



STAFF REPORT

PLOT PLAN NO. 22-04

TO: Planning Commission

FROM: Economic Development and Planning

DATE: February 15, 2023

CASE NO: Plot Plan No. 22-04

APPLICATION REQUEST: Approval of a Plot Plan to allow the construction of a new warehouse building measuring approximately 124,144 square feet on a 5.77 acre site in the City's M-2 (Heavy Industrial) zoning district, and located at 2425 S. Malt Avenue, Commerce, CA 90040. Pursuant to Chapter 19.39 Division 10 (Site Plan Review) of the Commerce Municipal Code (CMC), a Plot (Site) Plan Review is required for any new building or structure in excess of 25,000 square feet in area. The project will also involve the demolition of an approximate 118,026 square foot building that was built in 1953.

PROPERTY LOCATION: 2425 S. Malt Avenue
Commerce, CA 90040

APPLICANT: BTC III Malt Ave IC LP
4675 MacArthur Court, Suite 625
Newport Beach, CA 92660

STAFF RECOMMENDATION: Following the scheduled matter meeting, approve Plot Plan No. 22-04 with the Specific Findings, Conditions of Approval, and adopt an exemption from the California Environmental Quality Act (CEQA) while finding that the proposal complies with Administrative Code, Title 14, Chapter 3, §15302, Class 2, Replacement or Reconstruction.

PUBLIC HEARING NOTICE: Notice was published in the Cerritos News on February 3, 2023 and mailed out to property owners within 500 feet of the subject property.

ATTACHMENTS:

- A) Specific Findings for Plot Plan
- B) Conditions of Approval
- C) Plans

LAND USE, ZONING AND APPLICABLE REGULATIONS:

| Project Site – 2425 S. Malt Avenue | |
|------------------------------------|---|
| General Plan Designation: | Industrial |
| Zoning: | M-2 (Heavy Manufacturing) |
| Applicable Zoning Regulations: | Commerce Municipal Code Chapter 19.11, Manufacturing Zones; CMC Chapter 19.19, Development Standards; CMC Chapter 19.21, Off-Street Parking; CMC Chapter 19.23, Landscaping; CMC Chapter 19.39 Division 10, Site Plan Review; CMC Section 19.39.680 Basis for Approval. |

SURROUNDING ZONING AND LAND USES:

| Direction | Zoning | Land Use |
|-----------|--------|---------------|
| North | M-2 | Warehouse Use |
| South | M-2 | Warehouse Use |
| East | M-2 | Warehouse Use |
| West | M-2 | Warehouse Use |

ENVIRONMENTAL ASSESSMENT:

A Notice of Exemption from CEQA was prepared pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15302, Class 2, Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: 1) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent; 2) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity; 3) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity, and 4) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

