



## STAFF REPORT TIME EXTENSION PLOT PLAN NO. 1001

**TO:** Planning Commission  
**FROM:** Community Development  
**DATE:** May 28, 2026  
**CASE NO:** Plot Plan No. 1001 (Time Extension)

**APPLICATION REQUEST:** Approval of a two-year extension request for Plot Plan No. 1001 to allow the construction of a new warehouse building measuring approximately 74,684 square feet on a 2.82-acre site in the City's M-2 (Heavy Industrial) zoning district located at 3237 Garfield Avenue. The project will also involve the demolition of an approximate 68,684 square foot building that was built in 1950.

**PROPERTY LOCATION:** 3237 Garfield Avenue  
Commerce, CA 90040

**APPLICANT:** c/o Comstock Realty Partners  
1801 Century Park, STE 1095  
Los Angeles, CA 90067

**STAFF RECOMMENDATION:** It is recommended that the Planning Commission consider approving the Applicant's request for a two-year extension of Plot Plan Review No. 1001 until November 30, 2028. Alternatively, the Planning Commission can:

1. Modify or deny the Applicant's request for a two-year extension; or
2. Take such additional, related action that may be desirable.

**PUBLIC HEARING NOTICE:** A public hearing notice was not required for this request.

**ATTACHMENTS:** A) Applicants' 2023 Request for Extension  
B) Revised Conditions of Approval

**LAND USE, ZONING AND APPLICABLE REGULATIONS:**

<b>Project Site - 3237 Garfield Avenue</b>	
General Plan Designation:	Industrial
Zoning:	M-2 (Heavy Manufacturing)
Applicable Zoning Regulations:	Commerce Municipal Code (“CMC”) 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:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	M-2	Industrial
South	M-2	Industrial
East	M-2	Industrial
West	M-2	Industrial

**ENVIRONMENTAL ASSESSMENT:**

The project was determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects).

**PROPERTY DESCRIPTION:**

The project site is a parcel of land located at the southwest corner of Bandini Boulevard and Garfield Avenue and measures approximately 2.82 acres (122,839 square feet). It is generally flat in nature and is situated in the City’s M-2 zoning district, surrounded by industrial uses on all sides. The site is currently developed with a single-story industrial building that totals 68,684 square feet and was built in 1950. An image of the project site is shown highlighted below:



### **BACKGROUND AND HISTORY:**

The Applicant, c/o Comstock Realty Partners, requests a retroactive extension and reinstatement of Plot Plan No. 1001, which originally expired in 2023. The applicant proposes extending the entitlements for a total period of five years from that original expiration date as a reconciliation of the timeline. Approved on November 16, 2022, the project allows for the demolition of an existing 68,684 square foot building and construction of a new 74,684 square foot warehouse, comprising 71,006 square feet of warehouse space and 3,678 square feet of ancillary office space.

Pursuant to Condition 3 of the 2022 approval for Plot Plan No. 1001, the permit and all rights associated with the plot plan shall terminate within twelve months of the effective date of the permit, November 30, 2023, unless operations commence, or a written extension is granted.

The following timeline details the administrative history of the request:

On October 21, 2023, prior to the expiration date of November 30, 2023, the applicant submitted a timely request for an extension of time for Plot Plan No. 1001 (**Attachment A**). Under established administrative principles, a timely application should toll the expiration of the entitlement pending a formal determination. However, no formal action was taken by the City at that time.

On May 21, 2025, the City issued a demolition permit for the project, which the Applicant relied upon in good faith as a "de facto" confirmation that the underlying entitlements remained valid despite the pending 2023 extension request. The lack of site activity to date stems directly from this administrative ambiguity and the subsequent discovery of staff turnover and unresolved records. Granting the

retroactive extension to 2028 will reconcile the project timeline, cure the administrative silence from 2023, and provide the legal certainty required for the Applicant to immediately begin demolition and construction.

On March 10, 2026, the Applicant formalized a request for a comprehensive retroactive extension to address the lack of resolution regarding the 2023 submission. Staff records substantiate this claim, acknowledging that due to administrative turnover, no official determination was ever communicated to the Applicant.

