (3) lots into one lot for the development of the self-storage facility. The proposed parcel map proposes to dedicate a five (5') foot wide easement along the east (Hawaiian Avenue) side of the project site to the City for future roadway purposes. Also, the applicant is requesting two variances, one to exceed the maximum allowable building height of 45 feet and the other to reduce the required on-site parking by 35 spaces. The project requires a total of 48 parking spaces, absent the variance.

BACKGROUND

The site is located within the C-4 (General Commercial) Zoning District, with a General Plan designation of "General Commercial". This general plan designation is classified by commercial uses, including self-storage facilities, mini warehouses, and retail businesses. If approved, the proposed use will rehabilitate an existing vacant site within the south-east quadrant of the City.

The subject property is located at the southeast corner of Carson Street and Hawaiian Avenue. Being generally rectangular in shape the site exhibits approximately 164.8 feet of frontage on Carson Street and 177.5 feet of frontage on Hawaiian Avenue; the site consists of three parcels. The site has a total land area of approximately 29,252 square feet and will be approximately 28,364 square feet after the required dedication. The site is surrounded primarily by commercial uses, with limited residential uses in the proximity of the proposed project site.

On August 27, 2018, the applicant submitted the applications for the project described above. The applications were deemed incomplete due to missing information on the project plans on September 25, 2018. The applicant submitted revised plans, but the applications were deemed incomplete on November 8, 2018. The remaining information needed to complete the applications was submitted to the City on March 25, 2019. Accordingly, staff deemed the applications complete on March 27, 2019.

In addition, a notice of the pending public hearing was published in the *Los Cerritos Community News* as a $\frac{1}{8}$ th page ad and mailed to all property owners within 300 feet of the subject site on March 29, 2019.

The site has always been vacant and is registered under the name of Larry Curti, the current owner of the property. Over the years, the site has been temporarily used as a storage site for building construction materials. The vacant site consists of three (3) separate parcels and exhibits exposed soils and rundown vegetation; the site has become a magnet for the dumping of rubbish and debris.

DISCUSSION/ ANALYSIS

The applicant is proposing to construct a five-story, 95,805 square foot self-storage structure. The storage units would be varied in sizes with the smallest being 5' by 5' and the largest being 10' by 25'. The ground floor of the structure would include storage units, an office, an employee break room, two restrooms, and an electrical room. The second through fifth floors would be comprised of storage units. Access to the upper levels would be from dual elevators and two separate stairways.

The applications submitted for the project seek: 1) a conditional use permit for the development and operation of a self-storage facility; 2) variances to reduce the required off-site parking and to exceed the maximum allowable building height; and 3) a tentative parcel map to consolidate three (3) parcels into one 29,252 square foot parcel.

Also, as identified in the City's General Plan Capital Improvements Element, the City is requiring a 5-foot right-of-way dedication along the east side of Hawaiian Avenue, fronting the project site, for future street widening. Future road widening is necessary to address the proposed project's anticipated traffic impacts, as described further herein. In the past, several properties in the vicinity have been required to provide right-of-way dedication when proposing new developments. The street widening utilizing the 5-foot right-of-way dedication will occur once the City has acquired sufficient right-of-way dedications to uniformly make the street improvements along Hawaiian Avenue.

Tentative Parcel Map

The parcel map application concerns three (3) vacant, contiguous lots that face Carson Street and that are of identical size and shape. Together the three lots comprise the subject site.

Section 66499.20.1 of the Subdivision Map Act permits the consolidation of parcels when contiguous properties are held in common, which is the case here. The proposed parcel map would create a larger lot that complies with the Zoning Ordinance and the C-4 development standards. Merging the three existing parcels would result in a 29,252 square foot parcel.

Each of the three lots (9,700+/- square feet each) is presently developable, but none of these lots are individually large enough to accommodate a self-storage development. Staff feels that combining the three lots would allow the self-storage development to be developed on the subject site in substantial compliance with the C-4 development standards.

Findings (TPM No. 82353)

Government Code Section 66474 states that the legislative body of a city or county shall deny the approval of a tentative map if it makes any of the following findings:

1. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

The Planning Commission does not make any of the above findings here. To the contrary, the Planning Commission finds as follows:

1. **That the proposed map is consistent with applicable general and specific plans as specified in Section 65451.**

Case Number PLNG2018-0091TPM is found to be in compliance with the adopted General Plan as required by Government Code Section 66474. Notably, Case Number PLNG2018-0091TPM complies with the City's General Plan Policies LU-4.2 and LU-4.3, which state: "*Encourage development of vacant and underutilized commercial parcels*" and "*Assist in the consolidation of small commercial parcels in order to encourage larger and more sustainable commercial projects*". The proposed map will allow the grouping of adjoining small parcels in order to create a more viable development. The newly created parcel will total 29,252 square feet and will be located in an area designated by the General Plan of the City of Hawaiian Gardens as General Commercial. The proposed commercial development would result in a land use and zoning

consistency, and is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted Zoning Code.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed map will facilitate the development of a five-story 95,805 square foot self-storage facility. The proposed project will meet and exceed the minimum code requirements of the C-4 Zoning District and other standards of Title 18 (Zoning) of the Municipal Code, except the required on-site parking and building height for which the applicant seeks variances. Since the City's Zoning Code is consistent with the City's General Plan, the proposed development would be consistent with the City's General Plan with the requested variances.

3. That the site is physically suitable for the type of development.

The newly created parcel is adequate in shape and size for the proposed development since most of the requirements of the City of Hawaiian Gardens Zoning Code have been met. The Hawaiian Gardens General Plan Land Use Element designates this area for commercial purposes and there are no topographic features that would restrict development.

4. That the site is physically suitable for the proposed density of development.

Merging of the parcels will provide for a larger parcel that will accommodate the development of a commercial project in the C-4 zone. The proposed project includes a 95,805 square foot storage facility with 68% lot coverage; the maximum allowed by the Zoning Code is 70%. The proposed project is thus suitable for the proposed site.

5. That the design of the subdivision or the proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site will be improved with a single building, which covers 68% of the lot. No evidence of wildlife or their habitat exists on the site. The parcels to be consolidated are located within an existing urban area and historically have been designated for commercial purposes; accordingly, no fish or wildlife presently exists at the site.

6. That the design of the subdivision or type of improvements will not likely cause serious public health problems.

The project is necessary and desirable for new development on a site that has been vacant for over 25 years. The project will be built within an allowable building envelope and will provide additional commercial opportunities to the major corridor of Carson Street. Commercial opportunities that activate the

streetscape, such as the proposed project, are consistent with the intent of the C-4 zone. Moreover, the proposed project will not increase the public's exposure to toxic hazards or otherwise expose the public to materials that could cause serious public health problems. As such, approval of the map is unlikely to cause a serious public health problem.

7. **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of the property within the proposed subdivision.**

Utility companies serving the City have reviewed the proposed plans and have indicated no major issues. No known existing easements are otherwise impacted by the proposed project, except to the extent, that conditions have been imposed on the proposed project for purposes of resolving such issues. In the event of any conflicts later arise, the applicant will be responsible for resolving any such conflicts, and the proposed map does not grant any rights in violation of any recorded easements.

Conditional Use Permit

As stated above, the C-4 zone allows self-storage facilities with the approval of a conditional use permit. The proposed self-storage project will be five-stories tall, and will include 854 storage units. The first floor includes a leasing office, two restrooms, a break room, an electrical room, and a janitor room. The first floor also includes 130 storage units within a 16,654 square foot area. The smallest units are 5' by 5' and the largest units are 10' by 25'. The 19,448 square foot second floor includes 161 storage units. The third and fourth floors will each include 184 storage units. The fifth floor will include 195 storage units.

Vehicular access to and from the site will be taken from the east side of Hawaiian Ave from a double driveway. In reviewing the proposed project's use compatibility with the surrounding properties, staff believes that the proposed self-storage would have minimal impacts. The self-storage facility is located on a major arterial, with commercial properties to the east, west, north, and south. The proposed building, at its nearest point will be located one-foot from the south property line and approximately 115-feet from the residentially zoned properties.

A total of 13 parking stalls would be provided and located on the west side of the site, including one handicapped accessible parking stall located at the northwest corner of the lot. The loading area, made up of two (2) 24-foot long spaces, is located between the regular stalls, adjacent to the west side of the building. The loading area will allow for the loading and unloading of storage materials. Staff has added a condition of approval to prevent permanent storage of motor vehicles, equipment, personal goods or trailers on the parking lot and loading area.

The trash enclosure area will be located at the southwest corner of the lot. Staff has added a condition of approval that requires the trash enclosure match the color and materials used on the storage building.

The proposed hours of operation for the leasing office at the storage facility would be daily from 8:00 a.m. to 6:00 p.m. However, patrons would be able to access the units until 10:00 p.m.

A summary of the development standards follows:

Parcel Size	29,247 sq. ft. (28,367 sq. ft. after 5' right-of-way dedication)	
Current Zoning	C-4 (General Commercial)	
General Plan Designation	General Commercial	
Development Standards	Required-Minimum / Maximum	Proposed
Lot Area	10,000 sq. ft. Minimum	28,367 sq. ft
Lot Width	100 Feet Minimum	165 Feet
Lot Depth	100 Feet Minimum	176 Feet
Parking	48 (standard and handicap)	13*
Loading Space	2 Minimum	2
Building Height	45 Feet Maximum	60 Feet*
Lot Coverage (Foot Print Area)	70% Maximum	68%
Front Setback	None Required	6 Inches
Side Setback (interior)	None Required	12 Inches
Side Setback (street) Hawaiian Ave	20 Feet Required	53 Feet
Rear Setback	None Required	6 Inches
Landscaping	10% of Lot Area	10% (3,092 sq. ft.)

*Concurrently, the applicant is requesting to reduce the required parking and to exceed the allowable building height.



The project architect has made substantial efforts to design and create an aesthetically pleasing development with a mix of modern forms and traditional high end materials. Massing of the building has been considered, with the bulk and volume of the building broken up by pop-outs, off-set planes, and an entry tower element, all helping to create a linear inspired design common in Modern architecture. Finishing materials will consist of stucco finishes, CMU block, corrugated metal wall panel, metal parapet coping, metal canopy and trim, and a Sherwin Williams color palette that would include lime, dark gray (cityscape), light gray (nebulous), and classic gray (argos) for a corrugated metal panel.

The front elevations (north and west) include additional architectural features, such as the prominent entry tower in corrugated metal panel, as well as a metal awning with decorative columns that serves both as pedestrian protection during inclement weather, and as support for the storage units above it. Other architectural elements include a faux window on the north elevation facing Carson Street.

The south and east elevations will have minimal or no articulation on the 60' tall building facades. To lessen the visual impact and to break up the blank wall on these elevations, staff requires that the applicant add faux windows between the third and fourth floors on the south and east elevations. The design of faux windows shall match that on the north building elevation. Staff will make this a condition of approval for the project.

Section 18.70.020 of the Hawaiian Gardens Municipal Code requires that at least 10% of the site be landscaped. Based on the 29,247 square feet of area, a minimum of 2,925 square feet of landscaping must be provided. The applicant is providing 3,092 square feet of landscaping area, which would be located along the westerly side of the building, within the parking area, and along the westerly property line (behind the 5' dedication area). The proposed landscape pallet includes two types of trees (Arbutus Marina and Western Redbud), a variety of shrubs, and groundcover, all of which are considered drought tolerant plants. The landscape plan is designed to meet the State of California's most stringent water efficiency guidelines or AB 1881, the State Model Water Efficient Landscape Ordinance.

The proposed landscape palette is as follows:

Name	Size	Number
Tree		
Arbutus Marina	24" box	4
Western Redbud (Cercis occidentalis)	24" box	4
Shrubs		
Agave Desmettiana (Dwarf Agave)	1-gal	20
Dietes Vegeta (Fortnight Lily)	1-gal	9
Elaeagnus Fruitlandii (Fruitland Silverberry)	5-gal	21
Hemerocallis (Dark Orange Daylily)	1-gal	49
Nassella Tenuissima (Mexican Feather Grass)	1-gal	26
Phormium Surfer (Surfer New Zealand Flax)	1-gal	18
Callistemon Little John (Dwarf Bottle Brush)	1-gal	83
Ground Cover/ Vines		
Star Jasmine (<i>trachelospermum jasminoides</i>)	Flats	
Carissa Green Carpet (Green Carpet Natal Plum)	Flats	

Rosmarinus Huntington Carpet (Huntington Carpet Rosemary)	Flats	
Senecio Serpens (Blue Chalk Stick)	Flats	
Ficus Repens (Creeping Fig)	5-gal	2

Findings (Conditional Use Permit)

Pursuant to HGMC Section 18.100.090D, there are three (3) findings that must be adopted prior to the Planning Commission approving the Conditional Use Permit. A discussion of the findings follows:

1. The proposed use is consistent with the General Plan.

The General Plan Land Use Element-Land Use Map designates the subject property as "General Commercial". The Land Use element defines the "General Commercial" designation as an area intended to accommodate commercial developments, including professional offices, retail businesses, restaurants, and personal services. The proposed development is a use that is allowed in C-4 (General Commercial) and M-1 (Light Industrial) subject to the approval of a conditional use permit and thus is consistent with the Hawaiian Garden's General Plan.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, which reflect the expectations and wishes of the City with respect to land uses and infrastructure. Specifically, the project is consistent with the following:

Land Use Element- Policy 1.1- Accommodate new development in accordance with the Land Use Map.

The General Plan Land Use Map designates the subject site as General Commercial. The proposed development is a self-storage facility in nature and permitted with approval of a conditional use permit.

Land Use Element-Policy 1.11- Require all new development to incorporate adequate on-site landscaping; and

The proposed project provides adequate on-site landscaping (3,092 square feet) including the planting of eight (8) trees and a variety of shrubs and groundcovers; thus the project provides adequate on-site landscaping.

Land Use Element-Policy 4.2- Encourage development of vacant and underutilized commercial parcels; and

The project will be constructed on a site that has been vacant for over 25 years. The new development will be compatible with surrounding uses.

Land Use Element-Policy 4.3- Assist in the consolidation of small commercial parcels in order to encourage larger and more sustainable commercial projects.

The proposed consolidation of three existing parcels into one parcel will help accommodate the development of the 95,805 square foot self-storage project. The newly created parcel will create a site with more development opportunities.

2. **The nature, condition, and the development of adjacent uses, buildings, and structures have been considered, and that the proposed conditional use will not adversely affect or be materially detrimental to adjacent uses, or structures, and will be compatible with the character of the surrounding area.**

The self-storage project, as proposed, poses no detrimental effects to adjacent uses, or structures, and the proposed project will be compatible with the commercial character of the surrounding area. Impacts to the surrounding area have been considered in the General Plan and associated EIR, and the traffic report prepared for this self-storage project. Conditions of approval have been added to the project to minimize any potential impacts to the surrounding neighborhood.

3. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.**

The subject site is adequate in size and shape to allow full development of the proposed self-storage facility. The requested lot consolidation will provide additional area for landscaping. The proposed variance requests to reduce the required on-site parking spaces and increase building height will allow full development, while developing a vacant site, which presently includes unsightly and overgrown vegetation.

Variance – Building Height

The maximum building height in the C-4 zone is 45-feet. Development of a large scale self-storage facility is a challenge due to size of the lot (29,247 sq. ft.). To develop the proposed self-storage facility, the applicant is requesting a deviation from the Code to construct the five-story, 60 foot tall building. The actual height of the building would be 55'-8" measuring from grade level to the top of roof. The remaining is parapet wall that would extend 4'-4" above the roof deck.

According to the applicant, development of the site is a challenge due to the size of the lot, as well as development of surrounding sites. Many of the properties along the north side of Carson Street within the vicinity of the project exhibit a greater lot depth. Due to the size of the lot and the desire to meet the development standards, the building envelope becomes small, pushing the structure to fifth floors. The compact footprint of the site has created a hardship condition which requires the building to exceed the height limitation in order to construct an economically feasible building.

Staff is supportive of the request because the project will facilitate quality architectural design by articulating the building facades and decreasing the visual bulk of the store front which would appear flat. It is staff's opinion that allowing the request will not set a precedent because a similar request was granted to the La Quinta Inn development in 2006. Staff feels that the new development and its quality architectural design will improve a site that has been vacant for over 25 years. Moreover, the proposed self-storage will be compatible with surrounding uses.

Findings (Variance – Building Height)

Pursuant to Government Code section 65906 and HGMC Section 18.100.100E, collectively, there are five (5) findings that must be adopted prior to the Planning Commission approving the Variance. A discussion of the findings follows:

- 1. The variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and that there would be no adverse impacts on the environment.**

The subject site has General Plan Land Use designation of General Commercial. It is the intent of the General Commercial to support and serve residents with areas for commerce and industry, goods and services, etc. The proposed project will provide commercial storage services opportunities within a single building. Also, allowing the variance would be consistent with the Hawaiian Gardens General Plan Goals and Policies, including Land Use Element- Policies 1.1 and 4.2, which provide: "*Accommodate new development in accordance with the Land Use Map*" and "*Encourage development of vacant and underutilized commercial parcels*".

The proposed project will create a new commercial development and will be an enhancement to a lot that has been vacant over 25 years. The increased height will facilitate quality architectural design of the building. The variance will provide the applicant an opportunity to construct an economically feasible building on a site that has been vacant for over 25 years. The project will be compatible with surrounding uses.

- 2. There are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

The subject property is conducive to the proposed development, as it meets or exceeds all applicable development standards in the C-4 zone for which a variance is not required. Because of the size of the lot and the desire to maximize the development, the applicant feels that the compact footprint of the site has created a hardship condition; thus, it requires the building to exceed the height limitation in order to construct an economically feasible building.

- 3. The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to permit the construction of a 60-foot tall storage facility. Approving the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone. Many of the properties along the north side of Carson Street within the vicinity of the project exhibit a greater lot depth. A similar approval was granted to La Quinta Inn hotel at 12441 E. Carson Street, in Hawaiian Gardens.

- 4. The Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

Granting the variance for the additional height that includes the extension of the parapet wall (for architectural and screening purposes) would be an additional expense for the applicant in order to construct an economically feasible building, and thus not a matter of convenience or cost.

- 5. The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

The project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity since the new development will be a major improvement to the subject site; indeed, the proposed project would benefit the City as a whole by replacing a vacant site, and increasing the City's economic vitality. The applicant has conducted the traffic analysis, air and gas emission study, and noise study for the project to ensure the project poses no impacts to the public health, safety, welfare. The environmental documents were reviewed by the third-party consultant and by City's staff. The reports have concluded that the proposed project would not result in any significant environmental impacts and that no mitigation measures are required.

Variance – Parking

As stated above, the applicant is also requesting a reduction in the required parking for the project. Under this proposal, the applicant is providing a total of 13 parking stalls. The parking spaces are located on the west side of the site, including one handicapped accessible parking stall.

Section 18.70.010 (Parking) of the Hawaiian Gardens Municipal Code provides that 20 parking spaces are required for the first 20,000 square feet of floor area, plus one space per 2,000 square feet of floor area in excess of 20,000 square feet and one space per 4,000 square feet of floor area in excess of 40,000 square feet. In addition, the office

area requires one space per 250 square feet of floor area. Below is a breakdown of the parking requirements for the proposed 95,805 sq. ft. storage facility:

Storage Area:

- First 20,000 sq. ft./1,000 = 20 spaces
- Next 20,000 sq. ft./2,000 = 10 spaces
- Remaining 55,805 sq. ft./4,000 = 14 spaces

Office, Break Room & Restrooms:

- 978 sq. ft./250 = 4 spaces

Based on the above parking calculation, the project requires 48 on-site parking spaces. However, the applicant can only provide 12 standard spaces and one handicap space due to limitations in the size of the project site. Accordingly, the applicant is requesting the Commission's approval of a Variance to reduce the amount of parking required for the proposed project.

As mentioned before, development of the site is a challenge due to the size of the lot. In order to construct an economically feasible building with 854 storage units and to meet and exceed other development standards, a variance is needed to facilitate the project. According to the applicant and the traffic report prepared for the proposed project, public storage facilities generate significantly less traffic than retail or restaurant uses. A research study conducted by LSA Associates, Inc. an environmental consulting firm, revealed that the industry standard parking rate for self-storage use in California, is about one space per 74 units. Using this formula, the proposed project—which would have 854 units—would require 11.5 parking spaces.

Findings (Variance – Parking)

Pursuant to HGMC Section 18.100.100E, there are five (5) findings that must be adopted prior to the Planning Commission approving the Variance. A discussion of the findings follows:

- 1. The variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and there would be no adverse impacts on the environment.**

Allowing the variance would be consistent with the Hawaiian Gardens General Plan and Zoning Ordinance. In particular, the variance would allow the project to proceed and operate with 13 parking spaces, consistent with the following General Plan Goals and Policies:

Land Use Element- Policy 4.2- Encourage development of vacant and underutilized commercial parcels.

The variance will provide the applicant an opportunity to construct an economically feasible building on a site that has been vacant for over 25 years. The project will complement the surrounding uses.

Land Use Element- Policy 4.4- Encourage the development of high quality commercial projects.

Approving the variance will allow the applicant to construct an aesthetically pleasing development with a mix of modern forms and traditional high end materials. The project will add excitement and upgrade the commercial corridor (Carson Street), as well as the extensive use of landscaping and public right-of-way improvements.

