



STAFF REPORT

SITE PLAN REVIEW NO. 25-01

TO: Planning Commission

FROM: Community Development Department

DATE: November 24, 2025 (Special Meeting)

CASE NO.: Site Plan Review No. 25-01
(CEQA Exemption Section 15301 - Class 2, Existing Facilities)

REQUEST:

To approve Site Plan Review ("SPR") No. 25-01 to demolish three existing industrial warehouses totaling 289,422 square feet and construct a new 275,400 square foot industrial warehouse on a 12.26 acre site located at 6000 South Eastern Avenue ("Property"), within the Heavy Industrial ("M-2") zoning district (hereinafter, the "Project").

LOCATION: 6000 South Eastern Avenue
Commerce, CA 90040
APN: 6332-016-001

APPLICANT: Amanda Criscione, Link Logistics
3333 Michelson Drive, Ste. 725
Irvine, CA 92612

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Commerce ("Planning Commission") take the following actions:

- 1) Adopt Resolution No. 25-12, approving SPR No. 25-01 for the demolition of three existing warehouses and construction of a new 275,400 square foot industrial warehouse, finding the project consistent with the Commerce Municipal Code ("CMC"), the General Plan, and compatible with surrounding uses; and
- 2) Direct staff to file a Notice of Exemption pursuant to CEQA for the Project.

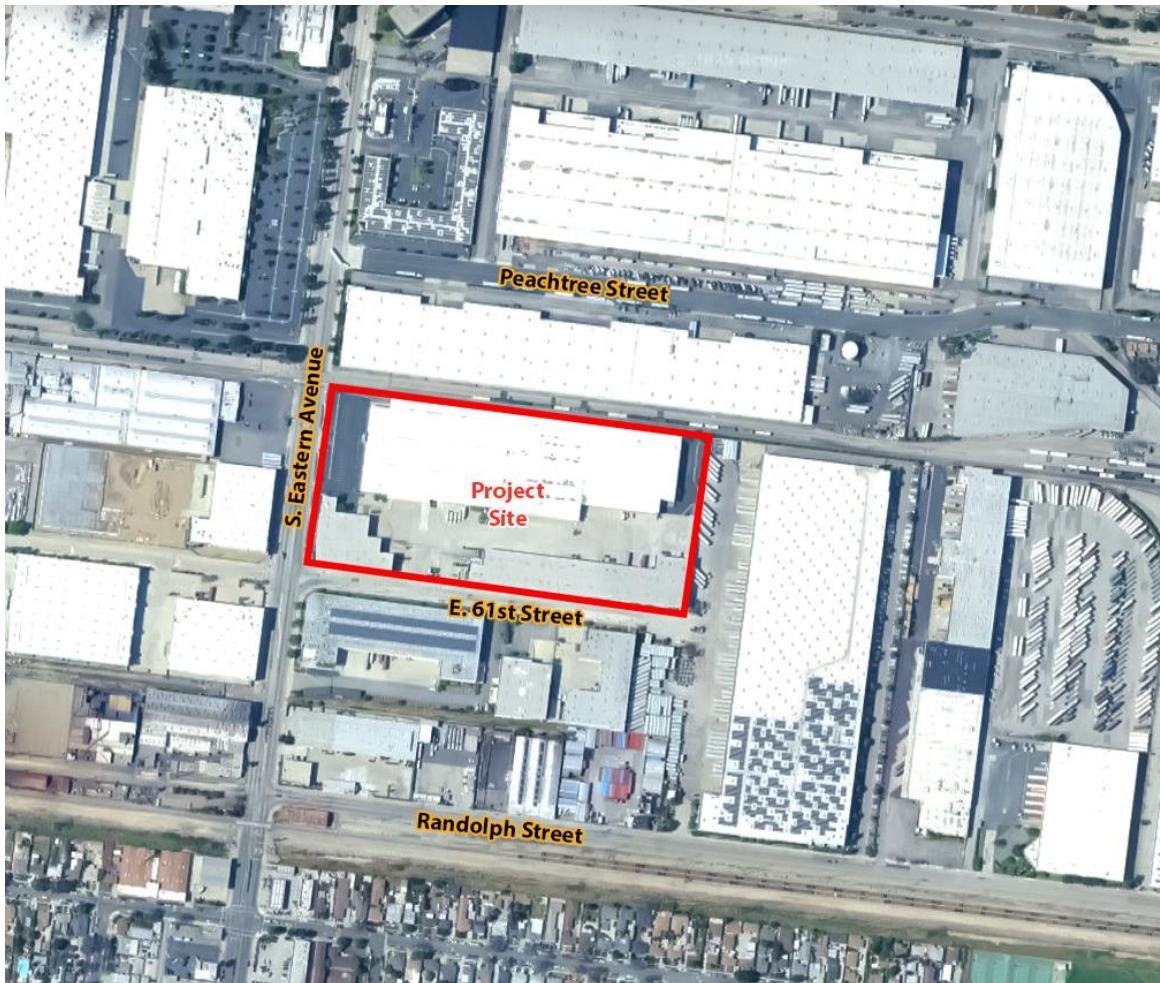
PUBLIC HEARING NOTICE:

