

**ATTACHMENT B  
DRAFT RESOLUTION FOR  
SITE PLAN REVIEW NO. 24-05, CONDITIONAL USE PERMIT NO. 25-07 &  
TENTATIVE PARCEL MAP NO. 85085**

**RESOLUTION NO. PC 26-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING SITE PLAN REVIEW (SPR 24-05), CONDITIONAL USE PERMIT (CUP 25-07), AND TENTATIVE PARCEL MAP NO. 85085 TO DEMOLISH THREE EXISTING INDUSTRIAL BUILDINGS, RECONFIGURE SIX EXISTING PARCELS INTO FOUR PARCELS, AND CONSTRUCT TWO NEW WAREHOUSE BUILDINGS TOTALING APPROXIMATELY 732,500 SQUARE FEET, MAINTAINING THE SAME INDUSTRIAL USE.**

**WHEREAS**, on September 26, 2024, Ryan Gautereaux, on behalf of Dedeaux Properties (“Applicant”), submitted applications to the City of Commerce (“City”) for a Site Plan Review No. 24-05 (“SPR”), Conditional Use Permit No. 25-07 (“CUP”), and Tentative Parcel Map No. 85085 (“TPM”) to demolish three existing industrial warehouse buildings totaling approximately 1,203,730 square feet and to construct two new industrial warehouse buildings consisting of a 396,000 square foot warehouse on proposed Parcel 2 and a 336,500 square foot warehouse on proposed Parcel 3. Proposed Parcel 1, which is under the jurisdiction of the City of Los Angeles, will be improved with a parking lot, and proposed Parcel 4 will remain vacant to accommodate potential future development (“Project”) on a 33.9-acre site located at 3900-4000 Union Pacific Avenue (“Property”); and

**WHEREAS**, the Property is identified as Assessor’s Parcel Numbers 5242-022-004; 5242-022-005, 5242-022-006, 5242-022-007, 5242-023-001, and 5242-024-011; and

**WHEREAS**, the Property is located south of Union Pacific Avenue, between South Indiana Street and South Rowan Avenue, and north of Noakes Street, and is improved with curb, gutter, and sidewalks; and

**WHEREAS**, the Property is located within the Heavy Industrial (“M-2”) zoning district, where industrial warehouse uses are permitted; and

**WHEREAS**, the Applicant request approval of a CUP pursuant to Section 19.11.030(C) of the Commerce Municipal Code (“CMC”) to allow the proposed industrial warehouse development on the Property, which is located within 1,000 feet of a residential district, and to ensure that the Project is compatible with surrounding uses and consistent with applicable development standards; and

**WHEREAS**, in accordance with Section 19.39.650 of the CMC, SPR is required for the construction of any new building or structure exceeding 25,000 square feet in floor area; and

**WHEREAS**, the Applicant is requesting approval of TPM No. 85085 to reconfigure six existing parcels into four parcels, which will establish new parcel boundaries consistent with the overall site plan and facilitate development of the Project; and

**WHEREAS**, the Project is consistent with the General Plan Industrial land use designation and supports General Plan Goal 3.3 by modernizing existing industrial facilities, promoting economic development, and enhancing the long-term viability of the City's industrial districts while remaining compatible with surrounding land uses; and

**WHEREAS**, the Project is exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to Section 15302 (Class 2 – Replacement or Reconstruction) of CEQA Guidelines because the Project involves the demolition of existing industrial warehouse buildings and construction of new warehouses of similar use and purpose, though smaller in scale, and no significant environmental impacts will result; and

**WHEREAS**, notice of the public hearing for the Project was provided in the time, form, and manner required by law, including publication, posting, and mailing, in accordance with the provisions of the CMC and the California Government Code; and

**WHEREAS**, the TPM has been reviewed for compliance with the Subdivision Map Act (Government Code Section 66410 et seq.); and

**WHEREAS**, the Planning Commission's approval applies only to those portions of the Project located within the jurisdictional boundaries of the City of Commerce; and

**WHEREAS**, the Planning Commission finds that the Project can be approved subject to conditions designed to ensure compliance with applicable laws and to mitigate potential impacts; and

**WHEREAS**, a duly noticed public hearing of the City of Commerce Planning Commission was held on March 18, 2026, at which time all interested persons were given the opportunity to be heard; and

**WHEREAS**, the Planning Commission, after due inspection, investigation, and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing with respect to the proposed Project, does find that all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF COMMERCE DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and incorporated herein as part of the findings.

**Section 2.** The project qualifies for Class 2 Categorical Exemption under the provisions of the CEQA Guidelines, Section 15302 (Replacement or Reconstruction). Class 2 exemption specifically applies to the replacement or reconstruction of existing facilities, provided the new structure is on the same site, serves the same purpose, and has a similar capacity.

**Section 3.** Pursuant to Section 19.39.680 of the CMC, the Planning Commission makes the following findings to support the approval of a SPR in this matter:

1. **Compliance with all of the applicable provisions of this Title 19, including, but not limited to, those set forth in Chapter 19.19 (Site Review and General Development Standards).** *The Project site is located within the M-2 (Heavy Industrial) zoning district, where warehouse uses are conditionally permitted due to proximity to residential uses. The proposed two industrial warehouse buildings totaling approximately 732,500 square feet, have been reviewed for compliance with all applicable development standards in Title 19, including building height, setbacks, floor area ratio, parking, landscaping, loading areas, and internal circulation.*