2. **There are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

The subject property is conducive to the proposed development, as it meets or exceeds all applicable development standards in the C-4 zone, except for those standards for which the applicant has requested variances. The compact footprint of the site has created a hardship condition which prevents the project from providing sufficient parking spaces on site. It is staff's opinion, based on substantial evidence, that the project will generate significantly less traffic than retail and restaurant uses.

3. **The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to reduce the required parking from 48 to 13 spaces for the operation of a storage facility. Approving the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone. As mentioned previously, the proposed use will generate far less traffic than that of retail and restaurant uses. A similar variance was granted for a church facility (Iglesia C. Eben-Ezer P. Central church) located within the vicinity of the subject site.

4. **The Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

The compact footprint of the site has created a hardship condition which prevents the applicant from constructing an economically feasible building that provides the required parking spots.

5. **The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

The project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity since the new

development will be a major improvement to the subject site; indeed, the proposed project would benefit the City as a whole by replacing a vacant site, and increasing the City's economic vitality. The applicant has conducted a traffic analysis, air quality and greenhouse gas emission study, and noise study for the project to ensure that the project poses no impacts to the public health, safety, welfare. The environmental documents were reviewed by a third-party consultant and by City's staff. The reports have concluded that the proposed project will not result in significant impacts on the environments and will not be detrimental to the public health, safety or welfare. No mitigation measures are thus required to reduce significant impacts.

Environmental Review

Staff has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15332 of the CEQA Guidelines.

Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines exempts projects from CEQA that meet certain qualifying criteria. Categorical exemptions apply to projects that have been determined not to have a significant effect on the environment and have thus been exempted from the requirements of the California Environmental Quality Act. The Class 32 exemption applies to projects characterized as in-fill developments where the project (1) is consistent with the applicable general plan designation and applicable zoning designation, (2) will be developed within city limits on a site of less than five acres substantially surrounded by urban uses, (3) would not result in any significant effects relating to traffic, noise, air quality, water quality, or endangered, rare or threatened species, and (4) can be adequately served by all utilities. The subject site meets all of these qualifications; as such, staff believes that the proposed project is eligible for the Class 32 exemption.

Although Staff finds that the proposed project is exempt from CEQA review, Staff has provided a more in depth discussion of those issues that may be of concern to the public.

Traffic Impacts

For the purposes of analyzing traffic impacts associated with the proposed project, a traffic impact study was prepared Linscott Law & Greenspan, Engineers. The study focused on the intersections of Carson Street and Bloomfield Avenue, Carson Street and Bellshire Avenue, Carson Street and Norwalk Boulevard, and Carson Street and Pioneer Boulevard. The scope of the study includes a review of the existing traffic and roadway conditions, forecast of project traffic, an assessment of traffic impacts due to the project, and a recommendation of mitigation measures if necessary.

s The traffic report found that the proposed project's traffic impacts to Hawaiian Avenue and Carson Street would be modest and less than significant. The traffic for the proposed project would generate an estimated 198 daily trips, 12 trips in the AM peak

hours and 22 trips in the PM peak hours. Under the existing conditions, roadway segments in the project's study area carry up to an estimated 2,409 peak hour trips. All four study intersections are expected to continue operating at a LOS of D or better during the weekday AM and PM peak hours with the addition of growth in traffic. In summary the proposed project is expected to generate only a modest number of daily vehicle trips. The report concludes that the project does not pose significant traffic impacts to the existing street system; accordingly, no mitigation measures are required. It should be noted that the City Engineer has reviewed the traffic report and has concurred with its findings of less than significant impacts related to traffic as a result of the proposed project.

Noise

A noise study was prepared by Dudek, a consulting firm specializing in environmental assessment. The study focused on the on-site mechanical noise levels, off-site traffic noise levels, and construction noise levels. The study ultimately concludes that the Project as proposed would result in less than significant noise impacts during both construction and operation of the proposed project, especially with the implementation of the City's conditions of approval.

For example, the study notes that the proposed project's operations would not likely generate significant noise, as there would be minimal noise generated from patrons loading and unloading storage materials at the project site. Moreover, the study concludes that the project would not significantly increase traffic-related noise.

Relatedly, the proposed project must comply with the Municipal Code's noise ordinance, as well as all Municipal Code requirements related to noise construction. To mitigate potential noise generating from the site and to ensure the construction activity is in compliance with the City's noise standards, staff recommends imposing a noise management on the project for construction noise mitigation to minimize any construction noise disturbances, as set forth in the attached conditions of approval. Staff believes compliance with such condition of approval will maintain noise levels associated with construction at less than significant levels.

As discussed above, the project-related vehicle trips would represent a nominal incremental increase in traffic volumes. Usually, a doubling of the energy of a noise source, such as doubling of traffic volume, would increase noise levels by 3 dBA. Given that the proposed project would only result in a modest increase in traffic volume on local roadways, the project is not expected to result in an increase of 3 dBA or greater. Therefore, impacts associated with project generated traffic noise would be less than significant to none.

Air Quality

Dudek assisted in preparing the air quality assessment for the proposed project. According to the Air Quality and Greenhouse Gas Assessment prepared for the project,

air pollutant emissions generated during construction and operation of the project would not exceed South Coast Air Quality Management District's (SCAQMD's) significance thresholds. Similarly, the emissions would also not exceed the LST (localized significance threshold), CO (carbon monoxide) Hotspot, or TACs (toxic air contaminant) significance thresholds for sensitive receptors during construction. Thus, the project would result in a less than significant impact related to both localized and regional air quality.

Water Quality

Since the project would not result in one or more acres of ground disturbance, construction activities would not be subject to the NPDES Construction General Permit. However, although a NPDES Construction General Permit is not required, the project would still be required to comply with Section 6.47.090(B) of the Hawaiian Gardens Municipal Code, which mandates that construction activity not subject to the NPDES Construction General Permit but still subject to the NPDES requirements and shall be required to comply with requirements of the City's watershed management program. Section 6.47.090(C) of the Municipal Code requires that the following best management practices shall also apply to all construction sites:

1. Runoff sediment and construction waste from construction sites and parking areas shall not leave the site.
2. Any sediments or other materials which are tracked off the site shall be removed the same day as they are tracked off the site. Where determined necessary by the Community Development Director or designated representative, a sediment barrier shall be installed.
3. Excavated soil shall be located on the site in a manner that eliminates the possibility of sediments running in the street or adjoining properties. Soil piles shall be covered until the soil is either used or removed.
4. No washing of construction or other industrial vehicles shall be allowed adjacent to a construction site. No runoff from washing vehicles on a construction site is allowed to leave the site.

Moreover, the project would include an engineered stormwater drainage system that would both collect and treat stormwater originating on site to prevent water quality impacts to downstream receiving waters. This system will be designed in accordance with all applicable requirements, including those set forth in the Water Quality Management Plan prepared for the project. The City will review and approve the Water Quality Management Plan prior to the issuance of building permits to ensure that the project's storm water drainage system will comply with the MS4 Permit requirements. As a result, the project's water quality impacts would be less than significant to none.

CONCLUSION

Based on the analysis contained within this report, staff is concluding that the proposed project is consistent with the goals and intent of the General Plan and Zoning Code. As such, staff is recommending the followings:

1. Staff recommends that the Planning Commission adopt Resolution Number 2019-009 and associated conditions of approval for Case Number PLNG2018-0089 (CUP), thereby approving a conditional use permit to construct and operate a self-storage facility.
2. Staff recommends that the Planning Commission adopt Resolution Number 2019-010 and associated conditions of approval for Case Number PLNG2018-0090 (VAR), thereby approving a variance to reduce the required parking for a new self-storage facility.
3. Staff recommends that the Planning Commission adopt Resolution Number 2019-011 and associated conditions of approval for Case Number PLNG2018-0090 (VAR), thereby approving a variance to exceed the maximum allowable building height for a new self-storage facility.
4. Staff recommends that the Planning Commission adopt Resolution Number 2019-012 and associated conditions of approval for Case Number PLNG2018-0091 (TPM), thereby recommending approval of the proposed tentative parcel map and associated dedication to the Hawaiian Gardens City Council.

EXHIBITS

1. Vicinity Map and Aerial Photograph
2. Resolution No. 2019-009 (PLNG2018-0089CUP)
3. Resolution No. 2019-010 (PLNG2018-0090VAR – Height)
4. Resolution No. 2019-011 (PLNG2018-0090VAR – Parking)
5. Resolution No. 2019-012 (PLNG2018-0091TPM)
6. Attachment A. / Standard List of Conditions
7. Project Design Package:
-Site plan, elevations, floor plan, landscaping, preliminary utility plan

RESOLUTION NO. 2019-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2018-0089 (CONDITIONAL USE PERMIT), THEREBY ALLOWING THE CONSTRUCTION AND OPERATION OF A FIVE-STORY 95,805 SQ. FT. SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, Danny Hinojosa has submitted an application for a conditional use permit to allow the development of a self-storage facility (Project) at 12508 Carson Street (Property), in Hawaiian Gardens, CA; and,

WHEREAS, the Property is currently located within the C-4 (General Commercial) zoning district and is designated as General Commercial on the City of Hawaiian Gardens Land Use Map of the City's General Plan; and,

WHEREAS, Variances for the Project are concurrently being processed (Case No PLNG2018-0090) to reduce the required parking and to allow the proposed Project's height to exceed the maximum allowable building height for development located within the C-4 zoning district; and,

WHEREAS, a Tentative Parcel Map for the property is concurrently being processed (Case No PLNG2018-0091) to combine three existing lots and to dedicate five feet of the property along the easterly property lines on Hawaiian Avenue for future roadway purposes; and,

WHEREAS, on March 29, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, Section 18.100.090 (D) of the Hawaiian Gardens Municipal Code authorizes the Planning Commission to hear and consider applications for a conditional use permit; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on April 10, 2019, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0089CUP is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the project is consistent with the applicable general plan and zoning designation regulations; is within the City limits on a site less than five acres, and surrounded by urban uses; the site has no habitat for endangered, rare or threatened species; the approval of the project will not have significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all utilities; and,

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2018-0089 CUP DOES satisfy the criteria of Section 18.100.090(D) of the City of Hawaiian Gardens Municipal Code in that:

1. The proposed use is consistent with the General Plan.

The General Plan Land Use Element-Land Use Map designates the subject property as "General Commercial". The Land Use element defines the "General Commercial" designation as an area intended to accommodate commercial developments, including professional offices, retail businesses, restaurants, and personal services. The proposed development is a use that is allowed in C-4 (General Commercial) and M-1 (Light Industrial) subject to the approval of a conditional use permit and thus is consistent with the Hawaiian Garden's General Plan.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, which reflect the expectations and wishes of the City with respect to land uses and infrastructure. Specifically, the project is consistent with the following:

Land Use Element- Policy 1.1- Accommodate new development in accordance with the Land Use Map.

The General Plan Land Use Map designates the subject site as General Commercial. The proposed development is a self-storage facility in nature and permitted with approval of a conditional use permit.

Land Use Element-Policy 1.11- Require all new development to incorporate adequate on-site landscaping; and

The proposed project provides adequate on-site landscaping (3,092 square feet) including the planting of eight (8) trees and a variety of shrubs and groundcovers; thus the project provides adequate on-site landscaping.

Land Use Element-Policy 4.2- Encourage development of vacant and underutilized commercial parcels; and

The project will be constructed on a site that has been vacant for over 25 years. The new development will be compatible with surrounding uses.

Land Use Element-Policy 4.3- Assist in the consolidation of small commercial parcels in order to encourage larger and more sustainable commercial projects.

The proposed consolidation of three existing parcels into one parcel will help accommodate the development of the 95,805 square foot self-storage project. The newly created parcel will create a site with more development opportunities.

2. **The nature, condition, and the development of adjacent uses, buildings, and structures have been considered, and that the proposed conditional use will not adversely affect or be materially detrimental to adjacent uses, or structures, and will be compatible with the character of the surrounding area.**

The self-storage project, as proposed, poses no detrimental effects to adjacent uses, or structures, and the proposed project will be compatible with the commercial character of the surrounding area. Impacts to the surrounding area have been considered in the General Plan and associated EIR, and the traffic report prepared for this self-storage project. Conditions of approval have been added to the project to minimize any potential impacts to the surrounding neighborhood.

3. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.**

The subject site is adequate in size and shape to allow full development of the proposed self-storage facility. The requested lot consolidation will provide additional area for landscaping. The proposed variance requests to reduce the required on-site parking spaces and increase building height will allow full development, while developing a vacant site, which presently includes unsightly and overgrown vegetation.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2018-0089, to allow the proposed development of a self-storage facility, subject to the conditions found in the Standard List of Conditions and Attachment "A".

SECTION 4. The Planning Commission Chairman of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 10th day of April 2019.

ATTEST:

SAMMY SO
CHAIRPERSON

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-009 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 10th day of April 2019, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2019-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2018-0090 (VARIANCE), THEREBY ALLOWING A SELF-STORAGE FACILITY TO EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, Danny Hinojosa has submitted an application for a conditional use permit to allow the development of a self-storage facility (Project) at 12508 Carson Street (Property); and,

WHEREAS, the Property is currently located within the C-4 (General Commercial) zoning district and is designated as General Commercial on the City of Hawaiian Gardens Land Use Map of the City's General Plan; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2018-0089) to establish and operate a new self-storage facility; and,

WHEREAS, a Variance for the project is concurrently being processed (Case No PLNG2018-0090) to reduce the required parking for a new self-storage facility; and,

WHEREAS, a Tentative Parcel Map for the property is concurrently being processed (Case No PLNG2018-0091) to combine three existing lots and to dedicate five feet of the property along the easterly property lines on Hawaiian Avenue for future roadway purposes; and,

WHEREAS, on March 29, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, Section 18.100.090 (D) of the Hawaiian Gardens Municipal Code authorizes the Planning Commission to hear and consider applications for a conditional use permit; and,

WHEREAS, The Planning Commission held a duly noticed public hearing on April 10, 2019, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0090VAR is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the project is consistent with the applicable general plan and zoning designation regulations; is within the City limits on a site less than five acres, and surrounded by urban uses; the site has no habitat for endangered, rare or threatened species; the approval of the project will not have significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2018-0090VAR DOES satisfy the criteria of Section 18.100.100(E) of the City of Hawaiian Gardens Municipal Code in that:

- 1. That the variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and that there would be no adverse impacts on the environment.**

The subject site has General Plan Land Use designation of General Commercial. It is the intent of the General Commercial to support and serve residents with areas for commerce and industry, goods and services, etc. The proposed project will provide commercial storage services opportunities within a single building. Also, allowing the variance would be consistent with the Hawaiian Gardens General Plan Goals and Policies, including Land Use Element- Policies 1.1 and 4.2, which provide: *“Accommodate new development in accordance with the Land Use Map”* and *“Encourage development of vacant and underutilized commercial parcels”*.

The proposed project will create a new commercial development and will be an enhancement to a lot that has been vacant over 25 years. The increased height will facilitate quality architectural design of the building. The variance will provide the applicant an opportunity to construct an economically feasible building on a site that has been vacant for over 25 years. The project will be compatible with surrounding uses.

- 2. There are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

The subject property is conducive to the proposed development, as it meets or exceeds all applicable development standards in the C-4 zone for which a variance is not required. Because of the size of the lot and the desire to maximize the development, the applicant feels that the compact footprint of the site has created a hardship condition; thus, it requires the building to exceed the height limitation in order to construct an economically feasible building.

3. **The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to permit the construction of a 60-foot tall storage facility. Approving the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone. Many of the properties along the north side of Carson Street within the vicinity of the project exhibit a greater lot depth. A similar approval was granted to La Quinta Inn hotel at 12441 E. Carson Street, in Hawaiian Gardens.

4. **The Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

Granting the variance for the additional height that includes the extension of the parapet wall (for architectural and screening purposes) would be an additional expense for the applicant in order to construct an economically feasible building, and thus not a matter of convenience or cost.

5. **The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

The project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity since the new development will be a major improvement to the subject site; indeed, the proposed project would benefit the City as a whole by replacing a vacant site, and increasing the City's economic vitality. The applicant has conducted the traffic analysis, air and gas emission study, and noise study for the project to ensure the project poses no impacts to the public health, safety, welfare. The environmental documents were reviewed by the third-party consultant and by City's staff. The reports have concluded that the proposed project would not result in any significant environmental impacts and that no mitigation measures are required.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2018-0090VAR, to allow a reduction of the building height for a new self-storage facility, subject to the conditions found in the Standard List of Conditions and Attachment "A".

SECTION 4. The Planning Commission Chairman of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 10th day of April 2019.

ATTEST:

SAMMY SO
CHAIRPERSON

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-010 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 10th day of April 2019, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2019-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2018-0090 (VARIANCE), THEREBY ALLOWING THE REDUCTION OF THE REQUIRED ON-SITE PARKING FOR A SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 12508 CARSON STREET, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, Danny Hinojosa has submitted an application for a conditional use permit to allow the development of a self-storage facility (Project) at 12508 Carson Street (Property); and,

WHEREAS, the Property is currently located within the C-4 (General Commercial) zoning district and is designated as General Commercial on the City of Hawaiian Gardens Land Use Map of the City's General Plan; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2018-0089) to establish and operate a new self-storage facility; and,

WHEREAS, a Variance for the project is concurrently being processed (Case No PLNG2018-0090) to exceed the maximum allowable building height for the proposed storage facility; and,

WHEREAS, a Tentative Parcel Map for the property is concurrently being processed (Case No PLNG2018-0091) to combine three existing lots and to dedicate five feet of the property along the easterly property lines on Hawaiian Avenue for future roadway purposes; and,

WHEREAS, on March 29, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, Section 18.100.090 (D) of the Hawaiian Gardens Municipal Code authorizes the Planning Commission to hear and consider applications for a conditional use permit; and,

WHEREAS, The Planning Commission held a duly noticed public hearing on April 10, 2019, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0090VAR is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the project is consistent with the applicable general plan and zoning designation regulations; is within the City limits on a site less than five acres, and surrounded by urban uses; the site has no habitat for endangered, rare or threatened species; the approval of the project will not have significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2018-0090VAR DOES satisfy the criteria of Section 18.100.100(E) of the City of Hawaiian Gardens Municipal Code in that:

- 1. The variance is consistent with the Hawaiian Gardens General Plan and other applicable City policies and regulations and that there would be no adverse impacts on the environment.**

Allowing the variance would be consistent with the Hawaiian Gardens General Plan and Zoning Ordinance. In particular, the variance would allow the project to proceed and operate with 13 parking spaces, consistent with the following General Plan Goals and Policies:

Land Use Element- Policy 4.2- *Encourage development of vacant and underutilized commercial parcels.*

The variance will provide the applicant an opportunity to construct an economically feasible building on a site that has been vacant for over 25 years. The project will complement the surrounding uses.

Land Use Element- Policy 4.4- *Encourage the development of high quality commercial projects.*

Approving the variance will allow the applicant to construct an aesthetically pleasing development with a mix of modern forms and traditional high end materials. The project will add excitement and upgrade the commercial corridor (Carson Street), as well as the extensive use of landscaping and public right-of-way improvements.

- 2. There are exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the same zone in which the project is located.**

The subject property is conducive to the proposed development, as it meets or exceeds all applicable development standards in the C-4 zone, except for those standards for which the applicant has requested variances. The compact footprint of

the site has created a hardship condition which prevents the project from providing sufficient parking spaces on site. It is staff's opinion, based on substantial evidence, that the project will generate significantly less traffic than retail and restaurant uses.

- 3. The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone with similar constraints.**

The variance is needed to reduce the required parking from 48 to 13 spaces for the operation of a storage facility. Approving the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone. As mentioned previously, the proposed use will generate far less traffic than that of retail and restaurant uses. A similar variance was granted for a church facility (Iglesia C. Eben-Ezer P. Central church) located within the vicinity of the subject site.

- 4. The Variance is made on the basis of a hardship condition and not as a matter of convenience or cost.**

The compact footprint of the site has created a hardship condition which prevents the applicant from constructing an economically feasible building that provides the required parking spots.

- 5. The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

The project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity since the new development will be a major improvement to the subject site; indeed, the proposed project would benefit the City as a whole by replacing a vacant site, and increasing the City's economic vitality. The applicant has conducted a traffic analysis, air quality and greenhouse gas emission study, and noise study for the project to ensure that the project poses no impacts to the public health, safety, welfare. The environmental documents were reviewed by a third-party consultant and by City's staff. The reports have concluded that the proposed project will not result in significant impacts on the environments and will not be detrimental to the public health, safety or welfare. No mitigation measures are thus required to reduce significant impacts.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2018-0090, to allow the reduction of the on-site parking for a self-storage facility, subject to the conditions found in the Standard List of Conditions and Attachment "A".

SECTION 4. The Planning Commission Chairman of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 10th day of April 2019.