The Public Hearing Notice was published in the Los Cerritos News on November 14, 2025, and mailed to property owners within 500 feet of the project site.

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The Project site is located at the northeast corner of S. Eastern Avenue and E. 61st Street, between Peachtree Street and Randolph Street (see EXHIBIT A). The Property consists of a 534,046 square foot (12.26 acre) parcel developed in 1947 with a 200,400 square foot industrial building, and two additional buildings measuring 28,676, and 60,346 square feet constructed in 2004. The site is located within an established industrial district characterized by large-scale warehouse and manufacturing uses. The Property is zoned M-2, and the adjacent street frontages are fully improved with sidewalks, curbs, and gutters.

EXHIBIT A - Location Map



SURROUNDING ZONES AND LAND USES

Direction	Existing Zoning	Land Use
Subject Property	M-2	Industrial
North	M-2	Industrial
South	M-2	Industrial
East	M-2	Industrial
West	M-2	Industrial

PROPOSED PROJECT

The Applicant proposes to demolish three existing industrial buildings totaling 289,422 square feet and construct a new 275,400 square foot industrial warehouse on the same site. The proposed building will include approximately 265,400 square feet of open warehouse space with 52 dock-high loading bays to accommodate freight and delivery operations, as well as two 5,000 square foot office areas to support administrative functions.

The proposed development is consistent with surrounding industrial uses and supports the intent and purpose of the M-2 zone by promoting reinvestment and modernization of an existing industrial property.

SITE PLAN REVIEW

Pursuant to Section 19.39.020 of the CMC, the Planning Commission is the designated review authority for the Site Plan Review applications. In accordance with Section 19.39.650 of the Code, Site Plan Review is required for the construction of any new building or structure exceeding 25,000 square feet in floor area.

DEVELOPMENT STANDARDS

The proposed Project meets the M-2 development and design standards outlined in the Code, including but not limited to setbacks, building height, floor area ratio, and lot coverage. The following table summarizes the Project's compliance with these standards.

TABLE 1: DEVELOPMENT STANDARDS

M-2 Development Standards	Required	Proposed
Building Height	None Required	45'-0"
Setbacks		
<i>Front</i>	15'-0"	84'-8"
<i>North Side</i>	None Required	181'-0"
<i>South Side</i>	None Required	15'-0"
<i>Rear</i>	None Required	88'-6"
Lot Coverage	60% Maximum	51%
Floor-Area Ratio	1:1 Maximum	0.52

GENERAL PLAN CONSISTANCY

The City's Zoning Ordinance regulates land use and development within zoning districts that correspond to the land use designation established by the General Plan. The Project site is zoned M-2, consistent with the General Plan's Industrial designation.

The proposed industrial warehouse is a permitted use in the zone, and aligns with the General Plan. The Project supports Goal 3, Policy 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.

DESIGN AND MATERIALS

The proposed Project features a contemporary, modern design with a cohesive mix of materials, finishes, colors. Building elevations are articulated with vertical and horizontal panels that create visual depth and interest while maintaining a clean, functional industrial form. A palette of six colors in shades of greys and beige provides contrast and a balanced appearance. Architectural elements such as metal and tile accents further enhance the building's modern character.