*The site layout and building design promotes efficient warehouse operations while maintaining compatibility with surrounding industrial and residential uses. Features such as on-site truck queuing, properly designed driveways, and landscaped buffers support the intent of Chapter 19.19 to ensure safe, functional, and visually compatible development. The Project has also been reviewed under CEQA and is exempt pursuant to Section 15302, Class 2 (Replacement or Reconstruction), as the new industrial warehouse buildings will replace existing industrial structures within the same property boundaries and continue the established warehouse use. Notably, the proposed development reduces the overall building area from approximately 1,203,730 square feet to 732,500 square feet. Therefore, the proposed Project complies with all applicable provisions of Title 19.*

2. **Suitability of the site for the particular use or development intended.** *The 33.9-acre Project site is currently developed with three existing industrial warehouse buildings totaling approximately 1,203,730 square feet. The site is relatively flat, fully serviced by existing streets, sidewalks, curbs, gutters, water, sewer, and utility infrastructure. It provides adequate area to accommodate the proposed two new warehouse buildings consisting of a 396,000 square foot warehouse on proposed Parcel 2 and a 336,500 square foot warehouse on proposed Parcel 3. Both buildings will include associated office areas, truck circulation, on-site queuing, and parking. There are no known physical constraints or environmental limitations that would prevent the proposed development. Therefore, the site is physically and functionally suitable for the intended warehouse uses.*

3. **Physical layout of the total development, including the application of prescribed development standards.** The project shall be so arranged to further the policies of the general plan and zoning regulations including, but not limited to, avoiding traffic congestion, ensuring the protection of public health, safety and general welfare, and preventing adverse effects on neighboring properties. *The Project site is organized to efficiently accommodate warehouse operations, truck circulation, on-site queuing, parking, and office areas. The site is bounded by Union Pacific Avenue, south Rowan Avenue, Noakes Street, and Indiana Street, providing multiple points of ingress and egress that distribute traffic across all frontages. Building 1, on Parcel 2, and Building 2, on Parcel 3, are served by multiple driveways, ensuring adequate access for employees and trucks while preventing interference with public streets. The site layout and building orientation comply with all applicable development standards, including setbacks, building height, floor area ratio, and landscaping requirements. Loading areas are located outside the buildings along the portions of the parcels adjacent to the structures, away from public streets, and are oriented compatibly with surrounding industrial and residential uses. The design promotes operational efficiency, minimizes potential traffic congestion, protects public health and safety, avoids adverse impacts on neighboring properties, and is consistent with the policies of the General Plan and applicable zoning regulations.*
  
4. **Consistency with all elements of the general plan.** *General Plans are intended to be internally consistent and aligned with the City's Municipal Code and zoning regulations. The proposed industrial warehouses are consistent with the industrial land use designation for the site and supports the goals and policies of the General Plan. Relevant polices include:*
  - **Community Development Policy 1.1** – *Promote land use compatibility.*
  - **Community Development Policy 3.1** – *Support the maintenance and preservation of industrial activities and business that contribute to the City's economic and employment base.*
  - **Community Development Policy 6.3** – *Require new industrial development to employ architectural and site design techniques that promote quality and efficient development.*
  - **Transportation Policy 5.1** – *Ensure adequate off-street parking and loading facilities are provided.*
  - **Transportation Policy 5.3** – *Require new development to provide on-site parking in compliance with zoning regulations.*
  
5. **Suitability and functional development design.** **However, such approval shall not be interpreted to require a particular style or type of architecture.** *The Project has been designed to efficiently accommodate warehouse operations, truck*

*circulation, parking, and associated office space. The layout, building orientation, and site improvements provide safe and practical access while meeting all applicable development standards. Approval of the Project does not imply a requirement for a particular style or type of architecture. Therefore, the Project demonstrates suitability and functional design for the site.*

**Section 4.** Pursuant to Section 19.39.420 of the CMC, the Planning Commission makes the following findings to support the approval of a CUP in this matter:

- 1. The proposed use is one conditionally permitted within the subject zone and complies with the intent of all applicable provisions of Title 19, including, but not limited to, those set forth in Chapter 19.19 (Site Planning and General Development Standards).** *The Project site is located within the M-2 (Heavy Industrial) zoning district, where warehouse uses are permitted by right, except when located within 1,000 feet of a residential district, in which case a Conditional Use Permit is required. The proposed warehouse is located within 1,000 feet of residential uses and has been reviewed for compliance with all applicable development standards, including building height, setbacks, landscaping, and parking. The Project is designed to be compatible with surrounding residential and industrial uses; therefore, the Conditional Use Permit is appropriate.*
- 2. The proposed use would not impair the integrity and character of the zone in which it is to be located.** *The Project site is zoned M-2 (Heavy Industrial), which allows warehouse uses consistent with the proposed development. The proposed two industrial warehouse buildings, totaling approximately 732,500 square feet will replace three older industrial buildings totaling approximately 1,203,730 square feet on the same site and will comply with all applicable development and design standards at a reduced overall building area. The project is compatible with surrounding industrial uses and maintains the established character of the district. Therefore, the Project preserve the integrity and character of the M-2 zone.*
- 3. The subject site is physically suitable for the type of land use being proposed.** *The Project site consists of approximately 33.9 acre and is currently developed with three existing industrial warehouse buildings totaling approximately 1,203,730 square feet. The site is relatively flat, fully served by existing streets, sidewalks, curbs, gutters, and utilities, and has adequate space for building, parking, circulation, and loading areas. The site has no known physical constraints that would prevent the construction and operation of the proposed 396,000 square foot warehouse and 336,500 square foot warehouse. Therefore, the site is physically suitable for the proposed industrial use.*
- 4. The proposed use is compatible with the land uses presently on the subject property.** *The Property is currently developed with three industrial warehouse buildings totaling approximately 1,203,730 square feet. The proposed Project will replace the existing buildings with two new warehouse buildings totaling approximately 732,500 square feet, maintaining the same industrial use. The redevelopment will continue to support industrial operations and will not introduce*