ATTEST:

SAMMY SO
CHAIRPERSON

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-011 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 10th day of April 2019, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:

NOES:

ABSENT:

ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2019-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS APPROVING PLNG2018-0091 (TENTATIVE PARCEL MAP NO. 82353), THEREBY ALLOWING THE CONSOLIDATION OF THREE (3) EXISTING LOTS INTO SINGLE LOT FOR THE DEVELOPMENT OF A SELF-STORAGE FACILITY ON PROPERTY LOCATED AT 21821 HAWAIIAN AVENUE, CITY OF HAWAIIAN GARDENS

WHEREAS, Danny Hinojosa, has submitted an application for a tentative parcel map, to consolidate three existing parcels into a single parcel for the development of a self-storage facility (Project), including the dedication of the westerly five feet of the property (along Hawaiian Ave) to the City of Hawaiian Gardens for property located at 12508 Carson Street (Property) as shown on Tentative Parcel 82353; and,

WHEREAS, the Property is currently located within the C-4 (General Commercial) zoning district and is designated as General Commercial on the City of Hawaiian Gardens Land Use Map of the City's General Plan; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2018-0089) to establish and operate a new self-storage facility; and,

WHEREAS, Variances for the project are concurrently being processed (Case No PLNG2018-0090) to reduce the required parking and to exceed the maximum allowable building height for the proposed storage facility; and,

WHEREAS, Section 65103 (b) of the California Government Code authorizes the City Council to approve, conditionally approve, or deny tentative map applications through the City Subdivision Ordinance; and,

WHEREAS, Section 66452.1 of the California Government Code and Section 17.04.040 of the Hawaiian Gardens Municipal Code states that the Planning Commission must make a written report to the City Council within 50 days of the filing of a tentative map; and,

WHEREAS, Sections 66473.5 and 66474 of the California Government Code sets the criteria, by which a Tentative Parcel Map may be approved or disapproved; and,

WHEREAS, on March 29, 2019, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, The Planning Commission held a duly noticed public hearing on April 10, 2019, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2018-0091TPM is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the project is consistent with the applicable general plan and zoning designation regulations; is within the City limits on a site less than five acres, and surrounded by urban uses; the site has no habitat for endangered, rare or threatened species; the approval of the project will not have significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2018-0091TPM does satisfy the criteria of the California Subdivision Map Act (Government Code 66474) as follows:

1. The proposed map is consistent with applicable general and specific plans as specified in Section 65451.

Case Number PLNG2018-0091TPM is found to be in compliance with the adopted General Plan as required by Government Code Section 66474. Notably, Case Number PLNG2018-0091TPM complies with the City's General Plan Policies LU-4.2 and LU-4.3, which state: "*Encourage development of vacant and underutilized commercial parcels*" and "*Assist in the consolidation of small commercial parcels in order to encourage larger and more sustainable commercial projects*". The proposed map will allow the grouping of adjoining small parcels in order to create a more viable development. The newly created parcel will total 29,252 square feet and will be located in an area designated by the General Plan of the City of Hawaiian Gardens as General Commercial. The proposed commercial development would result in a land use and zoning consistency, and is in substantial conformance with the purpose, intent and provisions of the General Plan as reflected in the adopted Zoning Code.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed map will facilitate the development of a five-story 95,805 square foot self-storage facility. The proposed project will meet and exceed the minimum code requirements of the C-4 Zoning District and other standards of Title 18 (Zoning) of the Municipal Code, except the required on-site parking and building height for which the applicant seeks variances. Since the City's Zoning Code is consistent with the City's General Plan, the proposed development would be consistent with the City's General Plan with the requested variances.

3. That the site is physically suitable for the type of development.

The newly created parcel is adequate in shape and size for the proposed development since most of the requirements of the City of Hawaiian Gardens Zoning Code have been met. The Hawaiian Gardens General Plan Land Use Element designates this area for commercial purposes and there are no topographic features that would restrict development.

4. That the site is physically suitable for the proposed density of development.

Merging of the parcels will provide for a larger parcel that will accommodate the development of a commercial project in the C-4 zone. The proposed project includes a 95,805 square foot storage facility with 68% lot coverage; the maximum allowed by the Zoning Code is 70%. The proposed project is thus suitable for the proposed site.

5. That the design of the subdivision or the proposed improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site will be improved with a single building, which covers 68% of the lot. No evidence of wildlife or their habitat exists on the site. The parcels to be consolidated are located within an existing urban area and historically have been designated for commercial purposes; accordingly, no fish or wildlife presently exists at the site.

6. That the design of the subdivision or type of improvements will not likely cause serious public health problems.

The project is necessary and desirable for new development on a site that has been vacant for over 25 years. The project will be built within an allowable building envelope and will provide additional commercial opportunities to the major corridor of Carson Street. Commercial opportunities that activate the streetscape, such as the proposed project, are consistent with the intent of the C-4 zone. Moreover, the proposed project will not increase the public's exposure to toxic hazards or otherwise expose the public to materials that could cause serious public health problems. As such, approval of the map is unlikely to cause a serious public health problem.

7. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of the property within the proposed subdivision.

Utility companies serving the City have reviewed the proposed plans and have indicated no major issues. No known existing easements are otherwise impacted by the proposed project, except to the extent, that conditions have been imposed on the proposed project for purposes of resolving such issues. In the event of any conflicts later arise, the applicant will be responsible for resolving any such conflicts, and the proposed map does not grant any rights in violation of any recorded easements.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY RECOMMENDS that the City Council of Hawaiian Gardens accepts the dedication as indicated on the tentative map.

SECTION 4. The Planning Commission HEREBY RECOMMENDS APPROVAL of Case Number PLNG2018-0091TPM to consolidate three existing parcels into a single parcel, on property, including the proposal to dedicate portion of the lot as shown on the tentative map, subject to the conditions in the Standard List of Conditions, and the conditions found in Attachment "A".

SECTION 5. The Chairperson of the Planning Commission is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 10th day of April 2019.

ATTEST:

SAMMY SO
CHAIRPERSON

BRENDA BECERRA
PLANNING SECRETARY

I, _____, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2019-012 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 10th day of April 2019, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

ATTACHMENT 'A'

Conditions of Approval
Case Number PLNG2018-0089 (CUP)
Case Number PLNG2018-0090 (VAR)
Case Number PLNG2018-0091 (TPM)

The Planning Commission hereby approves Case Numbers PLNG2018-0089CUP, PLNG2018-0090VAR, and PLNG2018-0091TPM for property located at 12508 Carson Street, subject to the following conditions necessary to protect the public's health, safety, and general welfare.

Planning Division:

1. All of the conditions listed in the Standard List of Conditions and below shall be complied with by the applicant and all property owners of the subject property, including any heirs, successors or assigns of or to the applicant or property owners, respectively (collectively, the "Owner/Applicant") prior to the issuance of any occupancy permit and/or business license.
2. The Owner/Applicant shall enter into an in-lieu sale tax agreement with the City of Hawaiian Gardens for the operation of the self-storage project. All terms and conditions of the agreement shall be approved by the Hawaiian Gardens City Council prior to the issuance of building permits and/or business license.
3. This Conditional Use Permit allows the construction of a five-story 95,805 square foot self-storage facility at 12508 Carson Street as shown on the preliminary site plan and tentative parcel map. Any changes to the project plans shall be subject to the approval of the Director of Community Development and/or the City of Hawaiian Gardens Planning Commission.
4. The permitted hours of operation for the self-storage facility shall be as follows:
 - Leasing Office: 8:00 a.m. – 6:00 p.m. daily
 - Access to rental units: 8:00 a.m. – 10:00 p.m. daily
5. Approval of the Variances allow the reduction of the required on-site parking for the self-storage facility from 48 to 13 spaces and allow the construction of a five-story storage building at 60 feet tall measuring to the top of the parapet.
6. Prior to the issuance of building and/or grading permits, the Final Parcel Map shall be approved by the City Council and recorded with the County of Los Angeles.
7. The approval of PLNG2018-0089CUP and PLNG2018-0090VAR shall not be valid until Case PLNG2018-0091TPM is approved by the Hawaiian Gardens City Council. The denial of Case PLNG 2018-0091TPM by the Hawaiian Gardens City Council shall be deemed a denial of both PLNG2018-0089CUP and PLNG2018-0090VAR.
8. The Owner/Applicant shall construct faux windows on the south and east building elevations. Said windows shall have architectural features that match faux window on the north building elevation.
9. Prior to the issuance of the occupancy permit and business license, the Owner/Applicant shall provide a letter to the Community Development Department that gives the City of Hawaiian Gardens permission to enforce the parking regulations on the subject property.

10. Approval of this Tentative Parcel Map, Variances, and Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Hawaiian Gardens Municipal Code shall apply.
11. All fire department related equipment, valves and apparatuses shall be screened and approved by the Planning Division prior to installation.
12. The Owner/Applicant has submitted a color rendering for the subject proposal. Plans shall be in substantial compliance with the subject rendering to the satisfaction of the Director of Community Development, including, but not limited to, colors of the building, architectural details, building elevations, and landscaping.
13. Prior to permit issuance, the applicant shall request for an inspection by the Planning Division to determine the condition and height of the existing wall proposed to remain at the south side of the property. Should the wall be found structurally deficient or under the six foot minimum, the Owner/Applicant shall construct a new six foot wall that meets current's standards. Said block wall shall be located entirely on the subject site.
14. The new trash enclosure shall meet all City and Commercial Waste requirements. The design, colors and materials of trash enclosure shall match the storage building. Trash must be picked up as necessary to ensure that the trash enclosure has adequate space to accommodate the needs of the site. No trash storage/disposal shall be placed in the public right of way. The applicant shall make every effort to secure the proposed enclosures to prevent dumping.
15. The Owner/Applicant shall provide security cameras to survey the subject property.
16. The owner/applicant shall incorporate graffiti resistant materials to the bottom of the building up to 10 feet measuring from the ground level. All graffiti materials shall be approved by City Staff.
17. All vehicular ingress and egress shall be taken from Hawaiian Avenue in compliance with the traffic study performed the project.
18. Prior to submittal to the Building and Safety Division the applicant shall provide final architectural plans to the City Planning Division with all applicable conditions of approval incorporated.
19. The Owner/Applicant shall include a copy of all conditions of approval within the final approved plans.
20. All transformer and utility equipment shall be located beyond the front setbacks of Hawaiian Avenue and Carson Street. The Owner/Applicant shall work with Southern California Edison to find a suitable location with final locations subject to review and approval by the Community Development Department. The ground level transformer shall be screened from public view by using live planter materials.
21. The Owner/Applicant shall provide sample color applications on one structure for review and approval by the Community Development Department prior to commencement of finishes to the entire site.
22. No sales or advertising is permitted from public streets or sidewalks.

23. Customer's vehicles shall only be parked in designated areas and shall not otherwise be parked in a manner which hampers vehicular circulation on the subject site or the public right-of-way.
24. No outdoor storage of any kind is permitted on-site. Storage of all materials shall be located entirely within the enclosed building.
25. There shall be no loading or unloading of storage items on Carson Street and Hawaiian Avenue, or within the drive aisle of the facility. Loading and unloading shall only occur within the designated loading stalls.
26. Vehicular access must be provided at the project site and maintained serviceable throughout all operations.
27. There shall be no permanent (i.e., more than three [3] hours) storage of motor vehicles, trailers, equipment, or personal goods within the drive aisles of the self-storage facility.
28. There shall be no permanent storage of motor vehicles, on the parking lot, on the loading area, and on the drive aisle.
29. No hazardous materials (i.e., motor oils, gasoline, transmission fluids, household cleaning, gardening/landscaping products, etc.) will be stored within the rental units of the self-storage facility.
30. No vehicle care, maintenance, and repair work shall be conducted within the self-storage facility, or on any access aisles.
31. No commercial/industrial activities (i.e., manufacturing, sales, installation, etc.) shall take place within the rental units of the self-storage facility or aisles.
32. Except in the designated loading area, no vehicles shall park in front of any doors to the interior of the building, so as to block emergency ingress and egress.
33. The Owner/Applicant shall—at his, her, or its own expense— enter into an Indemnity Agreement with the City which shall provide at the City's sole and absolute discretion, amongst other things, that:
 - A. Owner/Applicant fully indemnify, protect, defend, and hold harmless the City of Hawaiian Gardens (City) and the City's agents, officers, employees, and attorneys (collectively, "Indemnified Parties") from and against any and all actual or alleged claims, actions and/or proceedings against the Indemnified Parties by third-parties that relate to or arise from any approval of the Project or any related approvals, including but not limited to (i) any California Environmental Quality Act ("CEQA") approvals, findings, and/or determinations, (ii) the approval of any permits (including any conditional use permits), variances, plot plans, design plans, maps (including any tentative parcel maps), licenses, or amendments, (iii) any challenge to the reasonableness, legality or validity of any of the conditions set forth herein, and (iv) any other approvals or actions taken by the Indemnified Parties relating to the project (collectively, "Approvals"). The owner/applicant's indemnification obligation shall include, but shall not be limited to, any and all future third-party claims, actions, and/or proceedings against the Indemnified Parties (i) which seek to attack, set aside, void, or annul any of the Approvals; and/or (ii) which seek damages (including, without limitation, special and consequential damages and punitive damages)

allegedly related to or arising from the Approvals (collectively, "Claims"). The owner/applicant's indemnification obligation shall further include, but shall not be limited to, any damages, fees (including attorney's fees), and or/costs either awarded against and/or incurred by the Indemnified Parties in connection with the Claims.

- B. The Indemnified Parties shall each have the absolute right to retain such legal counsel as they deem necessary and appropriate to defend against or otherwise address any Claims. While Indemnified Parties may, in its or their sole discretion, participate in the defense of any Claims, such participation shall not relieve Applicant of his, her, or its obligations under this condition. The owner/applicant shall reimburse each Indemnified Party for any and all reasonable attorneys' fees and costs incurred by the Indemnified Party as a result of any Claims. The owner/applicant shall reimburse each Indemnified Party for one hundred percent (100%) of the costs and expenditures incurred by the Indemnified Party relating to or arising from any of the Approvals, including all attorneys' fees, other legal fees (including costs and related expenses), and consultants' costs.
- C. The Owner and Applicant shall be jointly and severally liable for all obligations set forth herein

Building & Safety Division:

- 1. Contractor specifications for dust-generating activities (such as fine grading and trenching) shall include watering of earth-disturbing areas at least twice per day, as necessary, to prevent visible dust from leaving the project site. Implementation of this measure shall be performed in compliance with the recommended control measures and regulations of South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), as applicable to the project.
- 2. Prior to issuance of grading permits or building permits, whichever occurs first, a Construction Noise Management Plan shall be prepared by the project proponent and submitted for review and approval by the Director of Community Development. This Plan shall include the following requirements, in addition to any additional measures required by the Director of Community Development:
 - A. Stationary equipment (such as generators and air compressors) shall be located as far from local residences as feasible; and,
 - B. Equipment maintenance and staging areas shall be located as far from local residences as feasible; and,
 - C. Construction equipment shall be fitted with manufacturer's standard, or better, noise shielding and muffling devices to reduce noise levels to the maximum extent feasible.
- 3. If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional archaeologist to examine the materials to determine whether it is a "unique archaeological resource" as defined in Public Resources Code Section 21083.2(g). If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community Development Department.

4. Prior to permit issuance the applicant shall provide a construction management plan which requires full compliance with AQMD Rule 403.
5. If applicable, prior to the issuance of grading permits, the project proponent shall submit a confirmation report by a qualified environmental professional to the Community Development Department indicating that the site does not contain a underground storage tank or that the tank has been removed; and that no soil contamination was present as a result of the tank, or all potential contamination has been remediated.
6. In accordance with Chapter 15.36 of the Hawaiian Gardens Municipal Code, for each new development, the applicant shall pay a growth requirements capital fee of four (4%) percent of the proposed project evaluation for the entire proposed development. Payment of said fee shall be a condition precedent to issuance of building permits.

Los Angeles County Fire Department:

1. Fire Department access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
2. A uniform access system (e.g., Knox box) shall be provided to permit access to the subject property by safety personnel (e.g., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies.
3. Vehicular access must be provided and maintained serviceable throughout construction. All required fire hydrants shall be installed, tested and accepted prior to construction.
4. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
5. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
6. The required flow for public fire hydrants at this location is 2,250 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand.
7. Additional water system may be required upon review of the completed Fire Flow Availability Form, and/or during the building permit process.
8. Submit three copies of the Final Map to LACOFD Land Development for review and approval prior to recordation.

Public Works/ Engineering:

1. Details shown on the tentative map are not necessarily approved. Any details, which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies, must be specifically approved in the final map or improvement plan approvals.
2. Prior to submitting the final map to the City Engineering Department for examination, the Owner/Applicant shall obtain clearances from Los Angeles County Land Development Division, for the following mapping items: mathematical accuracy, survey analysis, and correctness of certificates, signatures, etc.

3. Prior to submittal of a final map, the Owner/Applicant shall pay all fees required to review documents and plans for final map clearance.
4. A final parcel map prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder.
5. A preliminary subdivision guarantee is required showing all fee interest holders and encumbrances. An updated title report shall be provided before the final parcel map is released for filing with the County Recorder.
6. Monumentation of parcel map boundaries, street centerline and lot boundaries is required for a map based on a field survey.
7. Final parcel map shall be filed with the County Recorder and one (1) mylar copy of filed map shall be submitted to the City Engineer's office prior to issuance of building permits.
8. The project shall comply with all requirements of the Subdivision Map Act.
9. The City reserves the right to impose any new plan check and/or permit fees approved by City Council subsequent to tentative approval of this map.
10. Easements may be required and shall be subject to review by the City Engineer to determine the final locations and requirements.
11. The Owner/Applicant shall provide that no easements of any type be granted over any portion of the subdivision to any agency, utility or organization (private or public), except to the City of Hawaiian Gardens prior to recordation of the parcel map.

Drainage and Grading:

1. Prior to the recordation of the final map, grading and drainage plans must be approved to provide for contributory drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements.
2. A grading and drainage plan must provide for each lot having an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement.
3. The project shall comply with the City's Stormwater Program and the Regional Water Board's NPDES permit, including the project complying with Low Impact Development standard and regulations.
4. Surface water generated from the project site shall not drain over the sidewalk or driveway into the gutter on Carson Street and Hawaiian Avenue. A parkway drain is required for each street. All NPDES permit requirements need to be shown on final plans.
5. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement. The applicant shall demonstrate that storm water flow will not impact the existing storm water drainage system to the satisfaction of the City Engineer.

Road:

1. The Owner/Applicant shall remove all existing drive approaches and sidewalks along Hawaiian Avenue and Carson Street and shall replace with full curb, gutter and sidewalk in compliance with ADA standards.
2. The Owner/Applicant shall repair any displaced, broken, or damaged curb, gutter, and pavement on streets fronting this project and to the satisfaction of the City Engineer.
3. Where feasible the project proponent shall plant street trees within the public right-of-way adjacent to the property (minimum 24 inch box) to the satisfaction of the City Engineer. Trees shall be no closer than 25 linear feet and all species shall be selected by the Community Development Department.
4. The Owner/Applicant shall dedicate a five (5') feet wide easement along the west side of Hawaiian Avenue as an easement for future roadway purposes.
5. The Owner/Applicant shall slurry seal the entire section of streets in front of the project site facing Hawaiian Avenue and Carson Street. The area of removal and replacement of any damage or service cut shall be determined and approved by the Community Development Director.

Sewer:

1. The Owner/Applicant shall prepare a Sewer Capacity study to address impacts to the City/County sewer system since the lot is going from being vacant to 854 storage units. Downstream sewer flow measurements of existing flows and peak flows shall be required to be documented as part of the study.
2. The Owner/Applicant shall submit a copy of the sewer plans to the City and to the Los Angeles County Department of Public Works for review. Approval of flow capacity must be confirmed by L.A.C.P.W. prior to processing the final map.
3. The Owner/Applicant shall consult with the City Engineer to determine the sewer location and design requirements; the Owner/Applicant shall also show sewer connections on site plan.
4. The Owner/Applicant shall pay all sewer connection fees prior to permit issuance and all other applicable fees per Chapter 13.08 of the Hawaiian Gardens Municipal Code.
5. If applicable, the Owner/Applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right of way in accordance with the requirements of the City Engineer.

Utilities:

1. All existing above grade utilities including but not limited to power poles, overhead wires, telephone, and cable television service shall be underground or removed from the property. This includes the two existing power poles located on Hawaiian Avenue, adjacent to the project site.
2. Any utilities that are in conflict with the development shall be relocated at the developer's expense.

Water:

1. The site shall be served by adequately sized water system facilities, which shall include fire hydrants of the size, type and location as required by the Fire Chief and the Community Development Department.
2. The water mains shall be of sufficient size to accommodate the total domestic and fire flow required for the land division. Domestic flows required are to be determined by the City Engineer. Fire flows required are to be determined by the Fire Chief.
3. Plans and specifications for the water system facilities shall be submitted for approval to the water company serving this land division. The Owner/Applicant shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the applicant has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.
4. Prior to the filing of the final map, the applicant shall provide a statement from the water purveyor indicating applicant compliance with the Fire Chief's fire flow requirements.
5. The Owner/Applicant shall comply with Section 6.47.010 (Water Runoff Control Findings) of the Hawaiian Gardens Municipal Code.

STANDARD LIST OF CONDITIONS

DATE:	April 10, 2019
OWNER(S):	Larry Curti
PERMITTEE:	
APPLICANT:	Danny Hinojosa
PROJECT ADDRESS:	12508 Carson Street Hawaiian Gardens, CA 90716

All projects approved by the City of Hawaiian Gardens shall meet the standard conditions that have been checked unless specifically exempted by the Hawaiian Gardens Municipal Code (HGMC). The standard conditions checked below must be complied with prior to the issuance of an occupancy permit or business license unless noted otherwise. Call the CDD if you have any questions concerning specific conditions on this list at (562) 420-2641.