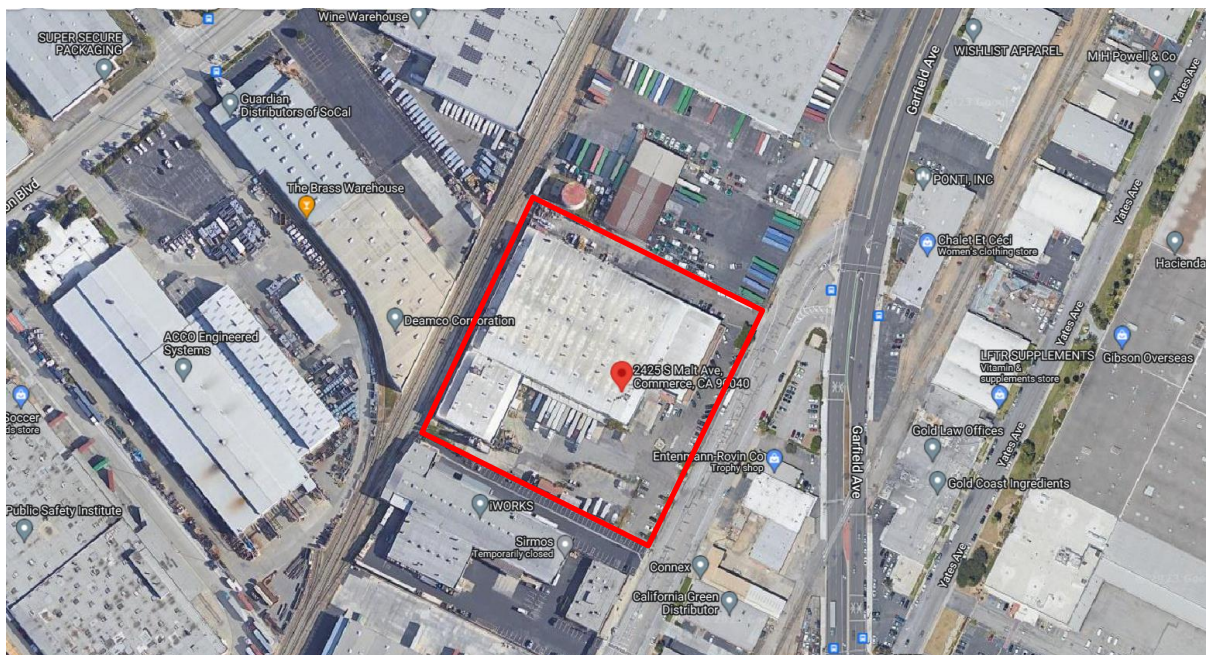
In this case, the proposal will demolish an underperforming 118,026 square foot building that was built in 1953, and replacing it with a 124,144 square foot building that is designed to comply with all applicable zoning codes, including setbacks,

height, as well as off-street parking. No additional entitlements such as a variance are being requested in conjunction with this proposal. A Trip Generation Assessment was prepared by Urban Crossroads, which determined there will be limited truck traffic growth as a result of the project.

PROPERTY DESCRIPTION:

The project site is a parcel of land located at the end of Malt Avenue approaching Garfield Avenue and measures approximately 5.77 acres (251,280 square feet). It is generally flat in nature and is situated in the City's Heavy Manufacturing Zoning District (M-2), surrounded by industrial uses on all sides. The site is currently developed with a single story industrial building that totals 118,026 square feet, and built in 1953.

An image of the project site is shown below, outlined in Red:



BACKGROUND AND ANALYSIS:

The Applicant, BTC III Malt Ave IC LP, is requesting approval of a Plot (Site) Plan to allow the construction of a new warehouse building measuring approximately 124,144, of this 114,144 square feet will be devoted to warehouse space, while an additional 10,000 square feet will be devoted to office area. The proposed development will occur on a 5.77 acre site in the City's M-2 (Heavy Industrial) zoning

district, and located at 2425 S. Malt Avenue. Pursuant to Chapter 19.39 Division 10 (Site Plan Review) of the Commerce Municipal Code (CMC), a Plot (Site) Plan Review is required for any new building or structure in excess of 25,000 square feet in area. The project will also involve the demolition of an approximate 118,026 square foot building that was built in 1953.

