

STAFF REPORT

SITE PLAN REVIEW NO. 24-04

CONDITIONAL USE PERMIT NO. 25-06

TO: Planning Commission

FROM: Community Development Department

DATE: November 24, 2025 (Special Meeting)

CASE NO.: Site Plan Review No. 24-04 &
Conditional Use Permit No. 25-06
(CEQA Exemption Section 15301 - Class 1, Existing Facilities)

REQUEST:

To approve Site Plan Review ("SPR") No. 24-04 and Conditional Use Permit ("CUP") No. 25-02 to demolish an existing 201,678 square foot warehouse and construct a new 127,032 square foot industrial warehouse on a 5.57 acre site ("Project") located at 4542 Dunham Avenue ("Property") within the Heavy Industrial ("M-2") zoning district (hereinafter, the "Project").

LOCATION: 4542 Dunham Avenue
Commerce, CA 90040
APN: 5241-031-023

APPLICANT: Bob Close, Bridge Logistics Properties
1501 Quail Street, Suite 110
Newport Beach, CA 92660

STAFF RECOMMENDATION:

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

- 1) Adopt Resolution No. 25-11, approving Site Plan Review No. 24-04 and Conditional Use Permit No. 25-02 for the demolition of the existing warehouse and construction of a new 127,032 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 southwest corner of Dunham Street and Eastern Avenue (see EXHIBIT A). The Property consists of a 242,629 square foot (5.57 acre) parcel developed in 1964 with a 201,678 square foot industrial warehouse. The site is situated within an established industrial area characterized by a mix of industrial warehouses, residential uses, and commercial development. The Property is zoned M-2 (Heavy Industrial), 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-1	Industrial Medium Density Residential
South	M-2	Transportation
East	M-1	Industrial
West	Unincorporated LA County	Unincorporated LA County

PROPOSED PROJECT

The Applicant proposes to demolish an existing 201,678 square foot industrial warehouse and construct a new 127,032 square foot industrial warehouse on the same site. The proposed building will include approximately 121,032 square feet of open warehouse space with 16 dock-high loading bays to accommodate freight and delivery operations. In addition, the project includes two 3,000 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 site.

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 CMC, 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	50'-0" Maximum (Within 100'-0" Residential Use)	47'-0"
Setbacks		
<i>Front</i>	15'-0"	67'-11"
<i>West Side</i>	None Required	40'-0"
<i>East Side</i>	None Required	15'-0"
<i>Rear</i>	None Required	86'-0"
Lot Coverage	60% Maximum	52%
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, subject to a CUP, 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

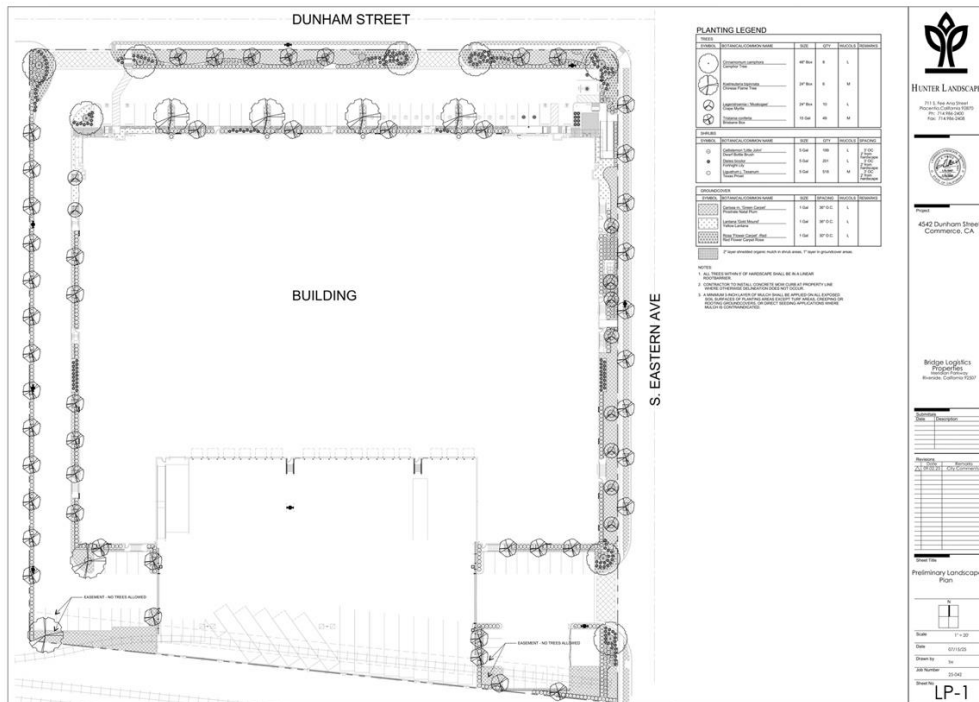
The proposed Project features a contemporary and modern design with a cohesive mix of materials, finishes, colors. Building elevations are articulated with vertical and horizontal panels, creating visual depth and interest while maintaining a functional industrial form. A palette of seven colors, including green and shades of grey, provide contrast and balanced appearance. Architectural elements such as metal accents and wood siding enhance the building's modern character.