Todos los proyectores aprobados por la Ciudad de Hawaiian Gardens deben cumplir las condiciones marcadas a menos de que sean específicamente exento por las reglas municipales de la Ciudad de Hawaiian Gardens. Las condiciones regulares mencionadas en los párrafos siguientes deben cumplirse antes de obtener un permiso para ocupar el negocio/residencia menos de que sea notado de otra manera. Llame al Departamento de Desarrollo de la Comunidad si tiene preguntas acerca de específico condiciones en esta lista llame al (562) 420-2641.

The Property Owner, Permittee and Applicant shall comply with all conditions of approval for the following entitlement (s):

		Case Number	Resolution Number	Approval Date
	Tract Number			
X	Parcel Map Number	PLNG2018-0091	2019-012	April 10, 2019
	Variance Number (s)			
X	CUP Number (s)	PLNG2018-0089	2019-009	April 10, 2019
X	Variances	PLNG2018-0090	2019-010	April 10, 2019
		PLNG2018-0090	2019-011	April 10, 2019
	Reference Zone Change			
	Plot Plan Number (s)			
	Special Use Permit			

REQUIRE D	DONE		
			I. GENERAL PROJECT CONDITIONS
X		A.	The approval is for a Conditional Use Permit (CUP), two Variances, and Tentative Parcel Map to allow the construction and operation of a self-storage facility at 12508 Carson Street.
X		B.	Approval is based on Permittee's/Applicant's PRELIMINARY Site plan, Floor plan, Elevations, as presented to the Planning Commission and or City Council. The plans are part of the standard list of conditions and are approved only as a preliminary drawing. Final construction plans will require approval from the Community Development Director. If during plan check substantial corrections are made to the approved preliminary plans from the Building and Safety Division and Fire Department, the Community Development Director may cause the project to be null/voided or resubmitted for review at the discretion of the Lead Agency.
X		C.	The development shall comply with the requirements of Hawaiian Gardens Municipal Code (HGMC), and the conditions as outlined in the Standard List of Conditions, and Attachments "A" and "B". The Standard List of Conditions and Attachments "A" and "B" shall prevail over any discrepancies regarding any approved plans.
X		D.	Any revisions to the approved plans must be resubmitted for review and approval by the Community Development Department, prior to the issuance of an occupancy permit, business license, or sign off of a building permit.
X		E.	Within sixty (60) days of approval of this entitlement, the Permittee shall submit to the Community Development Department for review and approval three (3) copies of revised plans, similar to those identified in Condition I.B., with any amendments required by these conditions of approval included.
X		F.	Approval shall not take effect for any purpose until the Applicant, Permittee, business owner(s), and/or property owner(s) have filed with the City of Hawaiian Gardens an affidavit stating that he/she/they are aware of and accept all of the conditions set forth in the letter of approval, this standard list of conditions, any additional conditions of approval, and any environmental mitigation measures. The notarized affidavit (s) shall be submitted within THIRTY (30) calendar days of the date of approval of this application. If the notarized affidavit is not submitted within the identified days, such entitlement shall automatically become null and void,
X		G.	Approval does not relieve the Permittee, business owner(s), property owner(s), and/or unit tenants from compliance with other Federal, State, Regional, County, and/or City requirements.
X		H.	Applicant/Permittee is required to hire applicable state licensed contractors to perform the job as per the approved plans using standard conventional construction methods as accepted by the industry. All contractors and subcontractors are to obtain a business license from the business license clerk. A list of contractors with contact information is to be submitted to the business license clerk for reference and file prior to the issuance of a building permit.
X		I.	Applicant/Permittee shall comply with the City of Hawaiian Gardens Business License Ordinance and cooperate with the City to obtain compliance by contractors and tenants.
X		J.	The days and hours of operation of the business shall be limited to: Monday through Sunday Leasing office: 8:00 am to 6:00 pm. Access to storage units: 8:00 am to 10:00 p.m.

REQUIRE D	DONE		
X		K.	NO ISSUANCE OF A TEMPORARY PERMIT, AN OCCUPANCY PERMIT, A BUSINESS LICENSE, SIGN OFF OF A BUILDING PERMIT, OPERATION OF THE BUSINESS, OR LETTER OF PUBLIC CONVENIENCE OR NECESSITY, will be granted or allowed until ALL IMPROVEMENTS required by this approval have been completed, inspected, and approved by the appropriate departments.
X		L.	Violation of any of the conditions of this permit shall be cause for the issuance of a stop work order, citation, prosecution, and/or revocation of all rights there under by the City of Hawaiian Gardens.
X		M.	The City may inspect the subject site at least one time each year to review conformance with the project's conditions of approval and/or environmental mitigation measures. Findings of said investigation may be reported to the City Council for receipt and/or action.
X		N.	The Community Development Department shall have full access to inspect subject establishment during all operating hours to ensure compliance with conditions of approval.
X		O.	Prior to the issuance of a building permit, the Applicant/Permittee shall provide documentation that they own all the property or have control of the property, that is part of these applications or have approval from the property owner(s) of the property for the proposed use.
X		P.	Prior to the submittal of an application for a grading permit, building permit, or encroachment permit, the Applicant/Permittee shall provide to the Director of Community Development three complete and final sets of construction related drawings. These drawings shall include structure design, foundation, and utility plans (to include location of any trenching and sources of utilities) and any changes made as part of these conditions of approval.
X		Q.	The Community Development Director is authorized to make minor modifications to the approved concept design plans or any of the conditions of approval if such changes shall achieve substantially the same results as would strict compliance with said plans and conditions. Any conflicts between the plans and conditions of approval shall be resolved by the Community Development Director.
X		R.	The property shall be developed and maintained and operated in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
X		S.	Failure to conform to the any of these conditions of approval may result in code enforcement proceedings with fines upon conviction as provided by law. For more information contact the Community Development Department at (562) 420-2641 ext. 208.
X		T.	Due to the nature of the proposed use, unforeseen impacts may be created which may necessitate additional conditions of approval that could limit the activity or business. Additional conditions of approval may be imposed by the Community Development Director. Any conditions of approval imposed by the Community Development Director shall be agreed to by the project applicant/ or Owner and/or tenant(s). If no agreement is reached, the matter can be appealed to the City Council. Until such appeal, the new condition shall remain in effect until a decision is rendered by the City Council. If no agreement is reached after presentation to the City Council, the land use entitlement(s) shall be subject to a revocation hearing, where it may be determined to be null and void.
X		U.	No business shall locate on the premises or attempt to conduct business without first securing a business license, approved by the Community Development Director.

REQUIRE D	DONE		
X		V.	All business operations conducted on the property shall not cause excessive noise, in violation of the City Noise Ordinance (Chapter 9.29). Violation of the City Noise Ordinance shall be cause for the issuance of a citation or prosecution of the responsible person or business, and/or revocation of this conditional use permit by the City of Hawaiian Gardens.
X		W.	If during the term of this entitlement, there is a change in operation, fact, policy or method that would substantially alter the information given in the application, such entitlement shall be deemed terminated and a new entitlement application must be submitted to continue operation.
X		X.	The Applicant/Permittee shall defend, indemnify, and hold harmless the City of Hawaiian Gardens, its agents, its officers, and employees from any claim, action, or proceeding against the City of Hawaiian Gardens or its agents, its officers, and employees to attack, set aside, void, or annul this approval.
X		Y.	In the event that any claim, action, or proceeding described above is filed against the City of Hawaiian Gardens, the Applicant/Permittee shall within ten (10) days of the filing, pay to the City of Hawaiian Gardens an initial deposit of five thousand dollars (\$5,000) from which actual costs shall be billed and deducted for the purpose of defraying the expense involved with the City's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the Permittee or Permittee's counsel. The Applicant/Permittee shall also pay the below supplemental deposits, from which actual costs shall be billed and deducted.
X		Z.	If during litigation, the actual costs incurred reach eight percent (80%) of the amount on deposit, the Permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit (\$5,000). There is no limit on the supplemental deposits that may be required prior to completion of litigation.
X		AA.	The cost for collection and duplication of records and other related documents will be paid by the Permittee.
X		BB.	At the sole discretion of the Permittee, the amount of the initial and supplemental deposits may exceed the minimum amounts defined herein.
X		CC.	If any provision of this entitlement is held or declared to be invalid, the entitlement permit shall be void and the privileges granted there under shall lapse.
			II. PLANNING DIVISION STANDARDS
X		A.	Community Development Department staff shall have access to the subject property at anytime during construction or operation to monitor progress.
		B.	A new six-foot high masonry wall shall be constructed along the: ____ North; ____ South; _____ East; ____ West property line (s) subject to review and approval of the Community Development Department.
X		C.	No fences or walls may be built without first securing approval from the Community Development Department. Any new fence or wall will be subject to Design Review by the Community Development Department.
X		D.	An enclosed refuse area shall be provided.
X		E.	Architectural details such as doors, window mullions, and other architectural details shall be reviewed and approved by the Community Development Department.
X		F.	Applicant/Permittee shall provide address numbers for the building(s), to the specifications of the Community Development Department. Address numbers shall be installed prior to the issuance of an occupancy permit.

REQUIRE D	DONE		
X		G	There shall be no permanent storage of vehicles, trailers, equipment, or personal goods within the drive aisles of this facility.
X		H	The repair and maintenance of vehicles shall be prohibited at the subject property.
X		I	No barbered wire fencing shall be allowed at the subject property.
X		J	All exterior lighting shall be shielded and directed away from adjoining uses to prevent direct illumination and/or glare.
X		K	Color palette to be submitted for approval by the Community Development Department prior to permit issuance.
		L	A six foot chain link fence will be allowed on the property until the conclusion of the construction.
			III. PARKING/ACCESS STANDARDS
X		A.	All parking spaces shall meet the requirements of the Hawaiian Gardens Municipal Code as it relates to size (width, length) aisle width, etc. Regular parking spaces shall be a minimum of 9'0" wide by 20' deep.
X		B.	The project shall provide parking spaces per the approved plans. Parking shall be required to meet ADA requirements.
X		C.	There shall be no outside storage of vehicle parts, equipment, trailers, trash or debris, supplies, equipment, or materials. There shall be no outside storage of abandoned, inoperable, or wrecked vehicles.
X		D.	Prior to the issuance of an occupancy permit or sign off of the final permit, all unused driveway aprons shall be closed to the satisfaction of the City Engineer. The driveway and sidewalk shall be constructed in accordance with LA County Public Works Standards, and thereafter maintained in good serviceable condition. As necessary, the applicant shall obtain encroachment permits from the City Engineering Division.
X		E.	All designated parking spaces shall be separated by 4-inch wide striping to show the layout of the intended parking stalls. Such striping shall be maintained in a clear, visible and orderly manner at all times.
X		F.	The development shall comply with the City's Transportation Demand Ordinance as Applicable.
X		G.	All Permittees subject to TDMs shall submit a monitoring agreement to the specifications of the City Attorney and Community Development Department, which shall be binding upon the Permittee with respect to the implementation of the required Trip Reduction Measures specified therein.
X		H.	Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required as applicable.
X		I.	A letter from the property owner(s) authorizing parking enforcement shall be submitted prior to the issuance of a Certificate of Occupancy and/or business license.
		J.	Signs shall be posted indicating no employee parking directly within the adjacent public streets.
X		K.	The site shall comply with all requirements of AB 1881 as applicable.
X			IV. SIGN STANDARDS
X		A.	No signs of any kind or advertising shall be placed on the subject property without first obtaining approval of the City. All signs shall be developed in accordance with the Hawaiian Gardens Municipal Code (HGMC) and Title 18 of the HGMC.

REQUIRE D	DONE		
		B.	The property owner(s) shall be responsible for removal of the sign (s) within five (5) days after vacation of the site by the tenant. Removal of the wall sign shall include the repair of the wall surface back to the original condition.
X		C.	The Permittee shall install and maintain the following signage. Signage shall be installed at the front entrance to the building. Signage shall be of a minimum dimension of 2'0" by 2'0", with letters a minimum of one inch (1") in height. Prior to installation of the signs, the signs and text, and proposed location shall be approved by the Community Development Department. The Community Development Department shall be contacted to inspect the property to ensure installation of the signage, prior to the issuance of a business license. a. "No Loitering permitted." b. "Maximum Occupancy of this business is (number too be determined by LACFD/HGB&S)." c. "This business is under camera/video surveillance."
X		D.	All structures, walls, and fences on the subject property shall remain free of all unapproved signs and extraneous markings or drawings. The Applicant/Permittee shall remove all unapproved signs and extraneous markings or drawings within twenty-four (24) hours of notification by the City of Hawaiian Gardens, weather permitting. Paint utilized in the covering of such markings shall be of a color that matches the color on adjacent surfaces.
		E.	There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the business. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited.
X		F.	No raceway signs will be allowed. Painted wall signs, human held signs and strobe lights will not be permitted with this development.
X		G.	CUP will be required for a Master Sign Program should any proposed signs exceed code requirements.
			V. LANDSCAPING & IRRIGATION STANDARDS
X		A.	Final landscape and irrigation plans shall be reviewed and approved by the Community Development Department prior to the issuance of a building permit. The size, species, and quantity of landscaping materials and trees shall be determined by the Community Development Director's discretionary review. A plan with soil preparation notes, tree staking, etc. shall be included in the plan.
X		B.	Plant varieties shall be as shown on approved landscaping drawings, unless changed by conditions of approval. All quantities shall be verified by actual count. Plants, including trees, shrubs, and ground cover shall have been grown in nurseries inspected by the California Department of Agriculture. Inspection and approval of plants is required. The City may reject plants, if defective or not in compliance with these standards.
X		C.	A permanent maintenance program of all landscaping shall be provided insuring regular irrigation, fertilization and weed abatement.
X		D.	All required yard areas and unpaved open areas shall be landscaped with turf, trees and shrubs and shall be maintained as necessary, with an automatic irrigation system, controlled with a timer.
X		E.	Landscape materials and irrigation systems are to be inspected by a city representative prior to final issuance of a certificate of occupancy.

REQUIRE D	DONE		
X		F.	The project will comply with the requirements of Chapter 13.18, related to water conservation of landscaping.
X		G.	All trees shall be a minimum twenty-four (24") or thirty-six inch (36") box, as shown on the approved landscaping plans. Twenty-four inch trees shall be a minimum of 10'-0" in height. Such trees shall have a minimum average trunk diameter, measured twelve inches (12") above grade, of one and one-half inches (1 ½ "). Such trees shall have a minimum branch canopy of 5'- 0" in diameter. Thirty-six inch trees shall be a minimum of 15'-0" in height. Such trees shall have a minimum average trunk diameter, measured twelve inches (12") above grade, of two inches (2). Such trees shall have a minimum branch canopy of 7'- 6" in diameter. Documentation as to the size of these trees shall be provided during final inspection of the landscaping and irrigation system. A
X		H.	If non-canopy type trees are proposed (i.e., palms, etc.) on a case by case basis sizes of these trees will be determined.
X		I.	All shrubs shall be a minimum one (1) or five (5) gallons, as shown on the approved landscaping plans. Documentation as to the size of these shrubs shall be provided during final inspection of the landscaping and irrigation system
X		J.	All ground covers shall, after one year, provide one hundred percent (100%) coverage.
X		K.	Prior to issuance of an occupancy permit, the entire property shall be landscaped and irrigation system installed in accordance to the approved plans and approved by a representative of the Community Development Department.
X		L.	The Permittee's Landscaping Contractor shall maintain all landscaping for a minimum of ninety (90) days. This period shall start at the sign off of the landscaping by the Community Development Department.
X		M.	All trees of 24-inch size or larger, to include palms, shall be guaranteed for one (1) year. Guarantee period shall start on date the Permittee's Landscaping Contractor is relieved of maintenance responsibility.
X		N.	All plants that show signs of failure to grow due to improper maintenance, injury or damage from any cause, including vandalism, so as to render them unsuitable for the purposes shall be immediately replaced.
X		O.	The landscape plan shall be designed and implemented to achieve an immediate effect. Prior to Certificate of Occupancy, the landscape installation shall be inspected by the Community Development Department to determine if additional landscaping is required.
			VI. PROPERTY MAINTENANCE STANDARDS
X		A.	The Applicant/Permittee shall maintain, and upgrade as necessary, the property as required by the City Zoning, Health, Building and Fire Codes.
X		B.	The Applicant/Permittee, and/or subsequent owners of the subject property shall paint the building on an as-needed basis, and not less than every five years. Colors shall be subject to the approval of the Community Development Department.
		C.	The Applicant/Permittee shall provide one (1) licensed uniformed security guard (s) during the hours of 10:00 P.M. to 2:00AM if determined necessary by the Director of Community Development. The guards shall be required to patrol all public areas in the immediate vicinity and all off-street parking facilities used by patrons of the business. In addition the applicant shall provide for 24 hour video surveillance.
X		D.	There shall be no outside display of goods being sold without obtaining the necessary approvals from the City of Hawaiian Gardens.

REQUIRE D	DONE		
X		E.	There shall be no loitering at the property.
X		F.	The Applicant/Permittee shall maintain the property in a neat and orderly fashion. The Applicant/Permittee shall maintain the property free of litter, trash, debris, and junk. All graffiti, etching, or other acts of vandalism shall be removed from the site within 24hrs.
X		G.	All trash areas shall be screened, secured and maintained in a sanitary condition and all business owners shall take appropriate measures to prevent prohibited or undesirable activities including but not limited to, scavenging, excessive accumulation of refuse, and allowing any portion of the property to become a breeding ground for flies, wild rodents or pests. Trash storage areas shall be designated and bins shall be maintained within the designated areas.
X		H.	No outside cleaning of floor mats from inside the building or other items will be permitted on the site.
			VII. ALCOHOLIC BEVERAGE STANDARDS
		A.	No alcoholic beverages shall be sold for off-site or onsite consumption without approval of a Conditional Use Permit.
		B.	There shall be no live entertainment, dancing, coin-operated amusement devices (i.e., video games, etc.), pool tables, or similar devices or activities on the premises at any time.
		C.	The subject property shall not contain a bar, or the establishment of any area for the consumption of alcoholic beverages.
		D.	There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the business. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited.
			VIII. BUILDING & SAFETY DIVISION STANDARDS
X		A.	Any construction related permits (i.e., Demolition, Grading, Building, Electrical, Plumbing, Mechanical, etc.), if needed, will not be issued in connection with any project until such time as all plan check fees, school fees, and all other applicable fees are paid in full.
X		B.	The hours of construction shall be limited from 7:00 a.m. to 7:00 p.m. Monday - Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction shall be permitted on Sunday and City Observed Holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residential uses. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise on adjacent residences.
X		C.	All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department.
X		D.	Prior to issuance of an occupancy permit, all restrooms, and other water consuming uses shall be provided with water conservation fixtures such as low-flush toilets and low-flow faucets. The water heater and lines shall be insulated.
X		E.	No new utility meters, service points, or mechanical equipment, trash cans, or other exterior mechanical equipment shall be placed in view of the public right-of-way.
X		F.	Design, engineering, and construction of any building shall be in conformance with the Uniform Building Code and the Building Codes of the City of Hawaiian Gardens.

REQUIRE D	DONE		
X		G.	The Applicant/Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.
X		H.	If, during the construction of this project, ANY driveway, driveway apron, sidewalk, or the half-street in front of the subject property is damaged, then the applicant shall replace/repair to the satisfaction of the City Engineer.
			IX. ENGINEERING DIVISION STANDARDS
X		A.	The property shall be graded to drain to the street or approved easement, but in no case shall such drainage be allowed to sheet flow across the public sidewalk. A grading and/or drainage plan shall be submitted to and approved by the Building Official/City Engineer, and such grading and drainage shall take place in accordance with such approved plan.
X		C.	The Applicant/Permittee shall dedicate street easements, storm drain easements, public utility easements, sewer easements, bikeway easement or other identified easement to the satisfaction of the City Engineer. The Applicant/Permittee shall hire a Civil Engineer or Land Surveyor to prepare the legal description for the easement to be dedicated and shall the use the forms provided by the City.
X		C	Water service facilities, including appropriate backflow prevention devices, shall be installed to the satisfaction of the City Engineer.
X		D	Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer.
X		E	The Applicant/Permittee shall provide the City with a Backflow Device Test Form, filled out by the licensed tester before any final permits are released.
		F	Prior to permit issuance the Applicant/Permittee shall submit for City approval a lot tie agreement to be rescored with the County of Los Angeles, to hold the properties as one.
X		G	Grading and drainage plans must be approved to provide for contributory drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements. A grading and drainage plan must be provided for this property to have an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.
X		H	A new drive approaches on Hawaiian Avenue shall be constructed. Drive approaches shall be at least 24' wide. Existing, but unused drive approaches on Hawaiian Avenue shall be closed with full curb, gutter and sidewalk. All curb, gutter and sidewalk along Hawaiian Avenue shall be demolished and reconstructed to the satisfaction of the City Engineer. Stamped decorative concrete shall be used. Color to be selected by Community Development Director.
X		I	The Applicant/Permittee shall resurface the half street or more in front of the project after all utility cuts have been made and the back fill compaction reports have been submitted and approved by the City of Hawaiian Gardens. If one or more utility trenches extend past the centerline of the street, the resurfacing shall be extended to cover this excavation beyond centerline.
X		J	The Applicant/Permittee shall comply with the National Pollutant Discharge Elimination System (NPDES), the requirements of the Regional Water Quality Control Board, and the City of Hawaiian Gardens.
X		K	The Applicant/Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections.