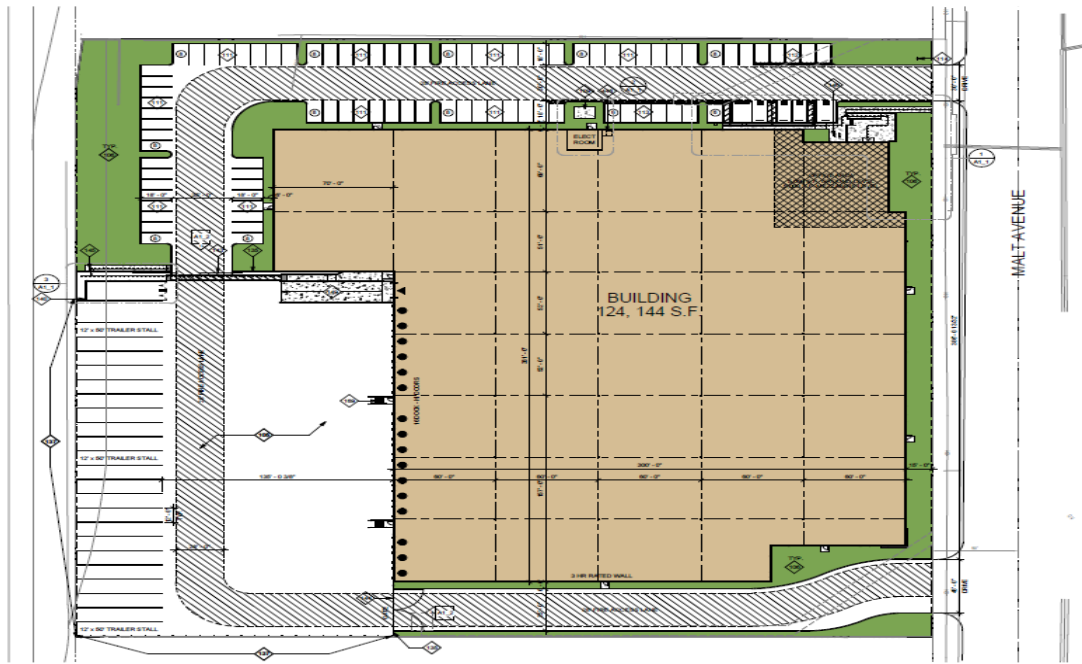
Physical Improvements

As mentioned, the proposal includes the construction of a new warehousing facility with a square footage 124,144, 114,144 of this will be devoted to warehouse space, while the balance will be utilized for office space. Some of the highlights of the proposal will consist of the following elements:

As part of the proposal, the Applicant will provide a total of:

- 114,144 square feet of warehouse space;
- 10,000 square feet of office space that will be used for administrative purposes;
- 92 parking spaces for employees will be provided via a surface parking area where code requires 91;
- Provide over 29,635 square feet of landscaping along the border of the building and parking area;
- A total of 16 loading dock doors will be located along the west side of the building elevation. The project has been designed to accommodate 22 truck parking spaces along the west side of the project site which 16 truck spaces are required;
- The proposed height of the building will be from 42 feet as measured from finished grade;
- The Project would provide two driveways along Malt Avenue:
 - The first access point would be located on the northern corner of the property. The new 30-foot width driveway would be the primary ingress and egress for employees/visitors parking area and will allow ingress and egress for small delivery trucks, such as UPS, Amazon, FedEx, etc.
 - The second access point would be located on the southern corner of the property. The new 45-foot width driveway would be the primary ingress and egress for truck traffic into the site in order to reach the loading docks on the west elevation and the truck trailers parking area. No trucks ingress and egress will be allowed on the northern driveway.

The project's site plan is shown below and is also included as an attachment to this report.



Development Standards, Parking and Maneuvering

The proposed industrial buildings will comply with all of the City's basic development standards. As such, the footprint and envelope of the building will be within the limits afforded by the Zoning Ordinance. This also includes providing the minimum setbacks, conform to height, lot coverage, and floor area ratio requirements. The table below shows the minimum requirements pursuant to the CMC, as well as the Applicant's proposal.

| DEVELOPMENT STANDARD | REQUIRED | PROPOSED |
|-------------------------|--------------------|---------------------|
| Minimum Lot Area | 25,000 square feet | 251,280 square feet |
| Maximum Building Height | None Required | 42 feet |
| Minimum Front Yard | 15 feet | 15 feet |
| Minimum Side Yard | None Required | 46 feet & 75 feet |
| Minimum Rear Yard | None Required | 147 feet |
| Maximum Lot Coverage | 60% | 49.4% |

As part of its review, staff has to determine that the use will conform to the permissible parking requirements identified in Chapter 19.21 of the Zoning Ordinance. The purpose of the parking and loading requirements are to ensure all

land uses in the City provide adequate off-street parking facilities, loading areas, and vehicle movement areas associated with a use. The intent of these regulations is to ensure that the use of land does not interfere adversely with the circulation of public rights-of-way, that private on-site circulation does not pose a potential safety issue, and that surrounding uses are protected from the noise and traffic impacts associated with off-street parking and loading activities.