*new or incompatible land uses to the site. Therefore, the proposed use is compatible with the existing land uses on the Property.*

5. **The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.** *The Project site is located in an industrial neighborhood characterized by warehouses and other industrial uses, with some residential uses nearby. The proposed Project is consistent with the industrial character of the zone and the surrounding area. The Project has been designed to meet all development and design standards to minimize impacts on surrounding properties. Therefore, the proposed use is compatible with existing and future land uses in the area.*
6. **There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.** *The Project site is fully served by existing water, sewer, and utility infrastructure. All proposed development will connect to these services in accordance with City standards, ensuring that water, sanitation, and public utilities and services are sufficient to support the Project. Therefore, the Project would not be detrimental to public health or safety.*
7. **There would be adequate provisions for public access to serve the subject proposal.** *The Project site is bounded by Union Pacific Avenue to the north, south Rowan Avenue to the east, Noakes Street to the south, and Indiana Street to the west. The surrounding street network provides multiple points of ingress and egress allowing vehicle trips to be distributed across all four frontages and minimizing concentration of traffic along a single street. Building 1, located on Parcel 2, is served by one driveway on Union Pacific Avenue, two driveways on Noakes Street, and one driveway on Indiana Street. Building 2, located on Parcel 3, is served by one driveway on Union Pacific Avenue, two driveways on south Rowan Avenue, and one driveway on Noakes Street. These multiple access points provide adequate access for employee vehicles and truck traffic associated with the proposed warehouse operations. The site layout allows on-site queuing for trucks and clear internal circulation to prevent interference with public streets. The design complies with all applicable City access and circulation standards. Therefore, adequate provisions exist for public access to serve the Project site.*
8. **The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan.** *The Project site is designated for industrial uses under the City's General Plan, and the proposed warehouse is compatible with this designation. The Project supports General Plan goals to maintain and promote industrial activities, prevent the intrusion of residential uses into industrial areas, and encourage continued investment in industrial properties. Therefore, the proposed use is consistent with the General Plan.*
9. **The proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.** *The proposed two warehouse buildings have been designed to comply with all applicable development standards, including*

*setbacks, height, landscaping, and parking requirements. Adequate provisions for water, sanitation, and public utilities are available, and the site layout ensures safe access and truck circulation without impacting adjacent streets. The Project is consistent with surrounding industrial uses and the General Plan. Therefore, the proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare.*

10. **The proposed design and elevations preserve and maximize the image, character, and visual quality of the neighborhood.** *The Project incorporates contemporary architectural elements, high-quality materials, and appropriate landscaping that are consistent with the industrial context. The design is compatible with surrounding industrial uses and contributes positively to the overall appearance of the area. Therefore, the proposed design preserves and enhances the character and visual quality of the neighborhood.*

**Section 5.** Pursuant to the California Subdivision Map Act, the Planning Commission finds as follows in support of approval of the TPM in this matter:

6. **Government Code Section 66473.5.** **The proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted a plan and the proposed subdivision or land uses is compatible with the objectives, policies, general land uses, and programs specified in such a plan.** *The proposed Tentative Parcel Map No. 85085 aligns with the City's General Plan, as the property is designated for Heavy Industrial use. The subdivision will reconfigure the existing 33.9-acre Project site, currently comprised of six parcels, into four new parcels to accommodate the proposed development. This reconfiguration establishes new parcel boundaries consistent with the overall site plan and facilitates the development of the Project. The proposed industrial warehouses are consistent with the site's industrial land use designation and supports the goals and policies of the General Plan. Relevant polices include:*

- **Community Development Policy 1.1** – *Promote land use compatibility.*
- **Community Development Policy 3.1** – *Support the maintenance and preservation of industrial activities and business that contribute to the City's economic and employment base.*
- **Community Development Policy 6.3** – *Require new industrial development to employ architectural and site design techniques that promote quality and efficient development.*
- **Transportation Policy 5.1** – *Ensure adequate off-street parking and loading facilities are provided.*
- **Transportation Policy 5.3** – *Require new development to provide on-site parking in compliance with zoning regulations.*

11. **Government Code Section 66474. A legislative body of a City or County shall deny approval of a tentative map, or parcel map for which a tentative map was not required**
- a. **That the proposed map is consistent with applicable general and specific plans as specified in Section 65451.** *The design of the proposed subdivision is appropriate, as the property is rectangular in shape and accommodates the construction of the proposed Project permitted under the Industrial land use designation in the General Plan. Additionally, the Project design is compatible with the character of the surrounding area.*
  - b. **That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.** *The design of the proposed subdivision is appropriate given that the property is rectangular configuration of the property, which allows for efficient parcel reconfiguration and accommodates the construction of the proposed industrial warehouse buildings in accordance with the Industrial land use designation of the General Plan. There is no specific plan applicable to the site. The layout of parcels, building footprints, driveways, truck circulation, on-site queuing, parking areas, and landscaped buffers has been designated to ensure safe and functional operations while maintaining compatibility with the surrounding industrial and residential uses. The proposed subdivision supports the goals and policies of the General Plan by promoting land use compatibility, preserving industrial activity, and encouraging high-quality site and architectural design.*
  - c. **That the Site is physically suitable for the type of development.** *The proposed subdivision and development are designed to fit within the property boundaries and comply with all setbacks, lot coverage, height requirements, and other applicable zoning regulations. The 33.9-acre Project site is relatively flat and fully served by existing streets, sidewalks, curbs, gutters, water, sewer, and utility infrastructure. Therefore, the site is physically suitable for the proposed type of development.*
  - d. **That the site is physically suitable for the proposed density of the development.** *The Project will construct two new industrial warehouse buildings on their respective parcels following the configuration of the site. Both parcels comply with the M-2 zoning maximum lot coverage of 60 percent, with Building 1 on Parcel 2 covering 49 percent and Building 2 on Parcel 3 covering 52 percent. Therefore, the site is physically suitable for the proposed density of development.*
  - e. **That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats.** *The Project site is currently developed with three existing industrial warehouse buildings and is fully served by existing streets, sidewalks, curbs, gutters, water, sewer, and utility infrastructure. The subdivision will reconfigure existing parcel*