The design is compatible with surrounding industrial development and enhances the overall visual character of the area. Below are illustrations of the proposed building elevations.



LANDSCAPING

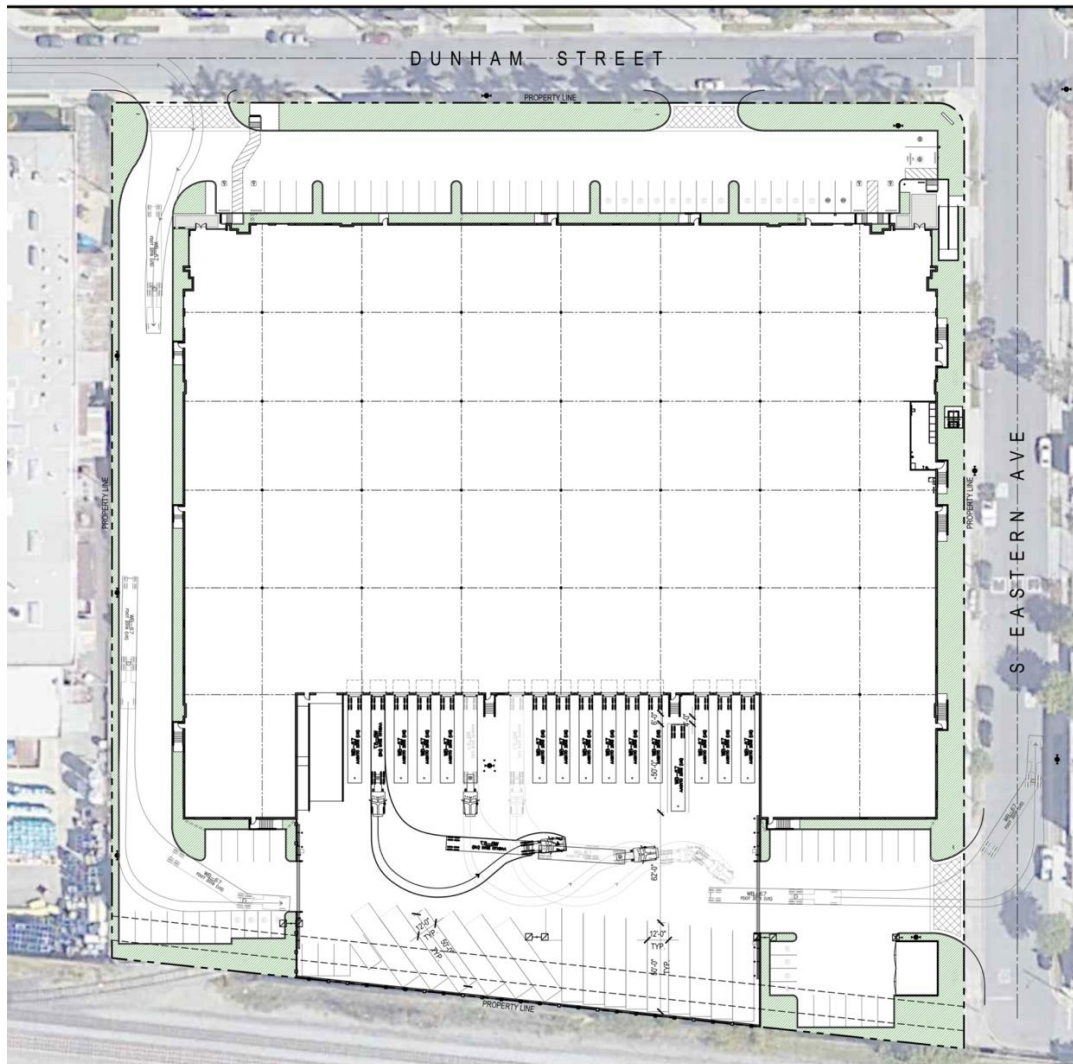
The Applicant has provided a conceptual landscape plan, shown below. A detailed landscape and irrigation plan for the entire site will be submitted at the time of plan check. The landscaping must comply with Chapter 19.23 (Landscaping Standards) of the Code and all applicable requirements of the State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