Parking will be required at one parking space for every 2,000 square feet of warehouse space, while one parking space is required for every 300 square feet of office space. Also, one truck parking space is required for each loading bay (dock door). Below is a parking breakdown which details the square footage and parking requirements for the subject project:

| USE | PROPOSED S.F. | REQUIRED | PROPOSED |
|------------------------|---------------|----------|----------|
| Office (1/300 sf) | 10,000 | 34 | 34 |
| Warehouse (1/2,000 sf) | 114,144 | 57 | 57 |
| TOTAL | 124,114 | 91 | 92 |

| TRUCK PARKING | PROPOSED | REQUIRED |
|---|-----------------|----------|
| One large parking space per loading bay | 16 Loading bays | 16 |
| TOTAL PROVIDED | 22 | |

As demonstrated above, the proposal includes 92 vehicle parking spaces on-site where 91 are required. In addition, the proposal includes 22 truck parking stalls where 16 are required. The proposed number of parking spaces meets the City's requirements as provided in Table 19.21.040A (Off Street Parking Requirements) of the Zoning Ordinance.

Besides complying with the City's parking requirements, all projects must provide adequate area to allow for all truck and vehicle maneuvering to occur on-site. The architect has provided the necessary information on their plans which show that enough space for trucks to safely access the site, access dock doors, and safely maneuver in and out of all parking spaces will be provided.

Design and Compatibility

Chapter 19.19 of the CMC includes some general development standards and design guidelines. The purpose of these standards is to protect and improve the environment and the appearance of the community, and to deter blighting and nuisance conditions. In particular, these guidelines address items such as, but not limited to, contextual design, landscaping, architectural treatments, and circulation.

The proposed building would be constructed of tilt-up panels and low-reflective, blue glass and skylights on the roof to provide natural light. The building's exterior color palette would be comprised of various shades of grey and white. In addition, the building will contain both vertical and horizontal elements strategically placed throughout the façade of the building to break up the span of exterior wall space. As designed, the building will enhance the appearance of the area.

Below is an elevation of the point of entrance of the proposed site:



As shown on the above elevation, the Applicant is proposing over 29,635 square feet of landscaping throughout the site in an effort to help highlight the building's architectural style while softening the massing of the project from the adjacent roadways. With the proposed design features and landscaping, it ensures the project will serve to improve the overall character of the site and surrounding area. The conceptual landscaping plan meets the City's requirements.

Project Enhancements

The Applicant will include several enhancements to the project that could serve the community. The enhancements include such as more on-site landscaping for better green-space opportunities. The following are the additional enhancements that the Applicant is proposing:

- The Project will provide Landscape enhancements that include a total of 29,635 square feet of landscaping that is located along Malt Avenue and through the parking area;

- The Project will provide approximately 75 trees;
- The Applicant will contribute to the City's Art in Public Places equaling one-percent of the Project construction costs;
- Construction is to be conducted by qualified labor trade unions with job staffing to be filled to the maximum extent feasible by local union members living in the City and surrounding communities;
- Green Practices such as Certified LEED building, which will include but is not limited to: 1) management of rainwater on entire Project site; 2) efficient plumbing fixtures; 3) materials with low emitting and no VOCs; and 4) EV ready auto parking.

CONCLUSION:

Staff believes the necessary findings can be made to approve Plot Plan No. 22-04 to allow the construction of the warehousing facility within the M-2 zoning district. As mentioned, the site is surrounded by industrial uses and the project will allow for the Applicant's operation to remain within the City limits. Also, as demonstrated in the building analysis, the project will meet the minimum building requirements as set forth in the Zoning Ordinance. As analyzed, the proposal will not trigger any need for variances or will be inconsistent with the intent of the zoning code. As such, an Industrial Land Use in this area of the City is consistent with other permissible activities within the M-2 zone.