REQUIRE D	DONE		
X		L	The Applicant/Permittee shall provide a drainage plan for review and approval by the City Engineer. The plan must provide for the elimination of any sheet flows or ponding, provide for contributory drainage from adjacent properties, and provide for proper distribution of drainage. Any changes that occur between the time of the approval of the final map and issuance of a building permit must be incorporated into the drainage plan.
X		M	Drainage across public right-of-way is prohibited. Drainage devices in public right-of-way shall be approved by City Engineer.
X		N	The plans shall be checked and stamped for approval by the city engineering Division before building permits are issued. Project must comply with all Public Works requirements. All Public Works notes and corrections must be printed on the plan, and all requirements must be completed per the approved plans prior to the issuance of a building final.
X		O	Specific decorative concrete and other improvements within the public right-of-way shall be required and subject to approval of the City engineer.
			X. UTILITIES, GRADING AND CONSTRUCTION STANDARDS
X		A.	Exterior lighting fixtures shall be installed to provide ample security and safety lighting. Lighting shall be installed prior to the issuance of an occupancy permit. All lighting fixtures shall be controlled by a timer or clock and adjusted as needed as the seasons change.
X		B.	Easements for the following underground utilities shall be provided: Water <u>X</u> : Sewer <u>X</u> : Storm Drain <u>X</u> : Others, as specified Cable <u>X</u> : Electric <u>X</u> .
X		C.	All utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, cable, etc. Antennas and satellite dishes shall be screened to the satisfaction of the Community Development Director.
X		D.	Applicant/Permittee shall provide for installation of cable television conduits and facilities to the satisfaction of the City Administrator or designee.
X		E.	No finals will be given until all as-built site improvement plans have been submitted to the Public Works Division.
X		F.	All un-necessary utility poles shall be removed from the property, to the satisfaction of the Community Development Director.
X		G.	Prior to the issuance of a building permit, the applicant shall submit a utility plan outlining the existing public utilities in the project area and identifying areas that are substandard to support the development of the project. Areas of concern include, but are not limited to street lighting, fire service (hydrants, mains), and sewage disposal. The utility plan shall be submitted for review and approval by the City Engineer. The plan must provide for the elimination of any substandard utilities that may serve the site. All utilities shall be placed underground. The cost of any required utility upgrades shall be the responsibility of the applicant.
		H.	During construction, the Applicant/Permittee will remove the existing asphalt and repave the entire parking to the satisfaction of the Community Development Department. Thereafter the property will be slurry sealed and re-stripped every four (4) years, or as needed.
X		I.	The cost of off-site improvements required as a result of the subject proposal shall be the responsibility of the applicant and/or permittee.

REQUIRE D	DONE		
X		J.	A Traffic Management and Construction Plan shall be submitted in conjunction with any construction and other building plans, to be approved by the Sheriff's and Public Works Departments prior to issuance of building permits. The plans shall provide for the management of all construction related traffic during all phases of construction, including but not limited to delivery of materials and parking of construction related equipment.
X		K.	During the demolition and construction phases of development, a daily clean-up program for all areas affected by the project shall occur, including the pickup of all debris (utilizing an approved trash dumpster or other trash control method) at day's end and the sweeping and continued watering down of the site to assist in mitigating the movement of dirt and dust upon adjoining properties.
			XI. FIRE DEPARTMENT STANDARDS
X		A.	Applicant/Permittee and property owner(s) shall obtain Fire Department inspection and approval prior to the issuance of an occupancy permit or business license. Any conditions imposed by the Fire Department shall become a requirement of this entitlement.
X		B.	Occupancy shall not exceed those limits established by the Building and Safety Division and/or Fire Department.
X		C.	A set of construction drawings approved by the Building and Safety Division must be on file with the Fire Department prior to issuance of any building permits.
X		D.	The required on-site minimum fire flow shall be installed and made available to the satisfaction of the Fire Chief and City Engineer prior to storage or construction involving combustible materials.
X		E.	Fire sprinkler system hook-ups and post indicator/OS & Y valves must be approved by the Fire Department.
X		F.	Fire lanes shall be provided and serviceable. Fire lanes shall be constructed to support the imposed loads of fire apparatus, with all-weather driving surfaces. No motor vehicles shall be parked in the property's driveways or drive aisles or otherwise block access by emergency vehicles.
X		G.	A uniform access system (i.e., Knox box) shall be provided to permit access to the subject property by safety personnel (i.e., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies.
X		H.	The fire flows should be performed and upgrades identified on the map prior to map recordation.
			XII. PUBLIC SAFETY STANDARDS
		A.	The Applicant/Permittee shall maintain an unobstructed view through the front windows of the business. No window tinting shall be applied to the windows.
X		B.	The Applicant/Permittee and Property Owner(s) shall maintain adequate lighting for the adjacent parking lot. All parking lot lighting shall be directed toward the parking lot pavement and not at adjacent properties or uses.
		C.	The front door shall remain open, unlocked and unobstructed during business hours.

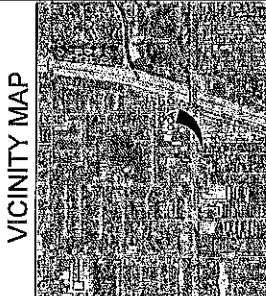
REQUIRE D	DONE		
X		D.	For the safety of the customers and others at the proposed development, the Applicant/ Permittee shall establish a camera/video surveillance system acceptable and accessible by the Community Development Department and the Los Angeles County Sheriff's Department. The surveillance system shall be installed prior to the issuance of a business license.
X		E.	The Applicant/Permittee shall provide sufficient security measures to effectively regulate interior and exterior loitering or lingering, parking lot congestion, disturbing noise and light, loud conversations and criminal activities.
X		F.	A security system may be installed as long as it does not create any impact to the surrounding properties. Any alarm system that is audible shall be prohibited.
			XIII. ENVIRONMENTAL STANDARDS
		A.	All environmental mitigation measures adopted in connection with the following applications shall be incorporated into the design and operation of the property:
X		B.	The project shall comply with SCAQMD regulations relating to fugitive dust control, building construction, and mechanical equipment.
		C.	Prior to issuance of an occupancy permit, the Community Development Director shall issue a certification of compliance with the approved monitoring program.
		D.	All new businesses must contact the Southern California Air Quality Management District (SCAQMD) and/or Los Angeles County Fire Department (Hazardous Materials) for information relative to their business. Verification of permits or a letter of exemption must be submitted to the Community Development Department prior to occupancy or issuance of a business license.
		E.	Permittee and all property tenants shall be required to establish a waste reduction and recycling plan to help reduce the municipal waste stream. The plan shall be submitted to the Community Development Department for review and approval prior to occupancy of any suite in the building. A progress report shall be submitted on a quarterly basis. The plan shall include reduction of both hazardous and non-hazardous materials.
X		F.	This project could generate a sufficient amount of demolition and construction waste. In order to comply with the California Integrated Waste management Act (AB 939), the Permittee and/or property owner (s) shall develop and implement a Job Site Recycling and Waste Reduction Plan, to ensure that solid waste generated are reduced, recycled and reused. Prior to the issuance of a construction related permit (i.e., Demolition, Grading, Building, Electrical, Plumbing, Mechanical, etc.), the Permittee and/or property owner(s) shall comply with the requirements of Chapter 6.14 (Construction and Demolition Recycling) of HGMC, as it relates to construction materials reduction, recycling and recycled.
X		G.	Should unknown cultural resources be found during excavation activities at the site, all ground disturbance activities shall be halted and a mitigation plan shall be developed in accordance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines. Mitigation shall include photographing, recordation, collection, archival of collected materials, capping of the site, or other appropriate measures.

REQUIRE D	DONE		
X		H.	If human remains are encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendent (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. This recommendation may include scientific removal or non-destructive analysis of the human remains and any items associated with Native American burials (Section 70580.5 of the Health and Safety Code).
X		I.	The project shall be constructed in accordance with the California Building Code, the City's building standards, and other pertinent building regulations.
X		J.	Hazardous materials use, storage, and disposal during demolition and construction activities for the project shall comply with applicable federal, state, and local regulations.
X		K.	Any work within the public right-of-way shall be conducted in accordance with Standard Specifications for Public Works Construction (Greenbook) and City regulations.
X		L.	Demolition and construction activities shall be conducted during the City's Construction time limits (7Am to 7PM on weekdays and 9AM to 5PM on Saturdays), with no construction on Sundays and holidays.
X		M.	In accordance with the National Pollutant Discharge Elimination System (NPDES) program, best management practices (BMPs) shall be implemented during demolition and construction activities to reduce pollutants in the storm water and prevent violation of water quality standards or waste discharge requirements. A Storm water Pollution Plan (SWPP) shall be prepared for the project and the project shall implement construction BMPs, such as erosion and sediment control measures, wind erosion control and tracking control measures, waste management and non-storm water management measures.

Failure to conform to approved conditions or an adopted monitoring program may result in any of the following actions as otherwise provided by law: stop order; code enforcement proceedings, with fines upon conviction as provided by law; revocation of conditional use permit or variance approval as provided by law; and other actions as provided in the Hawaiian Gardens Municipal Code, applicable state and federal statutes. For more information, contact the Community Development Department at (562) 420-2641.

GENERAL NOTES

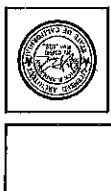
- ALL NOTES SHALL BE READ AND INTERPRETED IN CONNECTION WITH ALL OTHER NOTES AND SPECIFICATIONS AND SHALL BE CONSIDERED PARTS OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF HAWAII.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAWAII.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF HAWAII.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
- ALL EXCAVATION WORK SHALL BE BACKFILLED AND COMPACTED TO MEET ALL CITY OF HAWAII REQUIREMENTS.
- ALL FOUNDATIONS SHALL BE CONSTRUCTED ON STABLE GROUND AND SHALL BE SUBJECT TO GEOTECHNICAL INVESTIGATION.
- ALL STRUCTURAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAWAII BUILDING CODES.
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII ELECTRICAL CODES.
- ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII MECHANICAL CODES.
- ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII PLUMBING CODES.
- ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII FINISHES CODES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL CITY OF HAWAII REQUIREMENTS.



DEFERRED SUBMITTALS

THE FOLLOWING ITEMS ARE DEFERRED TO A LATER DATE AND SHALL BE SUBMITTED TO THE CITY OF HAWAII FOR REVIEW AND APPROVAL:

- FINAL ARCHITECTURAL DRAWINGS
- FINAL ELECTRICAL DRAWINGS
- FINAL MECHANICAL DRAWINGS
- FINAL PLUMBING DRAWINGS
- FINAL FINISHES DRAWINGS



12508 CARSON STREET
HAWAIIAN GARDENS, CA 90716

Magellan
14901 Kapaeha, Suite 175
Honolulu, HI 96819
Tel: (808) 944-8888
Fax: (808) 944-8889
www.magellanusa.com

JOHN P. JOHNSON
DEVELOPMENT
CORPORATION

12508 CARSON STREET
HAWAIIAN GARDENS, CA 90716

NEW CONSTRUCTION
HAWAIIAN GARDENS SELF STORAGE

A0.10

CONTRACT NO. _____

PROJECT NO. _____

DATE: _____

BY: _____

FOR: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/15/07	ISSUED FOR PERMITS
2	08/22/07	REVISIONS TO ELECTRICAL AND MECHANICAL
3	09/05/07	REVISIONS TO ARCHITECTURAL AND FINISHES

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

GENERAL NOTES

- ALL NOTES SHALL BE READ AND INTERPRETED IN CONNECTION WITH ALL OTHER NOTES AND SPECIFICATIONS AND SHALL BE CONSIDERED PARTS OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF HAWAII.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HAWAII.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF HAWAII.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
- ALL EXCAVATION WORK SHALL BE BACKFILLED AND COMPACTED TO MEET ALL CITY OF HAWAII REQUIREMENTS.
- ALL FOUNDATIONS SHALL BE CONSTRUCTED ON STABLE GROUND AND SHALL BE SUBJECT TO GEOTECHNICAL INVESTIGATION.
- ALL STRUCTURAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HAWAII BUILDING CODES.
- ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII ELECTRICAL CODES.
- ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII MECHANICAL CODES.
- ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII PLUMBING CODES.
- ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HAWAII FINISHES CODES.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL CITY OF HAWAII REQUIREMENTS.

SCOPE OF WORK

THE SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF THE FOLLOWING:

- FOUNDATION AND FOOTING
- FRAMEWORK
- ROOFING
- MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)
- FINISHES

ABBREVIATIONS

ALL ABBREVIATIONS SHALL BE AS DEFINED IN THE FOLLOWING LIST:

- AC - AIR CONDITIONING
- ADU - ANNEXED DETACHED UNIT
- ASPH - ASPHALT
- AV - AERIAL VIEW
- BAL - BALCONY
- BR - BRICK
- CAF - CAFFEE
- CH - CHIMNEY
- CL - CLADDING
- CLF - CLIFF
- CO - COMMON AREA
- COV - COVERED
- CR - CURB
- CS - CONCRETE SURFACE
- CSL - CONCRETE SLAB
- CSM - CONCRETE SLAB ON GRADE
- CSN - CONCRETE SLAB ON NEST
- CSO - CONCRETE SLAB ON OASIS
- CSR - CONCRETE SLAB ON RAMP
- CSU - CONCRETE SLAB ON URBAN
- CSV - CONCRETE SLAB ON VALLEY
- CSW - CONCRETE SLAB ON WIND
- CSX - CONCRETE SLAB ON X-RAY
- CSY - CONCRETE SLAB ON YACHT
- CSZ - CONCRETE SLAB ON ZEPHYRUS
- CSA - CONCRETE SLAB ON ANTHEM
- CSB - CONCRETE SLAB ON BATTLE
- CSC - CONCRETE SLAB ON CANTON
- CSD - CONCRETE SLAB ON DANCE
- CSF - CONCRETE SLAB ON FORT
- CSG - CONCRETE SLAB ON GARDEN
- CSH - CONCRETE SLAB ON HAWAII
- CSI - CONCRETE SLAB ON ISLAND
- CSJ - CONCRETE SLAB ON JAZZ
- CSK - CONCRETE SLAB ON KALI
- CSL - CONCRETE SLAB ON LEI
- CSM - CONCRETE SLAB ON MAUI
- CSN - CONCRETE SLAB ON NANI
- CSO - CONCRETE SLAB ON OAHU
- CSV - CONCRETE SLAB ON VULCAN
- CSW - CONCRETE SLAB ON WAIKANAHE
- CSX - CONCRETE SLAB ON XOXO
- CSY - CONCRETE SLAB ON YOUNG
- CSZ - CONCRETE SLAB ON ZOE
- CSA - CONCRETE SLAB ON ANNA
- CSB - CONCRETE SLAB ON BENNETT
- CSC - CONCRETE SLAB ON CHARLES
- CSD - CONCRETE SLAB ON DANA
- CSV - CONCRETE SLAB ON VANCE
- CSW - CONCRETE SLAB ON WALTER
- CSX - CONCRETE SLAB ON XENIA
- CSY - CONCRETE SLAB ON YVES
- CSZ - CONCRETE SLAB ON ZOE

PROJECT TEAM

CLIENT: JOHN P. JOHNSON DEVELOPMENT CORPORATION
12508 CARSON STREET
HAWAIIAN GARDENS, CA 90716
TEL: (808) 944-8888
FAX: (808) 944-8889
WWW.MAGELLANUSA.COM

ARCHITECT: JOYCE K. MURPHY ARCHITECTS
1111 KUHIO DRIVE
HONOLULU, HI 96813
TEL: (808) 944-4444
FAX: (808) 944-4445
WWW.JOYCEKURPHYARCHITECTS.COM

ENGINEER: ROBERT J. DAVIS ENGINEERING
1111 KUHIO DRIVE
HONOLULU, HI 96813
TEL: (808) 944-4444
FAX: (808) 944-4445
WWW.RJDAVISENGINEERING.COM

LANDSCAPE ARCHITECT: JOHN P. JOHNSON DEVELOPMENT CORPORATION
12508 CARSON STREET
HAWAIIAN GARDENS, CA 90716
TEL: (808) 944-8888
FAX: (808) 944-8889
WWW.MAGELLANUSA.COM

LEGEND OF SYMBOLS

- 1. WINDOW SCHEDULE
- 2. DOOR SCHEDULE
- 3. WALL SECTION
- 4. ROOF SECTION
- 5. FOUNDATION SECTION
- 6. MECHANICAL EQUIPMENT
- 7. ELECTRICAL EQUIPMENT
- 8. PLUMBING EQUIPMENT
- 9. FINISHES
- 10. UTILITIES
- 11. NOTES
- 12. DIMENSIONS
- 13. ELEVATIONS
- 14. BOUNDARIES
- 15. ADJACENT PROPERTIES
- 16. CADASTRAL
- 17. SETBACKS
- 18. LOT LINES
- 19. STREET RIGHT OF WAY
- 20. AIR RIGHT OF WAY
- 21. DRAINAGE
- 22. UTILITIES
- 23. MECHANICAL EQUIPMENT
- 24. ELECTRICAL EQUIPMENT
- 25. PLUMBING EQUIPMENT
- 26. FINISHES
- 27. UTILITIES
- 28. NOTES
- 29. DIMENSIONS
- 30. ELEVATIONS
- 31. BOUNDARIES
- 32. ADJACENT PROPERTIES
- 33. CADASTRAL
- 34. SETBACKS
- 35. LOT LINES
- 36. STREET RIGHT OF WAY
- 37. AIR RIGHT OF WAY
- 38. DRAINAGE
- 39. UTILITIES
- 40. MECHANICAL EQUIPMENT
- 41. ELECTRICAL EQUIPMENT
- 42. PLUMBING EQUIPMENT
- 43. FINISHES
- 44. UTILITIES
- 45. NOTES
- 46. DIMENSIONS
- 47. ELEVATIONS
- 48. BOUNDARIES
- 49. ADJACENT PROPERTIES
- 50. CADASTRAL
- 51. SETBACKS
- 52. LOT LINES
- 53. STREET RIGHT OF WAY
- 54. AIR RIGHT OF WAY
- 55. DRAINAGE
- 56. UTILITIES
- 57. MECHANICAL EQUIPMENT
- 58. ELECTRICAL EQUIPMENT
- 59. PLUMBING EQUIPMENT
- 60. FINISHES
- 61. UTILITIES
- 62. NOTES
- 63. DIMENSIONS
- 64. ELEVATIONS
- 65. BOUNDARIES
- 66. ADJACENT PROPERTIES
- 67. CADASTRAL
- 68. SETBACKS
- 69. LOT LINES
- 70. STREET RIGHT OF WAY
- 71. AIR RIGHT OF WAY
- 72. DRAINAGE
- 73. UTILITIES
- 74. MECHANICAL EQUIPMENT
- 75. ELECTRICAL EQUIPMENT
- 76. PLUMBING EQUIPMENT
- 77. FINISHES
- 78. UTILITIES
- 79. NOTES
- 80. DIMENSIONS
- 81. ELEVATIONS
- 82. BOUNDARIES
- 83. ADJACENT PROPERTIES
- 84. CADASTRAL
- 85. SETBACKS
- 86. LOT LINES
- 87. STREET RIGHT OF WAY
- 88. AIR RIGHT OF WAY
- 89. DRAINAGE
- 90. UTILITIES
- 91. MECHANICAL EQUIPMENT
- 92. ELECTRICAL EQUIPMENT
- 93. PLUMBING EQUIPMENT
- 94. FINISHES
- 95. UTILITIES
- 96. NOTES
- 97. DIMENSIONS
- 98. ELEVATIONS
- 99. BOUNDARIES
- 100. ADJACENT PROPERTIES

DESIGN CODES

ALL DESIGN CODES SHALL BE AS DEFINED IN THE FOLLOWING LIST:

- CA - CALIFORNIA
- CS - CALIFORNIA SOUTHERN
- CSA - CALIFORNIA SOUTHERN AREA
- CSB - CALIFORNIA SOUTHERN BAY AREA
- CSM - CALIFORNIA SOUTHERN MIDLAND
- CSN - CALIFORNIA SOUTHERN NORTHERN
- CSO - CALIFORNIA SOUTHERN OAKLAND
- CSV - CALIFORNIA SOUTHERN VALLEY
- CSW - CALIFORNIA SOUTHERN WEST
- CSX - CALIFORNIA SOUTHERN WESTERN
- CSY - CALIFORNIA SOUTHERN YUCONIA
- CSZ - CALIFORNIA SOUTHERN ZEPHYRUS
- CSA - CALIFORNIA SOUTHERN ANTHEM
- CSB - CALIFORNIA SOUTHERN BATTLE
- CSC - CALIFORNIA SOUTHERN CANTON
- CSD - CALIFORNIA SOUTHERN DANCE
- CSV - CALIFORNIA SOUTHERN VULCAN
- CSW - CALIFORNIA SOUTHERN WAIKANAHE
- CSX - CALIFORNIA SOUTHERN XOXO
- CSY - CALIFORNIA SOUTHERN YOUNG
- CSZ - CALIFORNIA SOUTHERN ZOE
- CSA - CALIFORNIA SOUTHERN ANNA
- CSB - CALIFORNIA SOUTHERN BENNETT
- CSC - CALIFORNIA SOUTHERN CHARLES
- CSD - CALIFORNIA SOUTHERN DANA
- CSV - CALIFORNIA SOUTHERN VANCE
- CSW - CALIFORNIA SOUTHERN WALTER
- CSX - CALIFORNIA SOUTHERN XENIA
- CSY - CALIFORNIA SOUTHERN YVES
- CSZ - CALIFORNIA SOUTHERN ZOE
- CSA - CALIFORNIA SOUTHERN ANNA
- CSB - CALIFORNIA SOUTHERN BENNETT
- CSC - CALIFORNIA SOUTHERN CHARLES
- CSD - CALIFORNIA SOUTHERN DANA
- CSV - CALIFORNIA SOUTHERN VANCE
- CSW - CALIFORNIA SOUTHERN WALTER
- CSX - CALIFORNIA SOUTHERN XENIA
- CSY - CALIFORNIA SOUTHERN YVES
- CSZ - CALIFORNIA SOUTHERN ZOE

SITE & BUILDING DATA

LEGAL DESCRIPTION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1



Copyright © 2013 Magellan Development, Inc.
 1665 Kalia Road, Suite 175
 Honolulu, HI 96813
 Tel: 808.551.5000
 www.magellandev.com

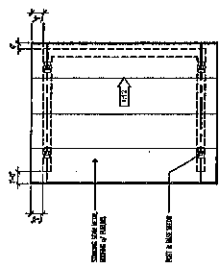
Magellan
 DEVELOPMENT, INC.