The design is compatible with surrounding industrial development and contributes positively to the overall visual quality of the area. Illustrations of the proposed building elevations are provided below.



LANDSCAPING

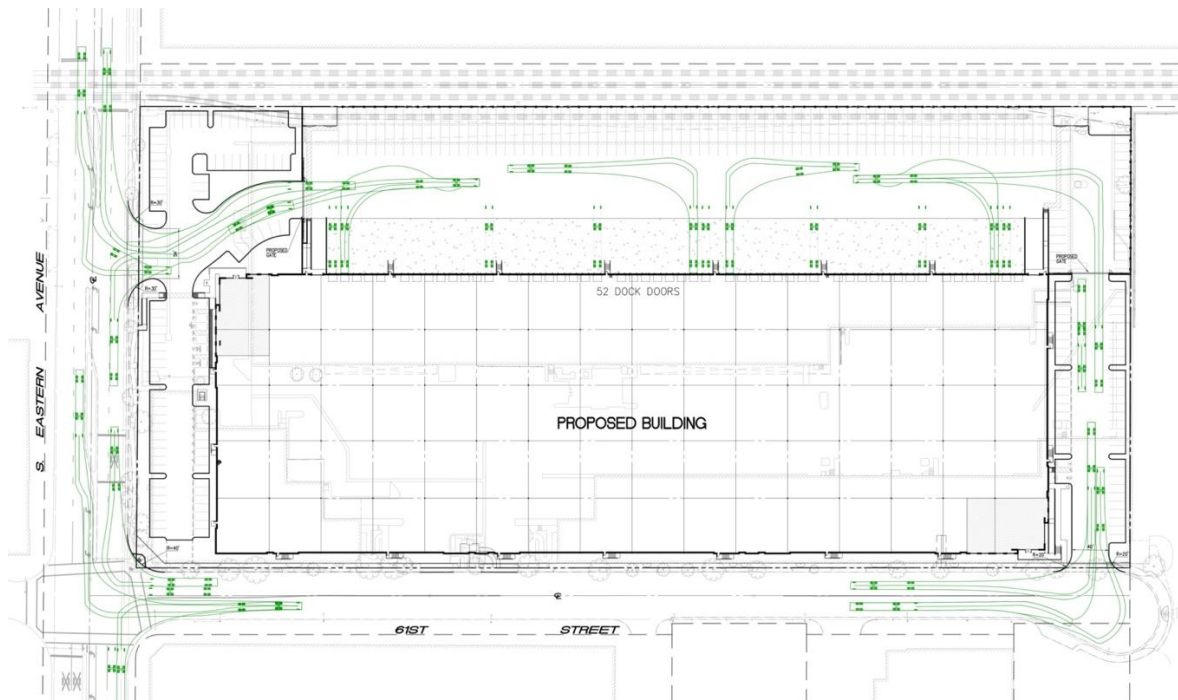
The Applicant has provided a conceptual landscape plan, shown below. A detailed landscape and irrigation plan for the entire site will be submitted at the time of plan check. The landscaping must comply with Chapter 19.23 (Landscaping Standards) of the Code and all applicable requirements of the State of California Model Water Efficient Landscape Ordinance.



ACCESS AND CIRCULATION

Vehicular access will be provided via the existing two-way driveway on Eastern Avenue and a new two-way driveway on 61st Street. Trucks will enter from Eastern Avenue, circulate behind the building along the northern and eastern boundaries for loading and unloading, and exist onto either Eastern Avenue or 61st Street. On-site queuing will prevent trucks from blocking public street during operations, and all loading activities will occur at the rear of the building, screened from view from adjacent streets.

Both driveways are designated to accommodate trucks and passenger vehicles. The site circulation plan is shown below:



PARKING

Parking for the proposed Project is provided in accordance with the Off-Street Parking standards outlined in Section 19.21.040 of the CMC. The development provides a total of 168 on-site parking spaces, meeting the minimum required parking for the Project.