Therefore, staff recommends that the Planning Commission approve Plot Plan No. 22-04 with the Specific Findings in Attachment A, the Conditions of Approval in Attachment B.

Prepared by: Sonia S. Griego
Associate Planner

Reviewed by: Viviana M. Esparza
Acting Director of Economic Development and Planning

Reviewed by: Noel Tapia
City Attorney

ATTACHMENT A
SPECIFIC FINDINGS FOR PLOT PLAN NO. 22-04

The following finding can be made, in compliance with Section 15061 of the CEQA Guidelines. Administrative Code, Title 14, Chapter 3, §15302, Class 2, Replacement or Reconstruction of existing structures and facilities and based on the results of the environmental assessment:

1. Prior to approving a project, the decision-making body of lead agency shall consider the proposed Categorical Exemption together with any comments received during the public review process. The decision-making body shall acknowledge the environmental determination only if it finds on the basis of the whole record before it, that there is no substantial evidence that the project will have significant effect on the environment and that the exemption reflects the lead agency's independent judgement an analysis.

In addition to the above findings pursuant to Commerce Municipal Code Section 19.39.680, approval or disapproval of any Site Plan application shall be based upon the following factors and principles:

1. **Compliance with all applicable provisions of this Title 19.** *The newly proposed warehouse facility will comply with all applicable requirements of the Commerce Municipal Code. The proposed use is one that is permitted within the M-2 (Heavy Manufacturing) Zone, the purpose of which is to provide land suitable for industrial uses. The requirements of the zone are intended to provide safeguards and to establish adequate buffer distances between uses that pose potentially adverse public health, safety, and welfare impacts and land uses in adjacent, more restrictive zone districts. As stated, the subject project will meet all applicable Code requirements and environmental analysis determined that there are no potential impacts and an exemption sufficed the requirements of the California Environmental Quality Act.*
2. **Suitability of the site for the particular use or development intended.** *The site is located in the M-2 Zone, which allows for industrial type of uses in the City. The site is currently developed with an 118,831 industrial building that was built in 1953. The intent of the industrial zone is to concentrate industrial activities in suitable areas in order to segregate these uses from sensitive residential uses; while at the same time ensuring the availability of needed public services. The proposed building does not violate any provisions of the Commerce Municipal Code, including lot coverage, floor area and setbacks requirements. The project site is large enough to accommodate all parking on site, as well as all truck maneuvering. The site is therefore suitable for the proposed development.*

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 regulation 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 proposed project will further the policies in the Commerce General Plan. The site has an "Industrial" land use designation, which is intended to support the uses such as that being proposed. Adequate safeguards will be provided to ensure the protection of the public health, safety, and welfare. The General Plan acknowledges that industry has been, and will continue to be, the preeminent land use in Commerce and will serve as a cornerstone in the City's continued vitality. The City continues to promote the maintenance and preservation of industrial activities and businesses that contribute to the City's economic and employment base, while also encouraging revitalization of the City's industrial districts to accommodate economic development and growth.*
4. **Consistency with all elements of the General plan.** *General Plans are required to not only be consistent with a City's zoning ordinance, but they must also be internally consistent. Therefore, individual elements must be consistent with one another. If a project is consistent with one element of a General Plan, it should therefore be consistent with the rest of the document. The subject project includes consistency with following policies in the Community Development Element of the General Plan:*
 - *Community Development Policy 1.1* - The City of Commerce will continue to promote land use compatibility.
 - *Community Development Policy 1.8.* - The City of Commerce, in conjunction with the South Coast Air Quality Management District, the Environmental Protection Agency, the Los Angeles County Fire Department, and other public agencies, will work to reduce potential hazards and health risks associated with the use, storage, or manufacture of hazardous materials.
 - *Community Development Policy 3.1.* - The City of Commerce will continue to promote the maintenance and preservation of industrial activities and business that contribute to the city's economic and employment base.
 - *Community Development Policy 6.3.* - The City of Commerce will require new commercial and industrial development to employ architectural and site design techniques that will promote quality and efficient development.