JOHNSON
 DEVELOPMENT, INC.

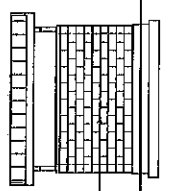
HAWAIIAN GARDENS SELF STORAGE
 NEW CONSTRUCTION
 1200 CARSON STREET
 HAWAIIAN GARDENS, CA 92710

NO. DATE	BY
1	10/1/13
2	10/1/13
3	10/1/13
4	10/1/13
5	10/1/13
6	10/1/13
7	10/1/13
8	10/1/13
9	10/1/13
10	10/1/13
11	10/1/13
12	10/1/13
13	10/1/13
14	10/1/13
15	10/1/13
16	10/1/13
17	10/1/13
18	10/1/13
19	10/1/13
20	10/1/13

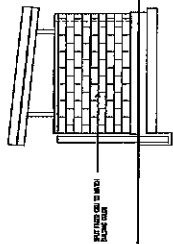
A1.20
 SHEET NUMBER



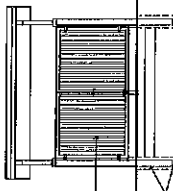
17 TRASH ENCLOSURE ROOF PLAN
 SCALE: 1/4" = 1'-0"



A



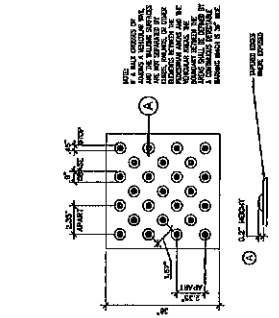
B



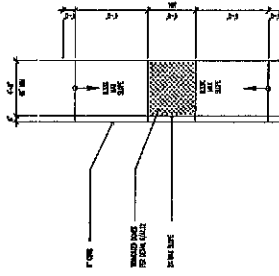
C

20 TRASH ENCLOSURE ELEVATIONS
 SCALE: 1/4" = 1'-0"

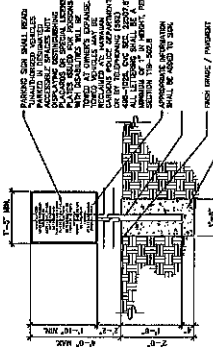
SEE PLAN FOR DIMENSIONS
 AND MATERIALS
 SEE SECTION FOR
 CONSTRUCTION



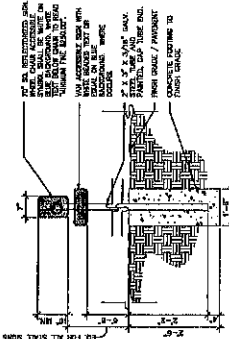
6 TRUNCATED DOMES
 SCALE: 3/4" = 1'-0"



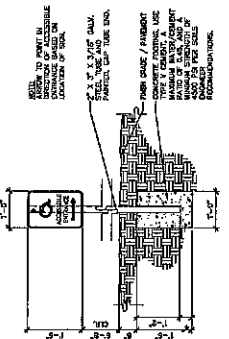
7 CURB RAMP DETAIL
 SCALE: 1/4" = 1'-0"



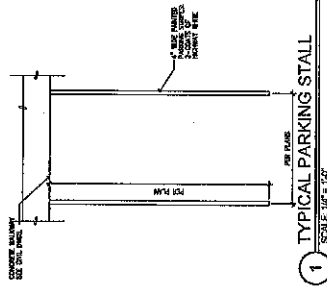
8 ACCESSIBLE PARKING SIGNAGE
 SCALE: 1/4" = 1'-0"



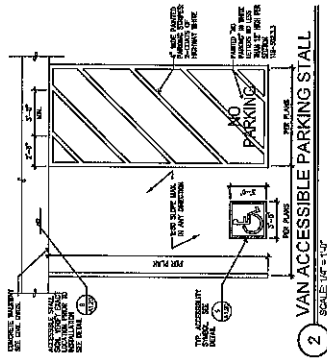
9 VAN ACCESSIBLE SIGNAGE
 SCALE: 1/4" = 1'-0"



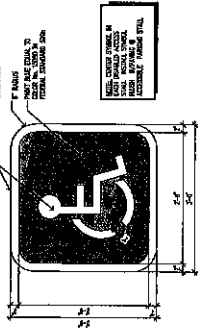
10 ACCESSIBLE DIRECTION SIGN
 SCALE: 1/4" = 1'-0"



1 TYPICAL PARKING STALL
 SCALE: 1/4" = 1'-0"



2 VAN ACCESSIBLE PARKING STALL
 SCALE: 1/4" = 1'-0"



5 ACCESSIBLE PARKING SYMBOL
 SCALE: 1/4" = 1'-0"

SEE PLAN FOR
 DIMENSIONS
 AND MATERIALS
 SEE SECTION FOR
 CONSTRUCTION



Magellan ARCHITECTS
1665 Kalia Road, Suite 115
Honolulu, HI 96813
(808) 944-3300
www.magellanarchitects.com

Copyright © 2018 Magellan Architects, Inc.
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Magellan Architects, Inc.

JOHNSON
DEVELOPMENT
ABSTRACT, INC.

HAWAIIAN GARDENS SELF STORAGE
NEW CONSTRUCTION
1700A OROSON STREET
HAWAIIAN GARDENS, CA 93716

CONCRETE	
NO. 4	100
NO. 5	100
NO. 6	100
NO. 7	100
NO. 8	100
NO. 9	100
NO. 10	100
NO. 11	100
NO. 12	100
NO. 13	100
NO. 14	100
NO. 15	100
NO. 16	100
NO. 17	100
NO. 18	100
NO. 19	100
NO. 20	100
NO. 21	100
NO. 22	100
NO. 23	100
NO. 24	100
NO. 25	100
NO. 26	100
NO. 27	100
NO. 28	100
NO. 29	100
NO. 30	100
NO. 31	100
NO. 32	100
NO. 33	100
NO. 34	100
NO. 35	100
NO. 36	100
NO. 37	100
NO. 38	100
NO. 39	100
NO. 40	100
NO. 41	100
NO. 42	100
NO. 43	100
NO. 44	100
NO. 45	100
NO. 46	100
NO. 47	100
NO. 48	100
NO. 49	100
NO. 50	100
NO. 51	100
NO. 52	100
NO. 53	100
NO. 54	100
NO. 55	100
NO. 56	100
NO. 57	100
NO. 58	100
NO. 59	100
NO. 60	100
NO. 61	100
NO. 62	100
NO. 63	100
NO. 64	100
NO. 65	100
NO. 66	100
NO. 67	100
NO. 68	100
NO. 69	100
NO. 70	100
NO. 71	100
NO. 72	100
NO. 73	100
NO. 74	100
NO. 75	100
NO. 76	100
NO. 77	100
NO. 78	100
NO. 79	100
NO. 80	100
NO. 81	100
NO. 82	100
NO. 83	100
NO. 84	100
NO. 85	100
NO. 86	100
NO. 87	100
NO. 88	100
NO. 89	100
NO. 90	100
NO. 91	100
NO. 92	100
NO. 93	100
NO. 94	100
NO. 95	100
NO. 96	100
NO. 97	100
NO. 98	100
NO. 99	100
NO. 100	100

LEVEL 1 FLOOR PLAN
A2.10

KEY NOTES

- 1. MEET HERE
- 2. MEET HERE
- 3. MEET HERE
- 4. MEET HERE
- 5. MEET HERE
- 6. MEET HERE
- 7. MEET HERE
- 8. MEET HERE
- 9. MEET HERE
- 10. MEET HERE
- 11. MEET HERE
- 12. MEET HERE
- 13. MEET HERE
- 14. MEET HERE

PLAN NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES (Rounded Up). DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
2. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH CONCRETE (CYC) WITH 4% STEEL FIBER.
3. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
4. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
5. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
6. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
7. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
8. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
9. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
10. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
11. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
12. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
13. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
14. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
15. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
16. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
17. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
18. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
19. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.
20. ALL CONCRETE SHALL BE CAST IN PLACE AND VIBRO-COMPACTED.

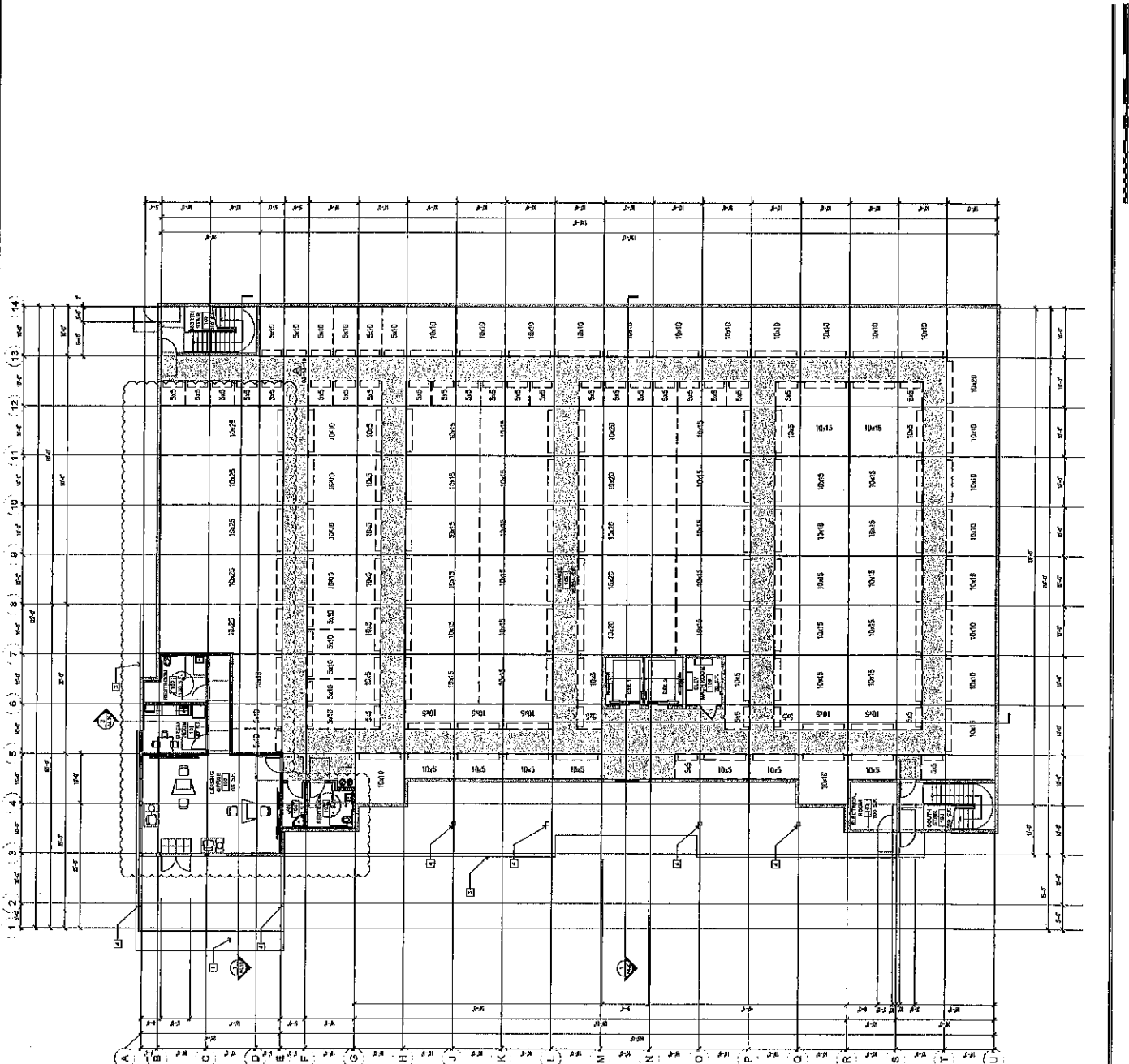
UNIT MIX

LEVEL 1	
NO. 1	100
NO. 2	100
NO. 3	100
NO. 4	100
NO. 5	100
NO. 6	100
NO. 7	100
NO. 8	100
NO. 9	100
NO. 10	100
NO. 11	100
NO. 12	100
NO. 13	100
NO. 14	100
NO. 15	100
NO. 16	100
NO. 17	100
NO. 18	100
NO. 19	100
NO. 20	100
NO. 21	100
NO. 22	100
NO. 23	100
NO. 24	100
NO. 25	100
NO. 26	100
NO. 27	100
NO. 28	100
NO. 29	100
NO. 30	100
NO. 31	100
NO. 32	100
NO. 33	100
NO. 34	100
NO. 35	100
NO. 36	100
NO. 37	100
NO. 38	100
NO. 39	100
NO. 40	100
NO. 41	100
NO. 42	100
NO. 43	100
NO. 44	100
NO. 45	100
NO. 46	100
NO. 47	100
NO. 48	100
NO. 49	100
NO. 50	100
NO. 51	100
NO. 52	100
NO. 53	100
NO. 54	100
NO. 55	100
NO. 56	100
NO. 57	100
NO. 58	100
NO. 59	100
NO. 60	100
NO. 61	100
NO. 62	100
NO. 63	100
NO. 64	100
NO. 65	100
NO. 66	100
NO. 67	100
NO. 68	100
NO. 69	100
NO. 70	100
NO. 71	100
NO. 72	100
NO. 73	100
NO. 74	100
NO. 75	100
NO. 76	100
NO. 77	100
NO. 78	100
NO. 79	100
NO. 80	100
NO. 81	100
NO. 82	100
NO. 83	100
NO. 84	100
NO. 85	100
NO. 86	100
NO. 87	100
NO. 88	100
NO. 89	100
NO. 90	100
NO. 91	100
NO. 92	100
NO. 93	100
NO. 94	100
NO. 95	100
NO. 96	100
NO. 97	100
NO. 98	100
NO. 99	100
NO. 100	100

WALL LEGEND

- 1. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 2. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 3. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 4. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 5. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 6. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 7. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 8. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 9. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 10. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 11. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 12. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 13. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 14. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 15. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 16. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 17. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 18. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 19. CONCRETE WALL 12" X 12" X 8'-0" HIGH
- 20. CONCRETE WALL 12" X 12" X 8'-0" HIGH

LEGEND NOTES:
1. FINISH TO FACE UNLESS NOTED OTHERWISE.
2. FINISH TO FACE UNLESS NOTED OTHERWISE.



LEVEL 1 FLOOR PLAN
SCALE 1/8" = 1'-0"

10' 0" 5' 0" 2' 0" 1' 0"



Daniel J. Magellan, Professional Engineer, License No. 22635, State of California, Mechanical, dated 08/20/06.

Magellan
ARCHITECTS
14017 15TH AVENUE, SUITE 100
SAN DIEGO, CA 92161
TEL: 619-594-8800
WWW.MAGELLANARCHITECTS.COM

JOHNSON DEVELOPMENT ASSOCIATES, INC.
1208 CANYON STREET
HAWAIIAN GARDENS, CA 92716

NEW CONSTRUCTION
HAWAIIAN GARDENS SELF STORAGE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

A2.11
LEVEL 2 FLOOR PLAN

KEY NOTES

1. REFER TO ALL NOTES ON SHEETS A2.10 THROUGH A2.15 FOR GENERAL NOTES AND SPECIFICATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PLAN NOTES

1. UNIT MIX SHALL BE AS SHOWN ON THIS PLAN AND SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.

2. ALL UNITS SHALL BE CONSTRUCTION GRADE AND SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

6. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

10. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

UNIT MIX

LEVEL 2

UNIT NO.	UNIT TYPE	UNIT SIZE
10100	STUDIO	400 SF
10101	STUDIO	400 SF
10102	STUDIO	400 SF
10103	STUDIO	400 SF
10104	STUDIO	400 SF
10105	STUDIO	400 SF
10106	STUDIO	400 SF
10107	STUDIO	400 SF
10108	STUDIO	400 SF
10109	STUDIO	400 SF
10110	STUDIO	400 SF
10111	STUDIO	400 SF
10112	STUDIO	400 SF
10113	STUDIO	400 SF
10114	STUDIO	400 SF
10115	STUDIO	400 SF
10116	STUDIO	400 SF
10117	STUDIO	400 SF
10118	STUDIO	400 SF
10119	STUDIO	400 SF
10120	STUDIO	400 SF
10121	STUDIO	400 SF
10122	STUDIO	400 SF
10123	STUDIO	400 SF
10124	STUDIO	400 SF
10125	STUDIO	400 SF
10126	STUDIO	400 SF
10127	STUDIO	400 SF
10128	STUDIO	400 SF
10129	STUDIO	400 SF
10130	STUDIO	400 SF
10131	STUDIO	400 SF
10132	STUDIO	400 SF
10133	STUDIO	400 SF
10134	STUDIO	400 SF
10135	STUDIO	400 SF
10136	STUDIO	400 SF
10137	STUDIO	400 SF
10138	STUDIO	400 SF
10139	STUDIO	400 SF
10140	STUDIO	400 SF
10141	STUDIO	400 SF
10142	STUDIO	400 SF
10143	STUDIO	400 SF
10144	STUDIO	400 SF
10145	STUDIO	400 SF
10146	STUDIO	400 SF
10147	STUDIO	400 SF
10148	STUDIO	400 SF
10149	STUDIO	400 SF
10150	STUDIO	400 SF
10151	STUDIO	400 SF
10152	STUDIO	400 SF
10153	STUDIO	400 SF
10154	STUDIO	400 SF
10155	STUDIO	400 SF
10156	STUDIO	400 SF
10157	STUDIO	400 SF
10158	STUDIO	400 SF
10159	STUDIO	400 SF
10160	STUDIO	400 SF
10161	STUDIO	400 SF
10162	STUDIO	400 SF
10163	STUDIO	400 SF
10164	STUDIO	400 SF
10165	STUDIO	400 SF
10166	STUDIO	400 SF
10167	STUDIO	400 SF
10168	STUDIO	400 SF
10169	STUDIO	400 SF
10170	STUDIO	400 SF
10171	STUDIO	400 SF
10172	STUDIO	400 SF
10173	STUDIO	400 SF
10174	STUDIO	400 SF
10175	STUDIO	400 SF
10176	STUDIO	400 SF
10177	STUDIO	400 SF
10178	STUDIO	400 SF
10179	STUDIO	400 SF
10180	STUDIO	400 SF
10181	STUDIO	400 SF
10182	STUDIO	400 SF
10183	STUDIO	400 SF
10184	STUDIO	400 SF
10185	STUDIO	400 SF
10186	STUDIO	400 SF
10187	STUDIO	400 SF
10188	STUDIO	400 SF
10189	STUDIO	400 SF
10190	STUDIO	400 SF
10191	STUDIO	400 SF
10192	STUDIO	400 SF
10193	STUDIO	400 SF
10194	STUDIO	400 SF
10195	STUDIO	400 SF
10196	STUDIO	400 SF
10197	STUDIO	400 SF
10198	STUDIO	400 SF
10199	STUDIO	400 SF
10200	STUDIO	400 SF