*boundaries within the 33.9-acre site but will not expand the site or disturb additional land outside the current property limits. The proposed development will replace existing structures with two new industrial warehouse buildings. No sensitive habitats or natural resources are present on the site. The Project has been reviewed under the California Environmental Quality Act (CEQA) and is exempt pursuant to Section 15302, Class 2 (Replacement or Reconstruction), as the new buildings will replace existing structures and continue the established industrial use. Therefore, the design of the subdivision and the proposed improvements are not expected to result in substantial environmental damage or harm to fish, wildlife, or their habitats.*

- f. **That the design of the subdivision or type of improvements is not likely to cause serious public health problems.** *There are no known hazards on the property, and the proposed development does not introduce any new risks to the area. The improvements and subdivision provide adequate access for Fire Department vehicles if needed and comply with all requirements of the Building and Safety Division, the County of Los Angeles Fire Department, and the City Engineering Division. Necessary infrastructure improvements will be implemented as mandated by these agencies.*
  - g. **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.** *The Project includes the vacation of Hicks Avenue within the site boundaries. The street vacation is being processed in accordance with City procedures and will not adversely affect existing public access or utility easements outside the vacated area. The subdivision and proposed improvements have been designed to respect all remaining public easements, rights-of-way, and utility corridors. Therefore, the design of the subdivision and the proposed improvements will not conflict with any easements held for public use.*
12. **Government Code Section 66474.6. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements of the Water Code.** *The subdivision or type of improvement will not violate any existing requirements of the Water Code. Any discharge of waste from the site will require approval by the Sanitation District, which will ensure compliance with all applicable Water Code requirements.*

**Section 6.** The Planning Commission does hereby conditionally approve SPR No. 24-05, CUP No. 25-07, and TPM No. 85085 subject to the following conditions:

**The following conditions or code requirements of the Planning Division shall be provided:**

1. The Site Plan Review (SPR) and Conditional Use Permit (CUP) approval that is valid and in effect and granted pursuant to the provisions of Title 19 (Zoning) of the Commerce Municipal Code (CMC) shall be valid only on the property for which it was

- granted and only for the improvements for which it is granted and further, shall continue to be valid upon change of ownership of the property or any lawfully existing building or structure on the property.
2. All conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of certificates of occupancy; and shall restrict and limit the construction, location, and use and maintenance of all land and structures within the development.
  3. This permit (Site Plan Review, Conditional Use Permit, and Tentative Parcel Map) and all rights hereunder shall terminate within twelve (12) months or twenty-four (24) months (TPM) of the effective date of approval unless operations are commenced. The applicant may request a written time extension prior to the expiration of the initial twelve (12)-month period. Up to three (3) one-year extensions may be granted, provided that a written request for each extension is submitted prior to the expiration of the applicable approval period and the approving authority determines that the project remains consistent with the conditions of approval, compliance with new sustainability and accessibility standards and all applicable provisions of the Commerce Municipal Code. Conditions of approval will be updated at extension hearings to reflect current standards. These time limits and extensions shall be consistent with the provisions of Section 19.39.720 (Time Limit for Implementing Site Plan Review Approval), Division 10 (Site Plan Review), and Section 19.39.460 (Time Limit for Implementing a Conditional Use Permit) of the Commerce Municipal Code.
  4. The Applicant shall submit a Final Map for Tentative Parcel Map No. 85085 to the City Engineer for review and approval. The approved map shall be recorded with the Los Angeles County Recorder, and proof of recordation shall be provided to the City Engineer prior to issuance of building permits.
  5. Full public parkway and public facility improvements shall be submitted to and approved by the City Engineer prior to recordation of the Final Map. Such improvements may be installed after recordation if a subdivision improvement agreement and appropriate bonds securing installation are submitted and approved.
  6. The Applicant shall submit all required maps, legal descriptions, and exhibits and obtain approval from the City's Public Works Division, City Engineer, and City Attorney for the vacation of Hicks Avenue. The Applicant shall demonstrate that the vacation does not interfere with public access, emergency access, utilities, or drainage, record any necessary easements, and provide proof of recordation to the City. The Applicant shall maintain the vacated area in a safe and orderly condition, and any future use shall be consistent with the approved Project, Tentative Parcel Map, and Site Plan.
  7. Development shall occur on Parcels 2 and 3 as shown on Tentative Parcel Map No. 85085. Parcel boundaries shall not be altered without approval of a map revision.