The abovementioned policies, along with other policies and elements identified in the General Plan will help contribute to an orderly pattern of development in the City, while helping to contribute to the City's economic well-being.

5. **Suitability and functional development design; however, such approval shall be interpreted to require a particular style or type of architecture.** *The project was designed to meet the City's development standards, including those related to floor area and lot coverage. The project was also evaluated to ensure it met the City's site planning criteria and design guidelines. CEQA analysis of the project included a review of functionality measures of the proposal, including circulation and access. The project meets the intent and standards set forth in the Commerce Municipal Code and the CEQA analysis determined that the project will not have negative impacts on the environment; therefore the proposed building and use are suitable for the project site and its surroundings.*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR PLOT PLAN NO. 22-04

1. A Site Plan Review approval that is valid and in effect and granted pursuant to the provisions of Title 19 of the Commerce Municipal Code 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 and all rights hereunder shall terminate within twelve months of the effective date of the permit unless operations are commenced or a written time extension is granted, based on a written request submitted prior to the expiration of the one-year period as provided in Section 19.39.720 of the Commerce Municipal Code.
4. 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.
5. 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.
6. 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.
7. All loading must occur on-site. All vehicle maneuvering shall occur on-site as well.
8. During construction, all roadways shall be kept open to traffic.
9. Equipment used for construction activities shall be properly tuned to reduce exhaust emissions.

10. Construction activities shall be stopped during first and second stage smog alerts.
11. During construction, trucks and equipment that are not in use shall shut off their engines instead of idling.
12. Construction equipment shall be kept in proper tune and mufflers shall be used on all construction equipment to reduce equipment noise.
13. Roads adjacent to the project site shall be swept as needed to reduce fugitive dust from the proposed project site.
14. All grading operations will be suspended when wind speeds (as instantaneous gusts) exceed 35 miles per hour.
15. Construction activities shall be permitted between the hours of 7:00 a.m. to 7:00 p.m. Once operational, the proposed project must conform to the City's Noise Ordinance.
16. Storage of building materials related to construction activities shall be contained within the project site.
17. The project site shall be cleared of all debris prior to the issuance of a building department final inspection.
18. 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.
19. 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.
20. The contractor under the observation of the soil engineer shall conduct all clearing, site preparation, or earthwork performed on the project.
21. 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.
22. Soils binders shall be utilized on construction sites for unpaved roads and/or parking areas.
23. The project will be required to comply with all programs adopted by the City for the reduction of solid waste.

24. Where feasible, the Applicant shall use recycled materials during construction and recycle construction waste. A report shall be provided to the City of Commerce.
25. Ultra-low flow water fixtures must be installed to reduce the volume of sewage to the system.
26. The project Applicant shall install energy-efficient electrical appliances and equipment in accordance with the State of California's Energy Efficiency Standards (Title 24).
27. Prior to the issuance of any occupancy permits, three (3) sets of 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 building permit final inspection and maintained at all times.
28. Site development shall conform to the site plan reviewed by the Planning Commission when approval of the subject project was granted.
29. Violation of any of the conditions of this approval shall be cause for revocation and termination of all rights thereunder.
30. The Economic Development and Planning Director or 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.
31. 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 1/7th the thickness of the human – and are known as PM₁₀.
32. The Applicant shall work with staff on the final design, layout, and treatment of the proposed warehouse building, and landscape plan to insure compliance with all provisions of the Commerce Municipal Code. The final design of the structure shall be subject to the review and approval of the Director of Economic Development and Planning or her designee.
33. 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.

34. The Applicant and future tenants will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
35. The proposed project shall conform to Fire, Building, and Public Works Code requirements. Notwithstanding this review, all required permits from the County Department of Building and Safety must be secured.
36. 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.
37. All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
38. The Applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.
39. 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.
40. During construction, disposal of refuse and other materials should 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.
41. Sediment from areas disturbed by construction shall be retained on-site using structural controls to the maximum extent practicable.
42. The project shall comply with the City's Low Impact Development Standards and Green Street Policy.
43. All required permits by all permitting agencies shall be obtained for operation of said use and any construction associated with the subject request.
44. 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 projects valuation.