ACCESS AND CIRCULATION

Vehicular access to the site will be provided via two new two-way driveways on Dunham Street and one new two-way driveway on Eastern Avenue. Trucks will enter through the western Dunham Street driveway, travel western boundary to the rear of the building, and may exit onto either Eastern Avenue or Dunham Street. On-site queuing will prevent trucks from blocking public street while loading or unloading, and all loading activities will occur at the rear of the building, screened from view from adjacent streets.

The secondary Dunham Street driveway, located east of the site, will serve passenger vehicles only, while the Eastern Avenue driveway will accommodate both trucks and vehicular traffic. The 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 81 on-site parking spaces, meeting the minimum required parking for the Project.

In addition, the Project includes 16 dedicated truck parking spaces to serve the 16 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)	121,032 SF	61	61
Office (1 per 300 SF)	6,000 SF	20	20
Subtotal – Standard Parking	127,032 SF	81	81
Truck Parking (1 per loading bay)	N/A	16	16
Total – All Parking	-	97	97

CONDITIONAL USE PERMIT:

A CUP is required for uses that may have distinctive impacts or unique characteristics necessitating careful review of their potential effects on surrounding properties. Pursuant to Section 19.11.030 of the Code, the proximity of a proposed manufacturing or industrial use to residentially zoned property determines whether discretionary review is required.

For trucking and warehousing uses, Section 19.11.030(C) establishes a minimum separation distance of 1,000 feet from the nearest residential district. Any such use proposed within this distance requires a CUP. The proposed industrial warehouse is located approximately 247 feet from the nearest residential property on Dunham Street and 75 feet from the nearest residential property along Eastern Avenue, thereby necessitating approval of a CUP.

ENVIRONMENTAL ASSESSMENT:

The proposed Project involves the demolition of an existing 201,678 square foot industrial warehouse and the construction of a new 127,032 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. Because the proposed building is located within 1,000 feet of the nearest residential district, a CUP is required pursuant to CMC Section 19.11.030(C). The Project proposes a new 127,032 square foot warehouse, which is smaller than the existing 201,678 square foot building, and provides adequate public access and sufficient on-site parking, all meeting the 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. 25-11.
D) Notice of Exemption.

ATTACHMENT A
CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW NO. 24-04
AND CONDITIONAL USE PERMIT NO. 25-06

A. PLANNING DIVISION:

1. A Site Plan Review and Conditional Use Permit 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 Conditional Use Permit) 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) and Section 19.39.460 (Time limit for implementing a Conditional Use Permit) 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 physical 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 Conditional Use Permit 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. 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).
21. 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 indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
22. A 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. Underground all overhead utilities along Eastern Avenue 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.

2. Replace the existing SCE streetlight fixtures on poles 2127301E and 1069433E with 5,000-lumen LED Type 2 Distribution, should applicant choose to pay in-lieu fees for the required undergrounding work. Coordinate with SCE and pay the required fees to complete the streetlight fixtures replacement.
3. Pavement resurfacing and restriping shall be required in case of any utility cuts on the street associated with the development. The exact limits of grind and overlay shall be determined by the Public Works inspector. All pavement restriping shall be thermoplastic and conform to Caltrans and CAMUTCD standards.
4. Remove existing sidewalk and parkway landscaping and reconstruct 10-foot-wide sidewalk (full width) extending from the back of the curb to the property line along the property's frontage.
5. 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.
6. Existing Parkway drains not to be used shall be removed. Reconstruct curb and gutter, sidewalk, and parkway landscaping.
7. Close existing driveways not to be used and reconstruct full height curb, gutter, and sidewalk per APWA or LA County Standards.
8. Construct ADA ramp with yellow truncated dome at the southwest corner of Eastern Avenue and Dunham Street intersection.
9. Remove and reconstruct existing driveways that will remain per APWA or LA County Standards.
10. All existing regulatory signs in the parkway shall be replaced in-kind if disturbed or damaged.
11. Re-paint all existing red curbs in-kind.
12. Access to and exit from the property shall be limited to right in and right-out movements.