In addition, the Project includes 76 dedicated truck parking spaces to serve the 52 dock-high loading bays, ensuring adequate accommodation for freight and delivery

operations. Together with the circulation plan, the parking layout supports safe and efficient on-site operations for both employees and trucks.

The table below summarizes the parking requirements based on building square footage and proposed uses:

TABLE: PARKING SUMMARY

Use / Parking Type	Proposed SF	Required	Proposed
Warehouse (1 per 2,000 SF)	265,400 SF	133	134
Office (1 per 300 SF)	10,000 SF	34	34
Subtotal – Standard Parking	127,032 SF	167	168
Truck Parking (1 per loading bay)	N/A	52	76
Total – All Parking	-	219	244

ENVIRONMENTAL

The proposed Project involves the demolition of three existing industrial warehouses totaling 289,422 square feet and the construction of a new 275,400 square foot industrial warehouse on the same site. Staff has determined that the Project is exempt from the California Environmental Quality Act (“CEQA”; Public Resources Code §21000 et seq.) pursuant to Section 15302, Class 2 (Replacement or Reconstruction) of the CEQA Guidelines. This exemption applies because the new facility will maintain the same use at a reduced size, and no significant environmental impacts are anticipated as a result of the redevelopment.

CONCLUSION

An industrial warehouse is a permitted use within the M-2 zone under CMC Section 19.11.020. The Project involves construction of a new 275,400 square foot warehouse, which is smaller than the combined 289,422 square feet of the three existing industrial warehouses on the site. The Project provides adequate public access and sufficient on-site parking, meeting all minimum standards of the Zoning Ordinance. The proposed use is compatible with existing and planned development in the M-2 zone. Therefore, staff recommends that the Planning Commission approve the Project as proposed.

Prepared by: Juan Galvan, MPA
Contract Planner

Reviewed by: Jessica Serrano
Director of Community Development

Reviewed by: Araceli Almazan
Deputy City Attorney

ATTACHMENTS: A) Conditions of Approval.
B) Architectural Plans.
C) Planning Commission Resolution No. 25-12.
D) Notice of Exemption.

ATTACHMENT A
CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW NO. 24-04

A. PLANNING DIVISION

1. A Site Plan Review approval that is valid and in effect and granted pursuant to the provisions of Title 19 (Zoning) 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 (Site Plan Review) and all rights hereunder shall terminate within twelve (12) months of the effective date of the approval 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 (Time limit for implementing Site Plan Review approval), Division 10 (Site Plan Review) 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 am to 7:00 pm. 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, 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.
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 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).
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 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.

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 project's valuation.

45. 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.
46. 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 Site Plan Review non-binding as against the City and shall confer applicant no legal rights under law.
47. 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 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.

B. BUILDING DIVISION CONDITIONS AND CODE REQUIREMENTS:

The following work items are to be designed, installed, and completed at the sole expense of the applicant/developer/property owner.

1. 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.
2. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
3. 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.

4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
6. 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.
7. 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.
8. 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.
9. 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.
10. All State of California disability access regulations for accessibility shall be complied with.
11. 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.
12. 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.

13. Electrical plan check is required.
14. Mechanical plan check is required.
15. Plumbing plan check is required.
16. Plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
17. Project shall comply with the CalGreen Nonresidential mandatory requirements.
18. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
19. Demolition permit is required for any existing buildings which are to be demolished.
20. 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.
21. Separate permit is required for Fire Sprinklers.

C. PUBLIC WORKS CONDITIONS / REQUIREMENTS:

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

EASTERN AVENUE

1. Reconstruct half-width of Eastern Avenue including portion of the intersection with 61st St within the frontage of the property based on result of pavement evaluation to be conducted by the developer's engineer and to be approved by the City. Use same AC paving type (specifications to be provided by city). Obtain Permit from Railroad in advance of pavement reconstruction within Railroad right of way and comply with their requirements. If any portion of southbound Eastern Avenue is going to be affected due to utility cuts, grind and overlay half-width of the street. Exact limits of removal and replacement to be determined by the Public Works Inspector.