8. Parcel 1, under the jurisdiction of the City of Los Angeles, shall be limited to a parking lot unless otherwise approved. Parcel 4 shall remain vacant unless a future development proposal is submitted and approved.
9. Parcel 1 shall not be sold separately and its use shall be limited to parking in support of the Project. The property owner shall obtain approval from the City of Los Angeles, record a binding agreement with the County Recorder that runs with the land, and ensure that any future sale, lease, or transfer of Parcel 1 is subject to this agreement and the Project's approved site plan.
10. Parcel 1 parking shall be maintained in perpetuity, consistent with the approved site plan and for the benefit of the overall Project.
11. All site signage shall comply with the CMC and shall be reviewed and approved by the Planning Division.
12. Driveways, fire access, parking, drive aisles, loading areas, and internal circulation shall conform to the approved site plan and meet City Engineering Standards, and shall be maintained clearly marked and accessible at all times.
13. The property owner shall maintain the site, including landscaping, pavement, signage, and exterior building surfaces, in a safe, clean, and attractive condition.
14. Exterior building surfaces shall be maintained in good condition, and all graffiti shall be removed within forty-eight (48) hours of its appearance or notification to the property owner by the City.
15. The Project shall comply with all Fire, Building, Public Works, and other applicable City and regional agency requirements.
16. The Planning Division shall have the right to inspect the Property at any reasonable time to verify compliance with these Conditions of Approval. The property owner and/or operator shall fully cooperate with all inspections.
17. Any violation of these Conditions of Approval, the approved plans, or the CMC may result in a Notice of Violation, fines, stop-work orders, revocation of permits, or other enforcement actions. Failure to correct violations within the time specified may result in referral to the Planning Commission for revocation or modification of approvals.
18. The Planning Commission may revoke, modify, or conditionally suspend the SPR, CUP, and/or TPM approvals if the Applicant, property owner, or operator fails to comply with any of these Conditions of Approval, the approved plans, or any applicable law.
19. Trucks and heavy equipment shall not idle for more than ten (10) minutes while waiting to load/unload. Deliveries should be scheduled during non-peak traffic hours where feasible.

20. Streets adjacent to the Project shall be swept daily, or more frequently if visible soil is tracked from the site.
21. Construction areas shall be fenced, and storage of materials shall be contained within the Project site.
22. Landscaping and irrigation improvements shall be installed and maintained in accordance with the approved plans to the satisfaction of the Community Development Director.
23. The Applicant shall request a final inspection by the Community Development Department to verify compliance with all Conditions of Approval prior to occupancy.
24. The abandonment or non-use of this approval for a period of one year shall terminate the approval without further action of the Planning Commission or City Council, and any privileges granted thereunder shall become null and void.
25. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this permit together with all conditions, which are a part thereof.
26. All parking areas shall be clearly identified. The surface parking area must be striped to clearly indicate the location and extent of vehicle parking, maneuvering areas, and drive aisles.
27. All loading must occur on-site. All vehicle maneuvering shall occur on-site as well.
28. During construction, all roadways shall be kept open to traffic.
29. Equipment used for construction activities shall be properly tuned to reduce exhaust emissions.
30. Construction activities shall be stopped during first and second stage smog alerts.
31. During construction, trucks and equipment that are not in use shall shut off their engines instead of idling.
32. Construction equipment shall be kept in proper tune and mufflers shall be used on all construction equipment to reduce equipment noise.
33. Roads adjacent to the project site shall be swept as needed to reduce fugitive dust from the proposed project site.
34. All grading operations will be suspended when wind speeds (as instantaneous gusts) exceed 35 miles per hour.

35. Construction activities shall be permitted between the hours of 7:00 am to 7:00 pm. Once operational, the proposed project must conform to the City's Noise Ordinance.
36. Storage of building materials related to construction activities shall be contained within the project site.
37. The project site shall be cleared of all debris prior to the issuance of a building department final inspection.
38. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
39. Contractors and subcontractors engaged in the construction activities of the project shall obtain a business license and all required permits from the City of Commerce.
40. The contractor under the observation of the soil engineer shall conduct all clearing, site preparation, or earthwork performed on the project.
41. The soils engineer shall provide inspection for site clearing and grading in order to certify that the grading was done in accordance with approved plans and grading specifications.
42. Soils binders shall be utilized on construction sites for unpaved roads and/or parking areas.
43. The project will be required to comply with all programs adopted by the City for the reduction of solid waste.
44. Where feasible, the applicant shall use recycled materials during construction and recycle construction waste. A report shall be provided to the City of Commerce regarding the scope and amount of recycled materials and waste in accordance with State laws.
45. Ultra-low flow water fixtures must be installed to reduce the volume of sewage to the system.
46. The project applicant shall install energy-efficient electrical appliances and equipment in accordance with the State of California's Energy Efficiency Standards (Title 24).
47. Prior to the issuance of any occupancy permits, landscaping and irrigation plans shall be prepared by a landscape architect and submitted to the City for review and approval. All designated landscaping areas shall be fully planted prior to the issuance of the building permit final inspection and maintained at all times.
48. Site development shall conform to the Site Plan reviewed by the Planning Commission when approval of the subject project was granted.

49. Violation of any of the conditions of this approval shall be cause for revocation and termination of all rights thereunder.
50. The Community Development Director or his/her designee shall have the authority to initiate proceedings to suspend or revoke a Site Plan Review approval pursuant to provisions set forth in Sections 19.39.240 through 19.39.250, inclusive, of the Commerce Municipal Code, Chapter 19.39 (Administration of the Zoning Ordinance).
51. The applicant and the contractors involved in demolition and/or construction activities must comply with all pertinent South Coast Air Quality Management District (SCAQMD) regulations and requirements governing Particulate Matter (PM10) generation (Rule 401, 403, etc.). PM10 pollution consists of very small liquid and solid particles floating in the air. These particles are less than 10 microns in diameter – about 1/7<sup>th</sup> the thickness of the human – and are known as PM10.
52. The applicant shall work with staff on the final design, layout, and treatment of the proposed warehouse building, and landscape plan to ensure compliance with all provisions of the Commerce Municipal Code (CMC). The final design of the structure shall be subject to the review and approval of the City's Community Development Subcommittee and Director of Community Development and his/her designee.
53. The project shall comply with the Section 19.19.220 of the CMC (General Development Standards and Design Guidelines) as well as all other applicable sections of the CMC.
54. The applicant and future tenants will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
55. The proposed project shall conform to Fire, Building, and Public Works Code requirements. Notwithstanding this review, all required permits from the County Development of Building and Safety must be secured.
56. The applicant or General Contractor shall keep the construction area sufficiently damped to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
57. All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
58. The applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.
59. The applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with and implementing any pertinent best available control measures.