45. Violation of any of the conditions of the approval shall be cause for revocation and termination of all rights thereunder.
46. The Director of Economic Development and Planning or 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.
47. The Applicant shall sign, notarize, and return to the Economic Development and Planning 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 Condition Use Permit non-binding as against the City and shall confer Applicant no legal rights under the law.
48. The Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, 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 bringing 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.

BUILDING DEPARTMENT CONDITIONS:

- B1. 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.
- B2. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

- B3. Projects with a valuation in excess of \$250,000 shall provide Art Work 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.
- B4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B6. 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.
- B7. 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 other 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.
- B8. Prior to permit issuance the pdf copy of the soils report shall be provided by the Applicant.
- B9. 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.
- B10. Projects with land disturbing activity equal or greater than 1-acre that would result in the creation of 10,000 square feet or more of impervious surface area shall comply with LID requirements per City Ordinance.

- B11. All State of California disability access regulations for accessibility shall be complied with.
- B12. The property shall be surveyed and the boundaries shall be marked by a land surveyor licensed by the State of California.
- B13. Foundation inspection will not be made until the excavation has been surveyed and the building setbacks have 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.
- B14. Electrical plan check is required.
- B15. Mechanical plan check is required.
- B16. Plumbing plan check is required.
- B17. 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.
- B18. Project shall comply with the CalGreen nonresidential mandatory requirements.
- B19. Demolition permit is required for any existing buildings which are to be demolished.
- B20. All fire sprinkler 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.
- B21. Separate permit is required for Fire Sprinklers.

PUBLIC WORKS DEPARTMENT CONDITIONS:

Separate plans for improvements within the public right-of-way are required. The following are required for the off-site improvements:

MALT AVE

- PW1. Remove existing curb, gutter, sidewalk, and planter area and reconstruct curb, gutter, and full width PCC sidewalk adjacent to the development within the frontage of the property.
- PW2. Plant 15-gallon size parkway trees at every 45 to 50-feet of the property's frontage in 4-feet by 4-feet tree well including City approved aggregate concrete tree well covers. Contact Public Works Inspector for the exact type of tree and approval of the location of the trees.
- PW3. Install 3 new concrete streetlights along Malt Ave, with LED fixtures per LA County Standards. Submit a Street lighting Improvement Plan and necessary calculations demonstrating the required lighting levels per IES for the City's review.
- PW4. Remove existing streetlight on wood poles on Malt Ave.
- PW5. Underground all overhead utilities on Malt Ave along property's frontage. Applicant at the City's discretion may pay in lieu fees to the City for the required undergrounding work. Applicant shall prepare an engineer's estimate including contingencies for the City's review.
- PW6. Close existing driveways not to be used and reconstruct full height curb, gutter, and sidewalk. All new 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 apron to provide a 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.
- PW7. Grind 4-inches and overlay to the centerline of Malt Ave, AC Pavement to meet and match existing AC Pavement along property's frontage. The exact limit of the repaving shall be coordinated with the Public Works inspector in advance. Pavement restriping shall comply with Caltrans Standards. Applicant at the City's discretion may pay in lieu fees to the City for the required pavement work. Applicant shall prepare an engineer's estimate including contingencies for the City's review.

PW8. Project shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits. Any improvement measures needed as a result of the findings shall be made at the sole cost to the property owner/developer.

The following are general requirements for off-site improvements:

- A. Sewer capacity Study 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.
- B. Comply with CalWater and other utility Company requirements for construction of utilities within the public right-of-way.
- C. 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.
- D. Underground all utility services to the property. Show services to the proposed development on the offsite plans.
- E. 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.
- F. 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.
- G. 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.
- H. 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.

TRAFFIC CONDITIONS:

All traffic comments have been addressed. The following Traffic Conditions should be shown on all submitted plans.

TR1: Trucks are to use the southern driveway.