2. Construct 10-foot full-width sidewalk from the back of curb or alternatively maintain existing 5-foot sidewalk (assuming it is in good condition) and construct landscaping including 24-inch boxed *Tristinia Conferta* parkway trees at every 45 to 50-feet of the property's frontage (Contact Public Works Inspector for the exact location of the trees). Landscaping and trees to be maintained by the development through a Maintenance Agreement.
3. Close existing driveways not to be used and reconstruct full height curb, gutter, and sidewalk.
4. Provide adequate easement to the City to provide for 5-foot sidewalk within the curb return driveway.
5. Dedicate corner cutoff at the corner of Eastern Ave at the intersection with railroad for pedestrian sight visibility of oncoming trains, if deemed necessary.
6. Dedicate minimum of 40-feet corner cut off at the corner of Eastern Ave at 61st St for sight visibility, and truck turning movements within the curb lane (provide truck turning movement template).
7. Relocate Traffic Signal Facilities and submit related traffic signal plans for City's review and approval. Reconstruct ADA curb ramps with Truncated Domes.
8. Replace existing SCE Streetlight fixture on pole 4724296E through coordination with SCE to a 14,000 Lumen LED Type 3 Distribution.
9. All existing regulatory signs shall be replaced in-kind if disturbed or damaged.
10. Paint property address on the curb.
11. Re-paint all colored curbs in-kind.

E. 61st STREET

12. Dedicate a 5-foot easement on 61st St to the City for public street purposes to provide for a full width 10-foot sidewalk or alternatively 5-foot sidewalk and 5-foot landscaped parkway with trees. If necessary, remove and reconstruct the cul-de-sac to meet the 40-foot radius cul-de-sac.
13. Provide adequate easement to the City to provide for 5-foot sidewalk within the curb return driveway.
14. Remove and reconstruct existing Concrete Pavement within the frontage of the property to the centerline of 61st Street including adequate drainage. Submit design plans and pavement evaluation to be conducted by the

developer's engineer and to be approved by the City. If any portion of 61st St is going to be affected due to utility cuts existing Concrete Pavement shall be removed and reconstructed. Exact limits of removal and reconstruction to be determined by the Public Works Inspector.

15. No site drainage shall be directly connected to the City's storm drain on 61st St. Unless alternative onsite drainage discharge improvement proposed and approved by the city the onsite drainage may discharge to the City storm drain through approved means such as a new Catch Basin and connector pipe to the existing storm drain system on Eastern Avenue or 61st Street.
16. No Parking Anytime signs shall be installed on the north side of 61st St at the entrance of the street to prohibit parking adjacent to the development.
17. Construct 10-foot full-width sidewalk from the back of curb or alternatively maintain existing 5-foot sidewalk (assuming it is in good condition) and construct landscaping including 24-inch boxed Tristinia Conferta parkway trees at every 45 to 50-feet of the property's frontage (Contact Public Works Inspector for the exact location of the trees). Landscaping and trees to be maintained by the development through a Maintenance Agreement.
18. Replace existing SCE Streetlight fixture on pole 4372259E through coordination with SCE to an 8,000 Lumen LED Type 2 Distribution.
19. Underground all overhead utilities on 61st St and remove existing poles.
20. All existing regulatory signs shall be replaced in-kind if disturbed or damaged.
21. Re-paint all colored curbs in-kind

TRAFFIC ANALYSIS REQUIREMENTS

22. Applicant shall submit a draft operations plan detailing where it is proposed that cars and trucks will enter and exit the site.
23. The City of Commerce follows LA County Traffic Study Guidelines. Any development project generating a new increase of more than 110 daily vehicle trips will need to prepare a Focused or Full Traffic Study. The Exemption Memo's Table 2 and 3 details the difference between existing and proposed traffic conditions. The existing trips were calculated based on driveway counts while the proposed trips were generated using ITE Trip Generation Manual Edition 11. The driveway counts and source date/time need to be included in the appendix for City review. Is existing site currently vacant of tenants? The rates used for warehouse (150) and cold storage should also be included for review and approval. Both tables use Urban Crossroads. If a document was prepared by Urban Crossroads this needs to be included for review. Must also explain how the assumptions for the traffic mix were derived. In looking at Table 1 (Existing Trips Generated

versus Table 2 there is a big difference in the mix of types of vehicles using the existing versus the proposed site. Typically, trucks are converted to passenger car equivalents (2.0 for 2 axle; 2.5 for 3 axle and 3.0 for 5 axle trucks) to arrive at the project totals to see what type of traffic analysis may be required. For VMT, the number of total trips is acceptable.