While the Municipal Code provides a clear pathway for a director-level one-year extension, it does not explicitly define the administrative process for successive extensions or the remediation of "de facto" extensions caused by City inaction.

To preserve the Applicant's vested interest and ensure procedural due process, the City Attorney's office recommends that the Planning Commission exercise its plenary authority to act on the pending request. This action cures the administrative silence from 2023 and provides a clear, public record for the Project's continued validity.

The Applicant is requesting a retroactive extension of the entitlement from its original expiration date of November 30, 2023, to November 30, 2028. This five-year cumulative period accounts for the time lost during the period of administrative inaction and provides a reasonable window for the Applicant to secure building permits and commence diligent construction pursuant to Section 19.39.720 of the CMC.

As originally approved, the Project remains in full compliance with the City's General Plan, Zoning Ordinance, and the original Findings of Fact.

## **ANALYSIS:**

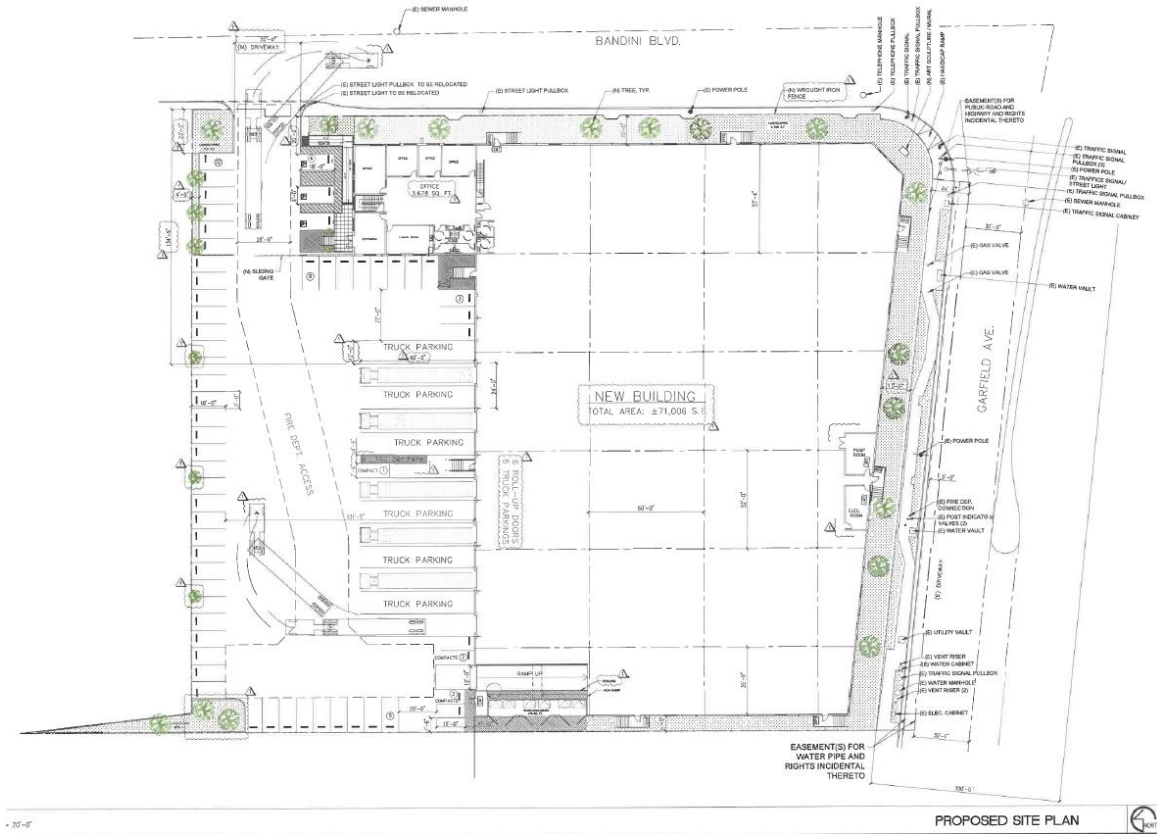
### **Physical Improvements**

As part of the original proposal, the project will consist of:

- 71,006 square feet of warehouse space.
- 3,678 square feet of office space that will be used for administrative purposes.
- The building will wrap around the perimeters of Bandini Boulevard and Garfield Avenue.
- 61 parking spaces for employees will be provided via a surface parking area where the CMC requires 49 parking spaces.
- Provide over 10,000 square feet of landscaping along the perimeter of the building.
- Six loading docks with corresponding truck parking spaces.