60. During construction, disposal of refuse and other materials shall occur in a specified and controlled temporary area on-site physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state, and federal requirements.
61. Sediment from areas disturbed by construction shall be retained on-site using structural controls to the maximum extent practicable.
62. The project shall comply with the City's Low Impact Development Standards and Green Street Policy.
63. All required permits by all permitting agencies shall be obtained for operation of said use and any construction associated with the subject request.
64. The applicant is required to install artwork or pay an in-lieu fee subject to the City's Art in Public Places Ordinance. The cost of the artwork or in-lieu fee shall be equal to 1% of the project's valuation.
65. The Director of Community Development or his/her designee is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
66. The applicant shall sign, notarize, and return to the Community Development Department an affidavit accepting all Conditions of Approval within 10 days from the date of the approval, unless appealed. The applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Conditional Use Permit non-binding as against the City and shall confer applicant no legal rights under law.
67. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/ or costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the City, and/or the parties initiating or brining such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.

**The following conditions or code requirements of the Building & Safety Division shall be provided:**

68. The second sheet of building plans is to list all City of Commerce conditions of approval and to include a copy of the Planning Commission Decision letter. This

- information shall be incorporated into the plans prior to the first submittal for plan check.
69. City records indicate the project involves multiple combinations of lots under common ownership. A parcel map shall be processed prior to issuance of the building permit.
  70. City records indicate the project involves a vacation of an existing street, Hicks Avenue. A parcel map shall be processed prior to issuance of the building permit.
  71. Building permits shall not be issued until the final map have been prepared to the satisfaction of the Building Official.
  72. Proposed connections to any of the existing storm drains belonging or maintained by the Los Angeles County Flood Control District (LACFCD) shall be reviewed and approved by LACFCD.
  73. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s). This includes the drainage easement rights reserved to Los Angeles Flood Control District within the parcel AIN 5242-022-800.
  74. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water, and use of parking spaces shall be provided within all parcels of the project site. Services to each property shall be underground and shall be located in a trench within an appropriate easements established by utility providers.
  75. The proposed construction of surface parking at the parcel with AIN 5242-023-001 identified to be in Los Angeles (LA) is subject to separate development standards adopted by that city. Unless a written consent from LA to surrender its jurisdiction is obtained, City of Commerce Building Division would enforce its own applicable standards independently and mandate all requirements to be met in only the parcels within its city boundaries. This may include the use of "No-Build-Easement" reserved in a property outside of city boundaries for the benefit of a parcel in the City of Commerce to satisfy the open spaces requirement under Section 507 of the Building Code.
  76. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permits.
  77. Projects with a valuation in excess of \$250,000 shall provide Artwork or pay in-lieu contribution equal to 1% of the total project cost. For more detailed information see City of Commerce Municipal Code Chapter 19.31, Division 23.
  78. The building shall be addressed as 3900 and 4000 Union Pacific Avenue, and an application to assign unit numbers shall be filed with Building Division prior to plan check submittal.

79. In accordance with paragraph 5538(b) of the California Business and Professional Code, plans are to be prepared and stamped by a licensed architect.
80. Structural calculations prepared under the direction of an architect, civil engineer or structure engineer shall be provided.
81. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
82. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
83. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
84. Redevelopment project with land disturbing activity that would result in the replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories shall comply with LID requirements per City Ordinance.
85. All State of California disability access regulations for accessibility shall be complied with.
86. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
87. Foundation inspection will not be made until the excavation has been surveyed and the depth of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
88. Electrical plan check is required.

89. Mechanical plan check is required.
90. Plumbing plan check is required.
91. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
92. Project shall comply with the CalGreen Nonresidential mandatory requirements.
93. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
94. Demolition permit is required for any existing buildings which are to be demolished.
95. All fire sprinklers hangers must be designed, and their location approved by an engineer or an architect, Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
96. Separate permit is required for Fire Sprinklers.

**The following conditions or code requirements of the Public Works Division shall be provided:**

**UNION PACIFIC AVENUE (LA County)**

97. Contact LA County Department of Public Works for their requirements and provide a copy of their public improvement requirements, etc. to the City. Union Pacific Avenue is located within LA County.

**INDIANA STREET (City of Los Angeles and City of Commerce)**

98. Contact City of Los Angeles Public Works for their requirements for the section that is in their public right-of-way and provide a copy of their public improvement requirements, etc. to the City.
99. Remove existing pavement and construct new curb, gutter, full width sidewalk (minimum 7-feet) and pavement based on results of the Pavement Evaluation Report to be conducted by the developer's registered engineer and provided to the City for review. Pavement shall be PCC and pavement restriping shall be thermoplastic and conform to Caltrans and CAMUTCD standards.
100. Install 24-inch boxed Tristania conferta trees spaced every 45 to 50 feet in the sidewalk unless the proposed landscaping behind the sidewalk in private property includes trees. Parkway trees shall be maintained by the development.