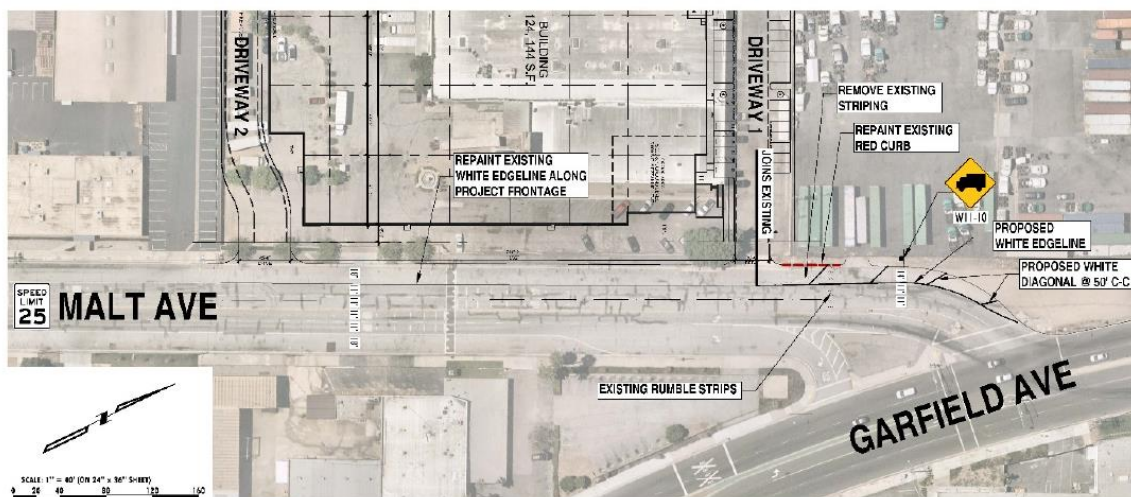
TR2: The gates to the truck court out of the southern driveway is to remain open 6:00 am to 10:00 pm during normal operating hours.

TR3: Landscaping on either side of the north and south driveway is to not exceed 30" for sight distance.

TR4: Striping along project frontage on Malt Avenue is to follow Exhibit 6 in the December 14, 2022 Trip Generation Memo. Measures to include:

- Repaint existing red curb along project frontage
- Revise the existing white side stripe north of project as shown on Exhibit 6
- Add W11-10 Truck warning sign with sign and pole
- Repaint existing white side stripe entire project frontage and add white diagonal stripes within the white side stripe approx. 50' apart to indicate that this is not a travel lane.

EXHIBIT 6: CONCEPT STRIPING PLAN



COUNTY OF LOS ANGELES FIRE DEPARTMENT CONDITIONS:
FIRE PREVENTION DIVISION - Land Development Unit

1. PPR 22-04, 2425 Malt Avenue, City of Commerce, CA 90240 has satisfied the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit review requirements.
2. Prior to submittal to the County of Los Angeles Fire Department Fire Prevention Division Engineering Section Building Plan Check Unit, clearly depict the height of the parapets on the elevations or section view for the proposed structure.

504.5 Rooftop barriers and parapets. No person shall install any security barrier, visual barrier screen, or other obstruction on; the roof of any building in such a manner as to obstruct firefighter ingress or egress in the event of fire or other emergency, Parapet shall not exceed 36 inches on at least two sides of the building. These sides should face an access roadway or yard sufficient to accommodate ladder operations.
3. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
4. The required fire flow for more than one on-site fire hydrant is 2500 GPM at 20 psi residual pressure for 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
5. Install 4 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 901.5.1
6. All private fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. For fully sprinkled multi-family structures, private fire hydrants may be installed a minimum of 10 feet from the structure. Fire Code Appendix C106.1
7. The required fire flow for the public fire hydrants for this project is 3,750 gpm at 20 psi residual pressure for 3 hours. Two public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B
8. Install one public fire hydrant(s) and relocate one existing public fire hydrant, 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

9. Install one new public fire hydrant.
10. Submit water systems improvement plans for the required public fire hydrant from the local water purveyor through epicla.lacounty.gov for review and approval.
11. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
12. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.