WALL LEGEND

1. EXTERIOR WALLS - 8" CMU WITH GYPSUM CORE AND 1/2" GYPSUM BOARD ON BOTH SIDES.

2. INTERIOR WALLS - 5" GYPSUM BOARD ON BOTH SIDES.

3. PARTITION WALLS - 5" GYPSUM BOARD ON BOTH SIDES.

4. CORE WALLS - 16" CMU WITH GYPSUM CORE AND 1/2" GYPSUM BOARD ON BOTH SIDES.

5. FOUNDATION WALLS - 12" CMU WITH GYPSUM CORE AND 1/2" GYPSUM BOARD ON BOTH SIDES.

6. CURB WALLS - 4" CMU WITH GYPSUM CORE AND 1/2" GYPSUM BOARD ON BOTH SIDES.

7. STAIR WALLS - 8" CMU WITH GYPSUM CORE AND 1/2" GYPSUM BOARD ON BOTH SIDES.

8. ELEVATOR WALLS - 8" CMU WITH GYPSUM CORE AND 1/2" GYPSUM BOARD ON BOTH SIDES.

9. MECHANICAL WALLS - 5" GYPSUM BOARD ON BOTH SIDES.

10. ELECTRICAL WALLS - 5" GYPSUM BOARD ON BOTH SIDES.

LEVEL 2 FLOOR PLAN

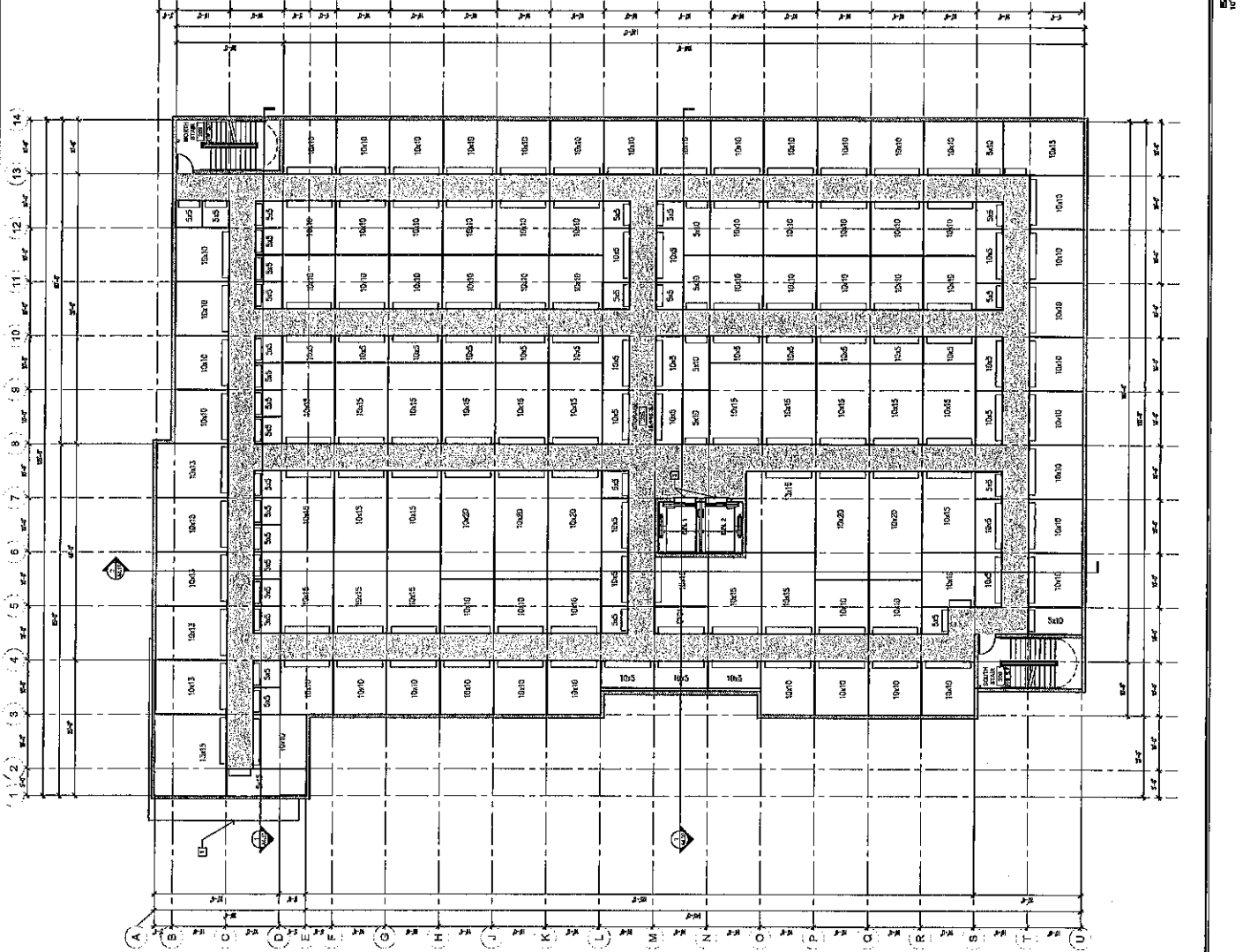
SCALE: 1/8" = 1'-0"

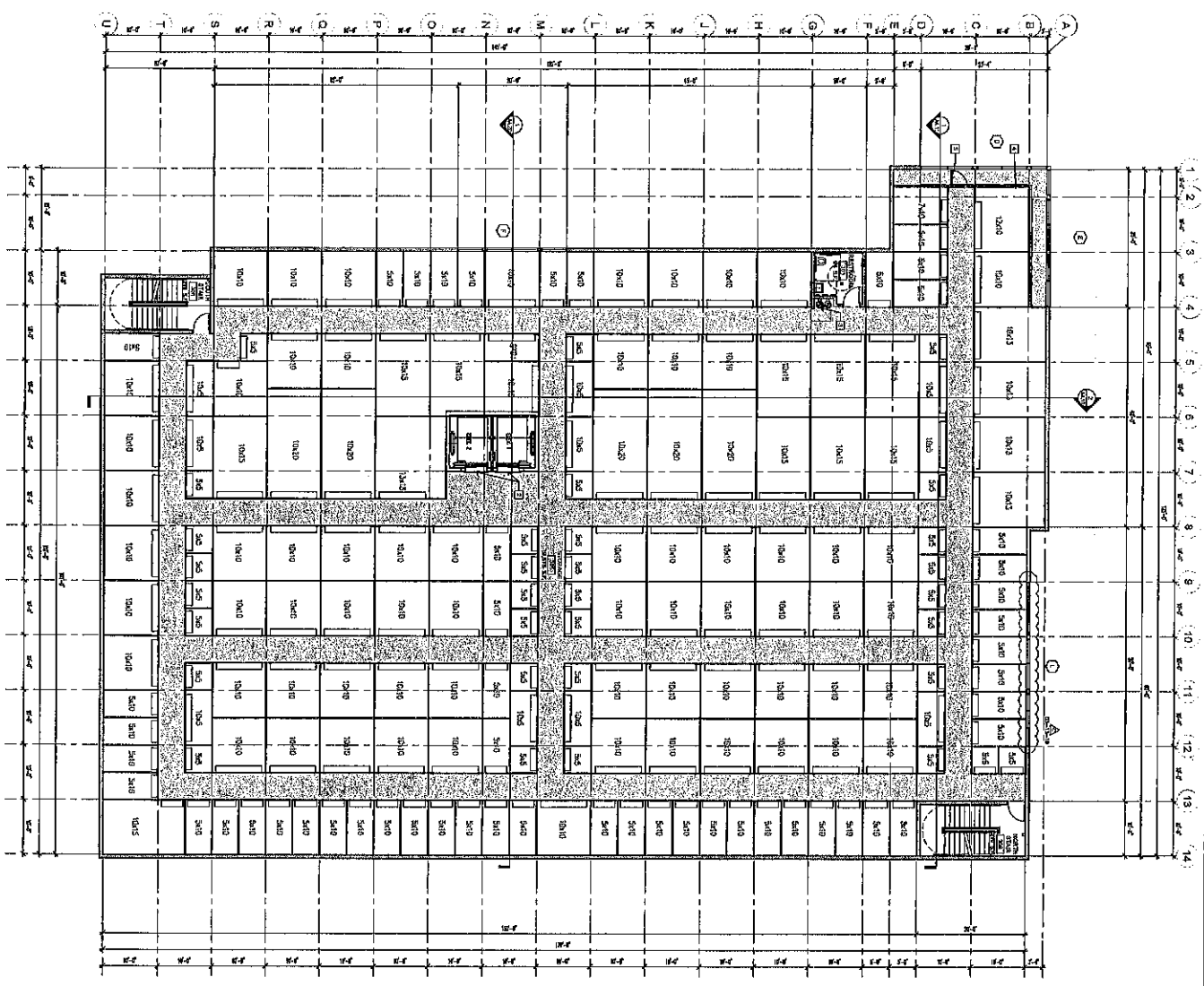
1. REFER TO SHEET A2.10 FOR GENERAL NOTES AND SPECIFICATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.





KEY NOTES

- 1. SEE PLAN FOR UNIT TYPES AND FINISHES.
- 2. SEE PLAN FOR UNIT TYPES AND FINISHES.
- 3. SEE PLAN FOR UNIT TYPES AND FINISHES.
- 4. SEE PLAN FOR UNIT TYPES AND FINISHES.

PLAN NOTES

1. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL FIRE CODE (IFC).
2. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
3. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
4. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL SMOKE CONTROL CODE (ISCC).
5. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL SAFETY CODE (ISFC).
6. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL TRANSPORTATION CODE (ITC).
7. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WOOD PRESERVATION CODE (IWPC).
8. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL ZONING CODE (IZC).
9. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IASA).
10. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL GREEN BUILDING CONSTRUCTION AND MAINTENANCE SOURCEBOOK (IGBC).
11. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL LEED GREEN BUILDING RATING SYSTEM (LEED).
12. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
13. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
14. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
15. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
16. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
17. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
18. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
19. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
20. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
21. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
22. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
23. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
24. ALL UNIT TYPES SHALL BE CONFORMANT WITH THE 2006 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).

UNIT MIX

UNIT TYPE	AREA (SQ FT)	PERCENTAGE
3010	10,000	10.0%
3015	10,000	10.0%
3020	10,000	10.0%
3025	10,000	10.0%
3030	10,000	10.0%
3035	10,000	10.0%
3040	10,000	10.0%
3045	10,000	10.0%
3050	10,000	10.0%
3055	10,000	10.0%
3060	10,000	10.0%
3065	10,000	10.0%
3070	10,000	10.0%
3075	10,000	10.0%
3080	10,000	10.0%
3085	10,000	10.0%
3090	10,000	10.0%
3095	10,000	10.0%
3100	10,000	10.0%

WALL LEGEND

WALL TYPE	DESCRIPTION
1	1/2" CMU WITH 1/2" GYPSUM BOARD
2	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE
3	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE
4	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE
5	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE
6	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE
7	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE
8	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE
9	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE
10	1/2" CMU WITH 1/2" GYPSUM BOARD AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE AND 1/2" AIR SPACE

LEGEND NOTES

1. SEE PLAN FOR UNIT TYPES AND FINISHES.
2. SEE PLAN FOR UNIT TYPES AND FINISHES.
3. SEE PLAN FOR UNIT TYPES AND FINISHES.
4. SEE PLAN FOR UNIT TYPES AND FINISHES.
5. SEE PLAN FOR UNIT TYPES AND FINISHES.
6. SEE PLAN FOR UNIT TYPES AND FINISHES.
7. SEE PLAN FOR UNIT TYPES AND FINISHES.
8. SEE PLAN FOR UNIT TYPES AND FINISHES.
9. SEE PLAN FOR UNIT TYPES AND FINISHES.
10. SEE PLAN FOR UNIT TYPES AND FINISHES.
11. SEE PLAN FOR UNIT TYPES AND FINISHES.
12. SEE PLAN FOR UNIT TYPES AND FINISHES.
13. SEE PLAN FOR UNIT TYPES AND FINISHES.
14. SEE PLAN FOR UNIT TYPES AND FINISHES.
15. SEE PLAN FOR UNIT TYPES AND FINISHES.
16. SEE PLAN FOR UNIT TYPES AND FINISHES.
17. SEE PLAN FOR UNIT TYPES AND FINISHES.
18. SEE PLAN FOR UNIT TYPES AND FINISHES.
19. SEE PLAN FOR UNIT TYPES AND FINISHES.
20. SEE PLAN FOR UNIT TYPES AND FINISHES.
21. SEE PLAN FOR UNIT TYPES AND FINISHES.
22. SEE PLAN FOR UNIT TYPES AND FINISHES.
23. SEE PLAN FOR UNIT TYPES AND FINISHES.
24. SEE PLAN FOR UNIT TYPES AND FINISHES.

Magellan ARCHITECTS
 1000 Kalia Ave. Suite 120
 Honolulu, HI 96813
 Tel: (808) 551-6600
 www.magellanarchitects.com

JOHNSON DEVELOPMENT ASSOCIATES, INC.

HAWAIIAN GARDENS SELF STORAGE NEW CONSTRUCTION
 12008 CARSON STREET
 HAWAIIAN GARDENS, CA 90710

A2.12



Mageeian ARCHITECTS 1505 BISHOP WALK, SUITE 200 HONOLULU, HI 96819

JEHNSON DEVELOPMENT AGREEMENT B, INC.

HAWAIIAN GARDENS SELF STORAGE NEW CONSTRUCTION 1505A CASON STREET HAWAIIAN GARDENS, CA 90716

Table with columns for dimensions, unit counts, and other metrics.

A2.14 LEVEL 5 FACILITY PLAN

KEY NOTES

- KEY NOTES 1. REFER TO THE WORK. 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.

PLAN NOTES

- PLAN NOTES 1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.

UNIT MIX

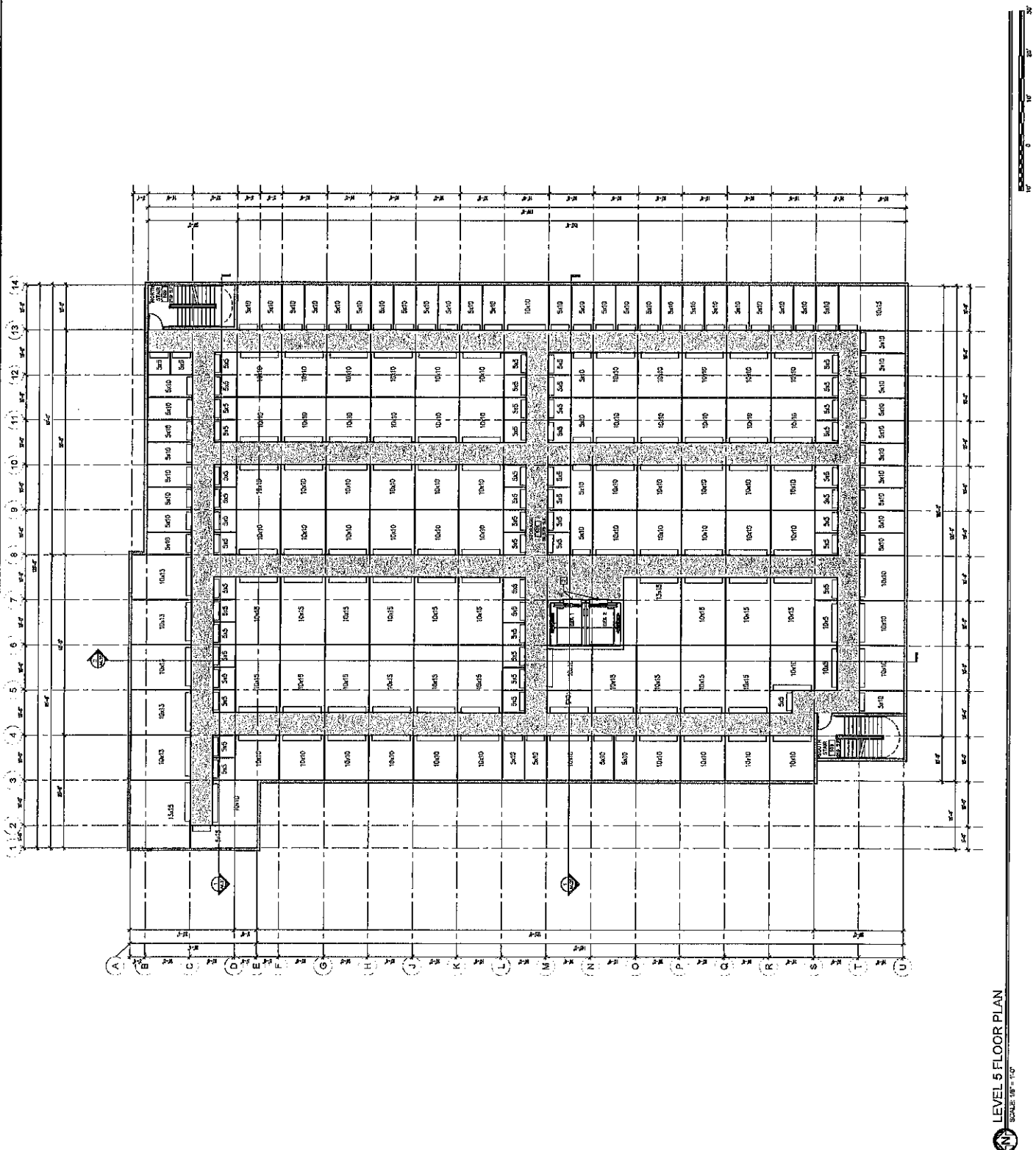
UNIT MIX table showing unit types and quantities for LEVEL 5.

WALL LEGEND

- WALL LEGEND 1. 2" CMU WITH 1/2" REINFORCING BARS AT 16" O.C.



- LEGEND NOTES 1. REFER TO THE WORK. 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.



LEVEL 5 FLOOR PLAN SCALE: 1/8" = 1'-0"



Professional Engineer Seal for Hawaii
 State of Hawaii
 Department of Land and Natural Resources
 Office of Professional Engineering Registration
 License No. 12345
 Name: JOHN DOE
 Address: 123 Main St, Honolulu, HI 96813
 Expiration Date: 12/31/2024

Magee
 ARCHITECTS
 1455 KALANIAN'OLEKI BLVD
 SUITE 200
 HONOLULU, HI 96813
 (808) 551-1234
 www.mageearchitects.com

JOHNSON
 DEVELOPMENT, INC.
 1234 KALANIAN'OLEKI BLVD
 SUITE 500
 HONOLULU, HI 96813
 (808) 551-5678
 www.johnsondevelopment.com

NEW CONSTRUCTION
HAWAIIAN GARDENS SELF STORAGE
 1234 GARDEN STREET
 HAWAIIAN GARDENS, CA 90716

NO.	DATE	BY	REVISIONS
1			ISSUED FOR PERMIT
2			ISSUED FOR CONSTRUCTION
3			ISSUED FOR RECORD

A2.30
 ROOF PLAN

KEYNOTES

- 1. ROOF SHALL BE FINISHED WITH 2" POLYSTYRENE INSULATION.
- 2. 2" POLYSTYRENE INSULATION SHALL BE CONTINUOUS OVER ALL ROOF SURFACES.
- 3. ROOF SHALL BE FINISHED WITH 1" GYP BOARD.
- 4. ROOF SHALL BE FINISHED WITH 1" GYP BOARD.
- 5. ROOF SHALL BE FINISHED WITH 1" GYP BOARD.
- 6. ROOF SHALL BE FINISHED WITH 1" GYP BOARD.
- 7. ROOF SHALL BE FINISHED WITH 1" GYP BOARD.

GENERAL PLAN NOTES

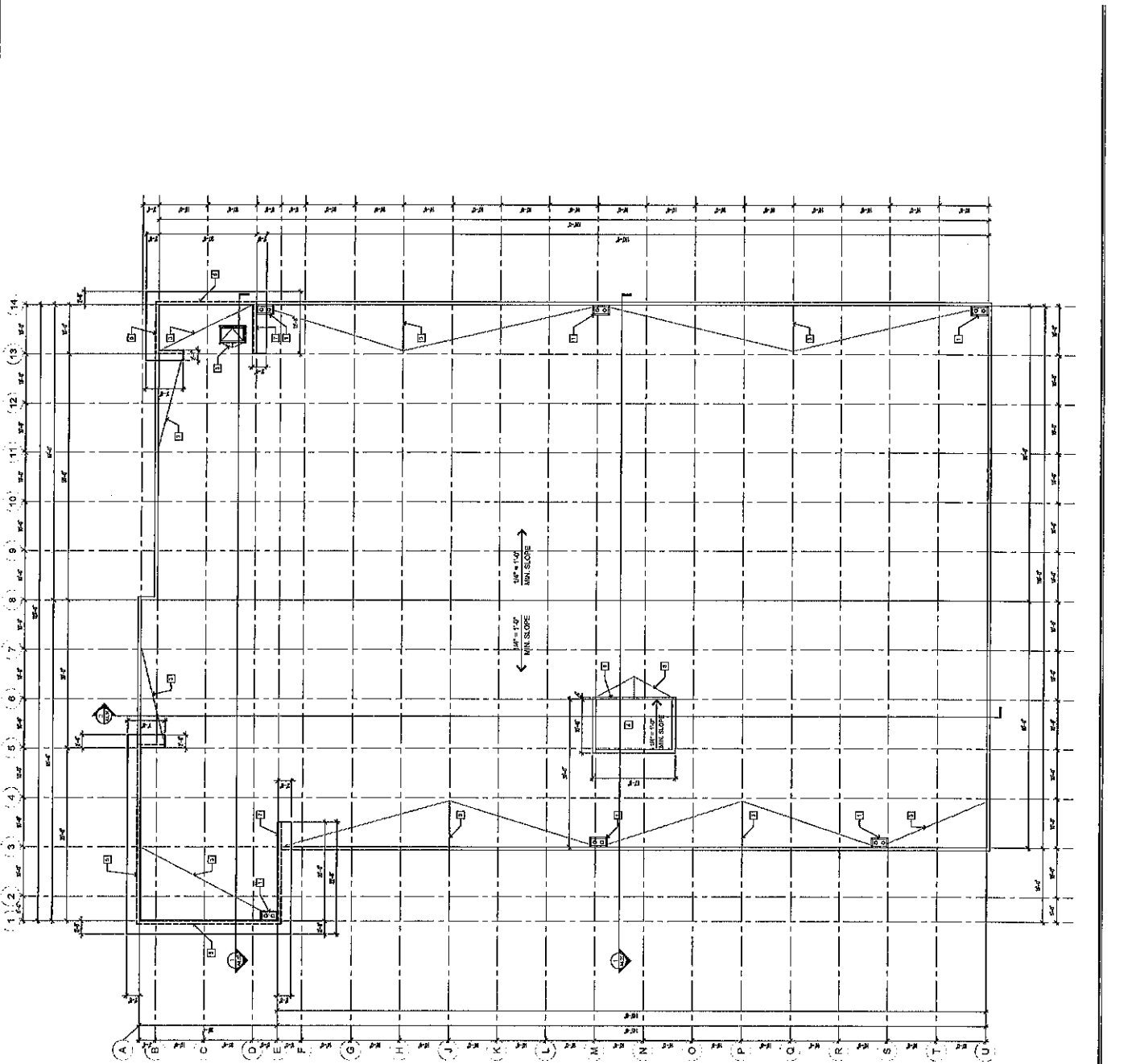
1. CONTRACTOR SHALL VERIFY ALL LOCATIONS OF ALL UTILITIES AND SHALL MAINTAIN THEM AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL REPAIR AT OWNERS RISK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL REPAIR AT OWNERS RISK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE HAWAIIAN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

ROOF DRAINAGE CALC'S.