101. All new driveways shall be constructed per APWA or LA County Standards.
102. Dedicate minimum of 50-foot corner cut off to the City and LA County at the corner of Union Pacific Avenue and Indiana Street for sight visibility, and truck turning movements within the curb lane (provide truck turning movement template).
103. Construct ADA ramp with yellow truncated dome at the southwest corner of Union Pacific Avenue and Indiana Street intersection.
104. Install eight new concrete streetlights per the City Street Lighting Standard Plan ST-101 and IES Guidelines for compliance with minimum level of lighting and uniformity ratio, the exact location of the new streetlights shall be determined by the PW inspector. Contact [karen.vigil@transtech.org](mailto:karen.vigil@transtech.org) for a copy of the Standard Plan. Provide streetlighting design plans and supporting photometrics for compliance with IES lighting standard.

#### **ROWAN AVENUE (LA County and City of Commerce)**

105. Contact LA County Department of Public Works for their requirements for the section that is in their public right-of-way and provide a copy of their public improvement requirements, etc. to the City.
106. Rowan Ave is a public right-of-way; therefore, all barricades, fencing, obstructions, and security guard facilities must be removed. No obstructions are permitted within the public right-of-way unless Rowan Ave is officially vacated, utility easements are reserved, and access to adjacent properties is secured through a City-approved Covenant Agreement, subject to approval by both the City and LA County.
107. Underground all overhead utilities along Rowan Ave fronting the property. However, at the City's discretion, the applicant may opt to pay in-lieu fees for the required undergrounding work, provided that ADA requirements are met with the poles remaining in place. To facilitate this option, the applicant must submit an engineer's estimate, including contingencies, for the City's review and consideration of the in-lieu fee.
108. Remove existing pavement and construct new curb, gutter, full width sidewalk (minimum 7-feet) and pavement based on results of the Pavement Evaluation Report to be conducted by the developer's registered engineer and provided to the City for review. Pavement shall be PCC and pavement restriping shall be thermoplastic and conform to Caltrans and CAMUTCD standards.
109. Install 24-inch boxed *Tristania conferta* trees spaced every 45 to 50 feet in the sidewalk unless the proposed landscaping behind the sidewalk in private property includes trees. Parkway trees shall be maintained by the development.
110. All new driveways shall be constructed per APWA or LA County Standards.

111. Dedicate minimum of 50-foot corner cut off to the City and LA County at the corner of Union Pacific Ave and Rowan Ave for sight visibility, and truck turning movements within the curb lane (provide truck turning movement template).
112. Construct ADA ramp with yellow truncated dome at the southwest corner of Union Pacific Ave and Rowan Ave intersection. Install eight new concrete streetlights per the City Street Lighting Standard Plan ST-101 and IES Guidelines for compliance with minimum level of lighting and uniformity ratio, the exact location of the new streetlights shall be determined by the PW Inspector. Contact [karen.vigil@transtech.org](mailto:karen.vigil@transtech.org) for a copy of the Standard Plan. Provide streetlighting design plans and supporting photometrics for compliance with IES lighting standard. Should applicant choose to pay in-lieu fees for the required undergrounding work, a lighting evaluation shall be conducted and provided for City's review for the installation of new mast arms and streetlight fixtures on existing poles and/or upgrade of fixtures.

### **NOAKES STREET (City of Angeles and City of Commerce)**

113. Contact City of Los Angeles Public Works for their requirements for the section that is in their public right-of-way and provide a copy of their public improvement requirements, etc. to the City.
114. Noakes St is a public right-of-way; therefore, all barricades, fencing, obstructions, and security guard facilities must be removed. No obstructions are permitted within the public right-of-way unless Noakes St is officially vacated, utility easements are reserved, and access to adjacent properties is secured through a City-approved Covenant Agreement, subject to approval by both the City and LA County.
115. Underground all overhead utilities along Noakes St fronting the property. However, at the City's discretion, the applicant may opt to pay in-lieu fees for the required undergrounding work, provided that ADA requirements are met with the poles remaining in place. To facilitate this option, the applicant must submit an engineer's estimate, including contingencies, for the City's review and consideration of the in-lieu fee.
116. Remove existing pavement and construct new curb, gutter, full width sidewalk (minimum 7-feet) and pavement based on results of the Pavement Evaluation Report to be conducted by the developer's registered engineer and provided to the City for review. Pavement shall be PCC and pavement restriping shall be thermoplastic and conform to Caltrans and CAMUTCD standards.
117. Install 24-inch boxed *Tristania conferta* trees spaced every 45 to 50 feet in the sidewalk unless the proposed landscaping behind the sidewalk in private property includes trees. Parkway trees shall be maintained by the development.
118. All new driveways shall be constructed per APWA or LA County Standards.

119. Dedicate minimum of 50-foot corner cut off to the City and LA County at the corners of Noakes St at Indiana St and at Rowan Ave for sight visibility, and truck turning movements within the curb lane (provide truck turning movement template).
120. Construct ADA ramp with yellow truncated dome at the southwest corners of Noakes St at Indiana St and at Rowan Ave intersections.
121. Install twelve new concrete streetlights per the City Street Lighting Standard Plan ST-101 and IES Guidelines for compliance with minimum level of lighting and uniformity ratio, the exact location of the new streetlights shall be determined by the PW Inspector. Contact [karen.vigil@transtech.org](mailto:karen.vigil@transtech.org) for a copy of the Standard Plan. Provide streetlighting design plans and supporting photometrics for compliance with IES lighting standard. Should applicant choose to pay in-lieu fees for the required undergrounding work, a lighting evaluation shall be conducted and provided for City's review for the installation of new mast arms and streetlight fixtures on existing poles and/or upgrade of fixtures.