DUNHAM STREET

13. Pavement resurfacing and restriping shall be required in case of any utility cuts on the street associated with the development. The exact limits of grind and overlay shall be determined by the Public Works inspector. All pavement

restriping shall be thermoplastic and conform to Caltrans and CAMUTCD standards.

14. Remove existing sidewalk and parkway landscaping and reconstruct full width sidewalk extending from the back of the curb to the property line along the property's frontage.
15. 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.
16. Existing Parkway drains not to be used shall be removed. Reconstruct curb and gutter, sidewalk, and parkway landscaping.
17. Close existing driveways not to be used and reconstruct full height curb, gutter, and sidewalk per APWA or LA County Standards.
18. Remove and reconstruct existing driveways that will remain per APWA or LA County Standards.
19. All existing regulatory signs shall be replaced in-kind if disturbed or damaged.
20. Paint property address on the curb in front of the property entrance.
21. Re-paint all existing red curbs in-kind and remove existing yellow curb.
22. Access to and exit from the property shall be limited to right in and right-out movements.

TRAFFIC ANALYSIS REQUIREMENTS

23. The source for calculating Truck mix for the project generation should be submitted. The table just calls out Urban Crossroads.
24. When looking at traffic distribution at the site all truck trips should be converted into PCE or passenger car equivalents when determining the ultimate trips to be generated. 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.
25. Please provide the possible trip distribution of project trips at each driveway.
26. Since this project is surrounded by residential pockets that have in place traffic calming measures such as speed humps, as part of the access study, please provide the trips distribution route of trucks to get to the freeway or major roadways. Several routes such as Eastern Avenue ends at a City park.

The distribution of trucks should show the driveway using as well as the route. As part of the assessment and ADT axel count should be provided on the following streets to show the city where trucks are traveling to and from this facility and adjacent industrial sites (assess impacts to residents – many of these streets have installed speed humps).

- A. Eastern Avenue: Noakes Street to Triggs Street
- B. Noakes Street: Eastern Avenue to McBride Street
- C. Sunol Drive: Dunham Street to Union Pacific Avenue

- 27. Provide a discussion on Internal Circulation – trucks and passenger cars.
- 28. A truck template will need to be prepared for all driveways that trucks will be able to enter, showing how a truck can enter the driveway from either Dunham Street or Eastern Avenue, staying in the curb lane to arrive at the dock, back into the dock and then the route to leave and exit onto the street.
- 29. All gates will need to provide for on-site queuing if a gate is to open on arrival of a truck. No trucks are to wait on the street for their appointment to enter or for a gate to open.
- 30. Line of Sight assessment at each project driveway.
- 31. The facility is to post No Idling signs at driveways to be in line with air quality requirements.

THE FOLLOWING ARE GENERAL REQUIREMENTS FOR OFF-SITE IMPROVEMENTS:

- 32. 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.
- 33. 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.
- 34. 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.

35. 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
36. Underground all utility services to the property. Show services to the proposed development on the offsite plans.
37. 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.
38. 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.
39. All existing driveways aprons to be closed shall be removed and replaced with new curb, gutter, and sidewalk constructed in accordance with SPPWC standards.
40. All damaged or off-grade curb, gutter, and sidewalk shall be removed and replaced in accordance with SPPWC standards.
41. 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.
42. 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. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at (323) 890-4125 for additional information and EPICLA submittals.

ATTACHMENT B
ARCHITECTURAL PLANS

ATTACHMENT C
PC RESOLUTION NO. 25-11

ATTACHMENT D
NOTICE OF EXEMPTION