24. All gates should be called out on the plans. At least one car or truck length should be available on-site for a vehicle to wait for a gate to open unless gates are to remain open during business hours.
25. Please provide the possible trip distribution of project trips at each driveway.
26. The driveway on Eastern Avenue the SB left turn pocket is only 45' in length with a raised median. Since this is the main driveway for cars and trucks the turn pocket will only allow for 1 5 axle truck to sit in the left turn pocket before hanging into the travel lane. A left turn queuing study using actual length of trucks entering at a time to determine if improvements need to be made. There is also a rail spur roughly 110' from the driveway. Is this spur still active?
27. Truck turning templates for trucks entering the driveway on Eastern Avenue making a right turn into the site should be shown. Trucks need to be able to make this turn from the curb lane. Show on the plans the lane striping on Eastern Avenue as well as the driveway.
28. Internal circulation of trucks using truck templates for the largest truck showing getting to a dock, turning around on site and departing the site should also be included on site plans. This includes any trucks entering exiting on 61st Street.

THE FOLLOWING ARE GENERAL REQUIREMENTS FOR OFF-SITE IMPROVEMENTS:

29. 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.
30. 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.

31. 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.
32. Execute and record a Landscape and Maintenance Agreement for Landscape and Irrigation within public right-of-way adjacent to the subject development n PCC concrete and submit related design plan.
33. Underground all utility services to the property. Show services to the proposed development on the offsite plans.
34. 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.
35. 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 apron to provide a disable 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.
36. All existing driveways aprons to be closed shall be removed and replaced with new curb, gutter, and sidewalk constructed in accordance with SPPWC standards.
37. All damaged or off-grade curb, gutter, and sidewalk shall be removed and replaced in accordance with SPPWC standards.
38. 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.
39. 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.

D. LOS ANGELES COUNTY FIRE DEPARTMENT CONDITIONS

1. Install 2 public fire hydrants 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.

The required fire flow from public fire hydrants for this project is 4,000gpm at 20 psi residual pressure for 2 hours (reduction included per info from application). Three (3) public fire hydrants flowing simultaneously from the same water main may be used to achieve the required fire flow.

2. The height of the parapets for this building shall not exceed 42 inches on at least two sides of the building. These sides should face the approved fire apparatus access roadway to accommodate ladder truck operations.
3. Fire department connections shall be located on the street-address side of buildings, facing approved fire apparatus access roads, within 150 feet (via vehicular access) of an accessible public fire hydrant, and as close to the street curb face as possible, fully visible, and recognizable from the street, fire apparatus access road or nearest point of fire department vehicle access or as otherwise approved by the fire code official. Fire department connections shall be located a minimum of 25 feet (7,620 mm) from the structure. When this distance cannot be achieved, a minimum two-hour, fire-resistive wall shall be provided for the structure with no openings in the wall, for 25 feet (7,620 mm) in either direction from the fire department connection. The required fire-resistive construction and lack of openings shall extend for the full height of the wall or building as determined by the fire code official. The fire code official may allow sufficiently protected overhead openings. Fire department connections shall be located not less than 24 inches (609.6 mm) nor more than 42 inches (1,066.8 mm) above grade. Fire Code 912.2.1.

During the building permit review process, provide a verbatim note and show FDC locations on the site plan. The final location of the FDC shall be determined by Sprinkler Unit during the fire sprinkler plan check review process.

4. Install 5 private fire hydrants as noted by the Fire Department. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. The required fire flow for private fire hydrants for this project is 2,500 gpm at 20 psi residual pressure for 2 hours. Each private fire hydrant shall be capable to supply of fire flow no less than 1250gpm at 20psi residual pressure for 2 hours duration.
5. For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.