#### **HICKS AVENUE (City of Commerce)**

122. Proposed vacation of Hicks shall comply with requirements of Streets and Highways Code, as well as all applicable local and state laws.
123. All existing utilities (sewer main, water main, etc.) shall be rerouted through advance study, design, and subject to approval of City, LA County, and other affected utilities.

#### **The following are general requirements for off-site improvements:**

124. Sewer capacity study to determine adequacy of the sewer main and sewer service laterals shall be prepared for the City's review and approved by the City Engineer or his/her designee. If sewer is found to be inadequate, sewer improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.
125. Existing drainage system at various locations including Indiana St, Rowan Ave, and Noakes St shall be removed. Conduct a Hydrology and Hydraulic Study of the streets and based on the result of the study construct adequate drainage improvements such as storm drain systems subject to City's approval. Drainage Improvement plans shall be submitted to the City for approval and required improvements shall be made at the sole cost to the property owner/developer.
126. Site Drainage not retained on site shall be collected and deposited in the adjacent gutter, alley, storm drain or similar structure or device, and if necessary, filtered per NPDES regulations. Site storm and/or nuisance water shall not flow across the city sidewalk.

127. Repair all damaged, broken, non-compliant, non-standard, curb, gutter, sidewalk and ramps as necessary along the sidewalks adjacent to the development within the frontage of the property.
128. Execute and record a Landscape and Maintenance Agreement for Landscape and Irrigation within public right-of-way adjacent to the subject development
129. Underground all utility services to the property. Show services to the proposed development on the offsite plans.
130. Any existing improvements in the public right of way that is damaged, made off-grade during construction, including but not limited to the following: traffic signals, light standards, aprons, sidewalk, curb ramps, curb, and/or gutter, shall be removed and replaced with the appropriated SPPWC Standard or as directed by the Public Works & Development Services Department.
131. All new and existing, non-complying driveway aprons shall be constructed in accordance with SPPWC standards and shall provide a minimum 4 feet wide path of travel at no more than 2% cross-slope at the top of apron. Where limited parkway width occurs, the sidewalk shall be depressed at the back of a sidewalk apron to provide disabled access complying path of travel across the driveway apron. Top of driveway apron X shall be 5 feet minimum from any trees, power poles, traffic signal controllers, electric services or similar improvements in the public right-of-way.
132. All existing driveway aprons to be closed shall be removed and replaced with new curbs, gutters, and sidewalks constructed in accordance with SPPWC standards.
133. All damaged or off-grade curbs, gutters, and sidewalks shall be removed and replaced in accordance with SPPWC standards.
134. All necessary permits, including encroachment permits, utility connection permits, etc., shall be first secured from the City of Commerce, and any other responsible or underlying agency, before any work can commence within the public right-of-way.
135. All work in the public right-of-way shall be done in accordance with established City standards or as directed by the Director of Public Works and/or the City Engineer.
136. Enter into a Public Improvement Agreement/Subdivision Agreement and provide the required bonds for the associated public improvements. An Engineer's Estimate for all proposed public improvements shall be submitted for the City's review and approval. No Public Improvement work shall commence until the Agreement has been fully executed. Parcel Map shall not be signed off by the City until the Agreement has been fully executed.

**The following conditions or code requirements of the Traffic Division shall be provided:**

137. If any red curb is required due to line of sight, this will need to be stated on the plans along with the total feet of the red curb that is to be installed.

**The following conditions of the Los Angeles Fire Department shall be provided:**

138. Install 18 private fire hydrant(s) as noted by the Fire Department. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.51.
139. Install 4 public fire hydrant(s) as noted by the Fire Department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4.
140. Prior Final Map recordation, provide written verification stating the required public fire hydrants have been bonded for in lieu of installation. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan number.
141. The required fire flow for the public fire hydrants for this project is four-thousand (4,000) gallons per minute (gpm) at twenty (20) pounds per square inch (psi) residual pressure for two (2) hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B.
142. All fire hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4.
143. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development-City Request-Final Map (Tract/Pacel).
144. The required fire flow for more than one on-site fire hydrant is two-thousand five hundred (2500) gallons per minute(gpm) at twenty (20) pounds per square inch (psi) residual pressure for two (2) hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being located the furthest from the public fire hydrant. Fire Code C106.1.

[End of Conditions]

SPR No. 24-05, CUP No. 25-07, and TPM No. 85085  
Planning Commission Resolution  
March 18, 2026

I hereby certify that the foregoing findings and conditions contained in this resolution were adopted by the Planning Commission at its regular meeting of March 18, 2026.

\_\_\_\_\_  
Salvador Gutierrez, Chairperson  
Planning Commission

ATTEST:

\_\_\_\_\_  
Jessica Serrano, Secretary

ACCEPTANCE OF CONDITIONS  
SITE PLAN REVIEW AND CONDITIONAL USE PERMIT

AFFIDAVIT

I, \_\_\_\_\_, hereby state that I am the owner, or the authorized agent of the owner, of property involved in Site Plan Review Case Number 24-05, Conditional Use Permit Case Number 25-07, and Tentative Parcel Map 85085.

I further state that I have read, understand and accept, and will comply with all the conditions of approval contained in Planning Commission Resolution Number 26-01.

I am also aware that if any of the provisions of this Site Plan Review, Conditional Use Permit, and Tentative Parcel Map are violated or held to be invalid, or any law, statute or ordinance is violated, the Site Plan Review, Conditional Use Permit, and Tentative Parcel Map shall be void and the privileges granted thereunder shall lapse.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
CITY OF COMMERCE )

A notary public or other public officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert name and title of the officer)

Personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature \_\_\_\_\_ (Seal)