ROOF AREA: 10,000 SF
 WIND SPEED: 75 MPH
 # OF DRAINAGE: 3
 FOR 100 YEAR WIND SPEED, WIND SPEED = 100 MPH

LEGEND

- 1. 100 YEAR WIND SPEED AND DAMAGE.
- 2. 100 YEAR WIND SPEED AND DAMAGE.
- 3. 100 YEAR WIND SPEED AND DAMAGE.



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



Magellan ARCHITECTS
1400 Kalia Road, Suite 105
Honolulu, HI 96813
Tel: 808-943-8800
www.magellanarchitects.com

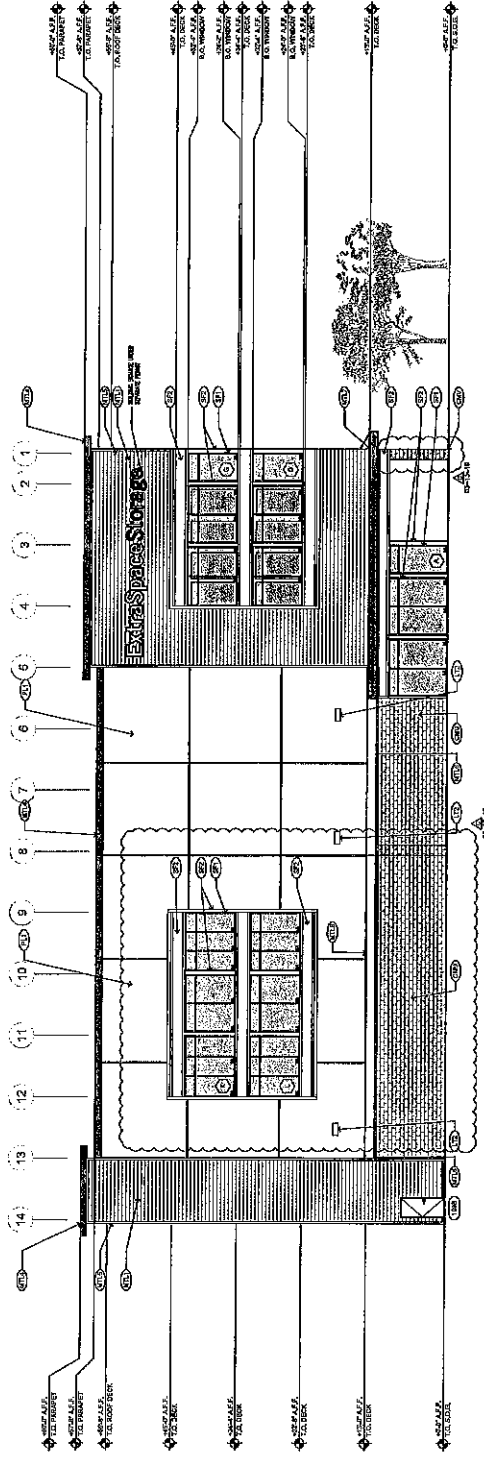
Magellan ARCHITECTS
1400 Kalia Road, Suite 105
Honolulu, HI 96813
Tel: 808-943-8800
www.magellanarchitects.com

JOHN BIRD DEVELOPMENT, INC.
LABORATORIES, INC.

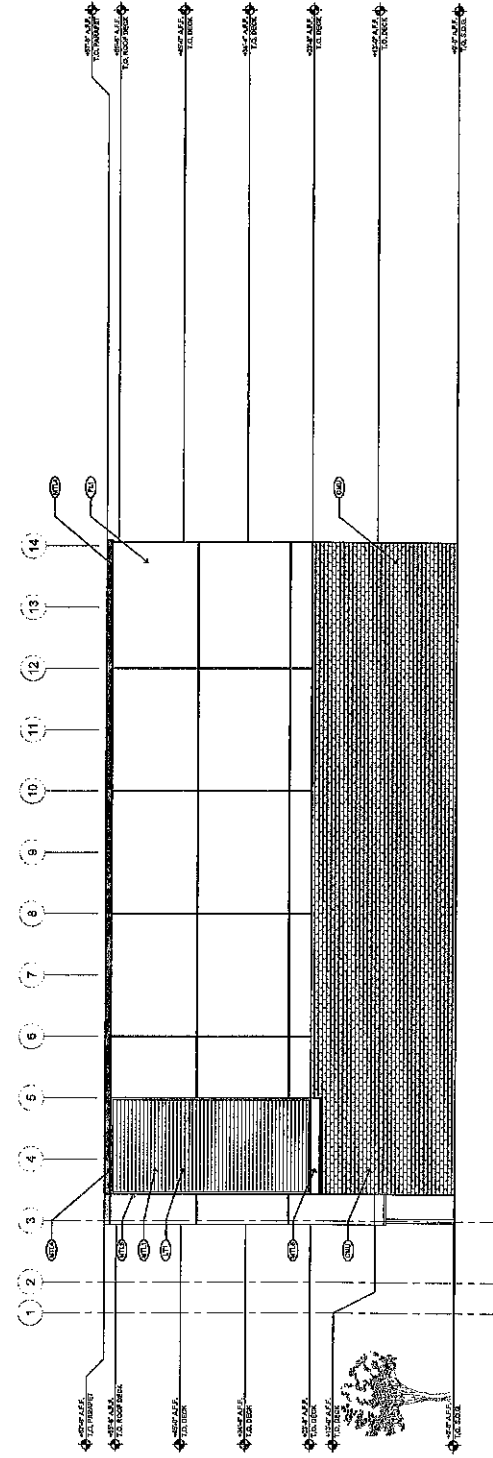
HAWAIIAN GARDENS SELF STORAGE
NEW CONSTRUCTION
1008 CARSON STREET
HAWAIIAN GARDENS, CA 90710

NO.	DATE	BY	DESCRIPTION
1	08/20/18	ST	ISSUED FOR PERMITS
2	09/10/18	ST	REVISED PER COMMENTS
3	09/10/18	ST	REVISED PER COMMENTS
4	09/10/18	ST	REVISED PER COMMENTS
5	09/10/18	ST	REVISED PER COMMENTS
6	09/10/18	ST	REVISED PER COMMENTS
7	09/10/18	ST	REVISED PER COMMENTS
8	09/10/18	ST	REVISED PER COMMENTS
9	09/10/18	ST	REVISED PER COMMENTS
10	09/10/18	ST	REVISED PER COMMENTS
11	09/10/18	ST	REVISED PER COMMENTS
12	09/10/18	ST	REVISED PER COMMENTS
13	09/10/18	ST	REVISED PER COMMENTS
14	09/10/18	ST	REVISED PER COMMENTS

A3.10
HAWAIIAN GARDENS
LABORATORIES
NEW CONSTRUCTION



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



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

NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE	1000	YD
2	REINFORCING BARS	500	LB
3	BRICK	10000	BRICK
4	CEMENT MORTAR	100	YD
5	WOOD FRAMING	1000	LF
6	INSULATION	1000	YD
7	ROOFING	1000	YD
8	PAINT	1000	YD
9	GLASS	1000	YD
10	IRON	1000	YD
11	STEEL	1000	YD
12	ALUMINUM	1000	YD
13	COPPER	1000	YD
14	ZINC	1000	YD



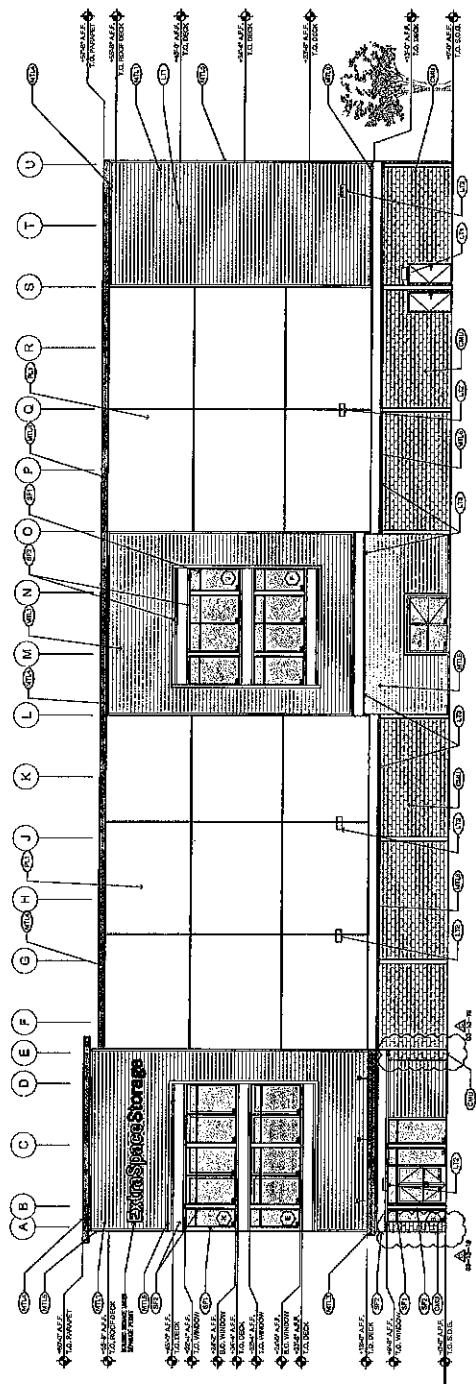
Magellan
A CHITECTS
1000 Lohia Avenue, Suite 212
Honolulu, HI 96813
Tel: (808) 534-0000
Copyright © 2014 Magellan Architects LLC
All rights reserved. No part of this document may be reproduced without the written permission of Magellan Architects LLC.

JOHNSON
DEVELOPMENT, INC.
1500 Kalia Road, Suite 212
Honolulu, HI 96813
Copyright © 2014 Magellan Architects LLC
All rights reserved. No part of this document may be reproduced without the written permission of Magellan Architects LLC.

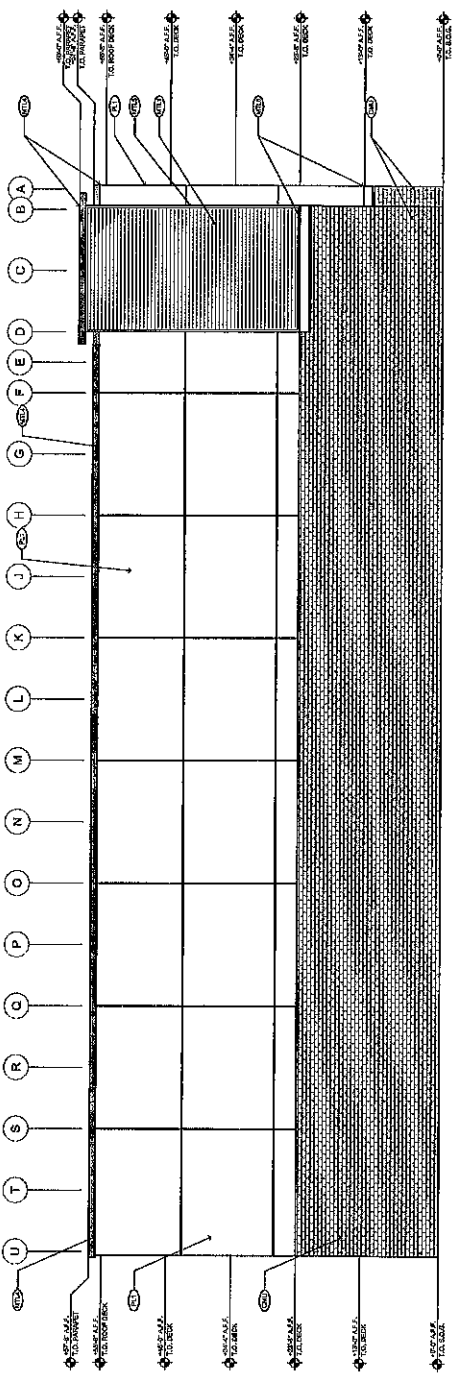
HAWAIIAN GARDENS SELF STORAGE
NEW CONSTRUCTION
15288 CASCADIA STREET
HAWAIIAN GARDENS, CA 90716

NO.	DATE	REVISIONS	BY
1	01/15/14	ISSUED FOR PERMIT	MM
2	01/22/14	REVISED PER COMMENTS	MM
3	02/05/14	REVISED PER COMMENTS	MM
4	02/12/14	REVISED PER COMMENTS	MM
5	02/19/14	REVISED PER COMMENTS	MM
6	02/26/14	REVISED PER COMMENTS	MM
7	03/05/14	REVISED PER COMMENTS	MM
8	03/12/14	REVISED PER COMMENTS	MM
9	03/19/14	REVISED PER COMMENTS	MM
10	03/26/14	REVISED PER COMMENTS	MM
11	04/02/14	REVISED PER COMMENTS	MM
12	04/09/14	REVISED PER COMMENTS	MM
13	04/16/14	REVISED PER COMMENTS	MM
14	04/23/14	REVISED PER COMMENTS	MM
15	04/30/14	REVISED PER COMMENTS	MM
16	05/07/14	REVISED PER COMMENTS	MM
17	05/14/14	REVISED PER COMMENTS	MM
18	05/21/14	REVISED PER COMMENTS	MM
19	05/28/14	REVISED PER COMMENTS	MM
20	06/04/14	REVISED PER COMMENTS	MM
21	06/11/14	REVISED PER COMMENTS	MM
22	06/18/14	REVISED PER COMMENTS	MM
23	06/25/14	REVISED PER COMMENTS	MM
24	07/02/14	REVISED PER COMMENTS	MM
25	07/09/14	REVISED PER COMMENTS	MM
26	07/16/14	REVISED PER COMMENTS	MM
27	07/23/14	REVISED PER COMMENTS	MM
28	07/30/14	REVISED PER COMMENTS	MM
29	08/06/14	REVISED PER COMMENTS	MM
30	08/13/14	REVISED PER COMMENTS	MM
31	08/20/14	REVISED PER COMMENTS	MM
32	08/27/14	REVISED PER COMMENTS	MM
33	09/03/14	REVISED PER COMMENTS	MM
34	09/10/14	REVISED PER COMMENTS	MM
35	09/17/14	REVISED PER COMMENTS	MM
36	09/24/14	REVISED PER COMMENTS	MM
37	10/01/14	REVISED PER COMMENTS	MM
38	10/08/14	REVISED PER COMMENTS	MM
39	10/15/14	REVISED PER COMMENTS	MM
40	10/22/14	REVISED PER COMMENTS	MM
41	10/29/14	REVISED PER COMMENTS	MM
42	11/05/14	REVISED PER COMMENTS	MM
43	11/12/14	REVISED PER COMMENTS	MM
44	11/19/14	REVISED PER COMMENTS	MM
45	11/26/14	REVISED PER COMMENTS	MM
46	12/03/14	REVISED PER COMMENTS	MM
47	12/10/14	REVISED PER COMMENTS	MM
48	12/17/14	REVISED PER COMMENTS	MM
49	12/24/14	REVISED PER COMMENTS	MM
50	12/31/14	REVISED PER COMMENTS	MM

DATE: 01/15/14
SCALE: 1/8" = 1'-0"
A3.20



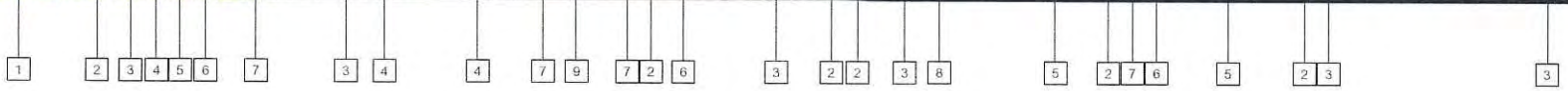
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ITEM #	DESCRIPTION	COLOR	FINISH
101	BRICK	RED BRICK	BRICK
102	WOOD Siding	WOOD Siding	WOOD
103	WOOD Siding	WOOD Siding	WOOD
104	WOOD Siding	WOOD Siding	WOOD
105	WOOD Siding	WOOD Siding	WOOD
106	WOOD Siding	WOOD Siding	WOOD
107	WOOD Siding	WOOD Siding	WOOD
108	WOOD Siding	WOOD Siding	WOOD
109	WOOD Siding	WOOD Siding	WOOD
110	WOOD Siding	WOOD Siding	WOOD
111	WOOD Siding	WOOD Siding	WOOD
112	WOOD Siding	WOOD Siding	WOOD
113	WOOD Siding	WOOD Siding	WOOD
114	WOOD Siding	WOOD Siding	WOOD
115	WOOD Siding	WOOD Siding	WOOD
116	WOOD Siding	WOOD Siding	WOOD
117	WOOD Siding	WOOD Siding	WOOD
118	WOOD Siding	WOOD Siding	WOOD
119	WOOD Siding	WOOD Siding	WOOD
120	WOOD Siding	WOOD Siding	WOOD
121	WOOD Siding	WOOD Siding	WOOD
122	WOOD Siding	WOOD Siding	WOOD
123	WOOD Siding	WOOD Siding	WOOD
124	WOOD Siding	WOOD Siding	WOOD
125	WOOD Siding	WOOD Siding	WOOD
126	WOOD Siding	WOOD Siding	WOOD
127	WOOD Siding	WOOD Siding	WOOD
128	WOOD Siding	WOOD Siding	WOOD
129	WOOD Siding	WOOD Siding	WOOD
130	WOOD Siding	WOOD Siding	WOOD
131	WOOD Siding	WOOD Siding	WOOD
132	WOOD Siding	WOOD Siding	WOOD
133	WOOD Siding	WOOD Siding	WOOD
134	WOOD Siding	WOOD Siding	WOOD
135	WOOD Siding	WOOD Siding	WOOD
136	WOOD Siding	WOOD Siding	WOOD
137	WOOD Siding	WOOD Siding	WOOD
138	WOOD Siding	WOOD Siding	WOOD
139	WOOD Siding	WOOD Siding	WOOD
140	WOOD Siding	WOOD Siding	WOOD
141	WOOD Siding	WOOD Siding	WOOD
142	WOOD Siding	WOOD Siding	WOOD
143	WOOD Siding	WOOD Siding	WOOD
144	WOOD Siding	WOOD Siding	WOOD
145	WOOD Siding	WOOD Siding	WOOD
146	WOOD Siding	WOOD Siding	WOOD
147	WOOD Siding	WOOD Siding	WOOD
148	WOOD Siding	WOOD Siding	WOOD
149	WOOD Siding	WOOD Siding	WOOD
150	WOOD Siding	WOOD Siding	WOOD

3 EXTERIOR FINISH SCHEDULE
SCALE: NONE



1 Metal Parapet Coping
Color: Color Match Sherwin Williams Lime Rickey SW6717



2 7/8" Corrugated Metal Wall Panel
Color: Color Match Sherwin Williams Argos SW7065



3 8x8x16" CMU Block
Color: Sherwin Williams Passive SW7064



4 Hubble Outdoor Lighting Sling Series Wall Pack



5 Stucco
Color: Sherwin Williams Nebulous White SW7063



6 Metal Storefront Panel
Color: Sherwin Williams City Scape SW7067



7 Storefront System
Color: Clear Anodized Aluminum



8 Metal Canopy & Trim
Color: Color Match Sherwin Williams Lime Rickey SW6717



Extra Space Colors:
Sherwin Williams Lime Rickey SW7064



Sherwin Williams Nebulous White SW7063



Sherwin Williams Argos SW7065



Sherwin Williams Cityscape SW7067