- The proposed height of the building will be 42 feet as measured from finished grade.

The approved project's site plan is included below.



### Zoning and Development Standards Compliance

The Project remains in full compliance with all applicable development standards of the CMC. The proposed footprint, building envelope, and intensity are consistent with the original approval and the underlying Zoning Ordinance. The table below summarizes the project's compliance with development standards:

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Min. Lot Area	25,000 sf	122,839 sf
Max. Building Height	None Required	44 feet
Minimum Front Yard	15 feet	15 feet
Minimum Side Yard	None Required	8 feet
Minimum Rear Yard	None Required	45 feet
Max. Lot Coverage	60%	60%

Floor Area Ratio (Maximum)	1.0 to 1.0 (122,839 sf)	0.60 (74,684 sf)
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The Project continues to satisfy the off-street parking and loading requirements set forth in CMC Chapter 19.21. The layout ensures that all vehicle maneuvering, loading, and staging occur entirely on-site, preventing adverse impacts on the public right-of-way. The table below summarizes the project's compliance with parking and loading spaces:

USE	PROPOSED S.F.	REQUIRED	PROPOSED
Warehouse (1/2,000 sq. ft.)	<b>71,006 sf</b>	<b>36 spaces</b>	<b>41 spaces</b>
Office (1/300 sq. ft.)	<b>3,678 sf</b>	<b>13 spaces</b>	<b>20 spaces</b>
<b>TOTAL</b>	<b>74,684 sf</b>	<b>49 spaces</b>	<b>61 spaces</b>

TRUCK PARKING	REQUIRED	PROPOSED
One large parking space per loading bay	<b>6 spaces</b>	<b>6 spaces</b>
<b>TOTAL</b>	<b>6 spaces</b>	<b>6 spaces</b>

The Project provides a total of 61 vehicle parking spaces, exceeding the minimum requirement of 49 spaces. Furthermore, the site plan provides one large truck parking stall per loading bay, consistent with City standards for industrial circulation and safety.

### Design and Compatibility

The Project remains consistent with the design guidelines and development standards established in CMC Chapter 19.19. These standards ensure that industrial developments contribute to the aesthetic quality of the community while preventing blighting conditions through high-quality architecture and landscaping.

Because this request is limited to an extension of time, the building's footprint, architectural treatments, and materials remain identical to the 2022 approved plans. Key design features include:

Architectural Integrity: The project maintains its original contemporary façade, utilizing varied building planes and materials to ensure contextual compatibility with the surrounding industrial corridor.

Enhanced Landscaping: The site plan provides over 10,000 square feet of landscaping, designed to soften the building's massing and enhance the public streetscape.

**Operational Safety:** Site circulation and loading areas are screened and positioned to maintain a clean, nuisance-free environment.

The following renderings represent the approved design, which continues to meet the City's vision for high-quality industrial development:



During the initial project review in 2022, the City identified opportunities to further refine the site's aesthetic impact, specifically regarding the building's massing along the Garfield Avenue frontage. To ensure the project aligns with the City's long-term economic development goals, the design was previously presented to the Economic Development Subcommittee for high-level feedback on site layout and architectural presence.

To formalize these design objectives, Staff has included a condition within this extension requiring the Applicant to collaborate with City Staff and the City's landscape consultant during the final construction document phase. This collaborative review will focus on:

Massing Mitigation: Utilizing enhanced vertical landscaping and tiered planting to soften the building's profile as viewed from the public right-of-way.

CMC Consistency: Ensuring all final plant selections and irrigation specifications strictly adhere to the standards set forth in CMC Section 19.19.220.

Design Integration: Incorporating staff-level technical corrections to ensure the longevity and maintenance of the site's green infrastructure.

This requirement ensures that while the project's entitlements are extended, the final execution reflects the City's current expectations for high-quality industrial corridors.

As part of this extension request, the applicant reaffirms their commitment to the community enhancements originally proposed in the [Insert Original Approval Date] staff report. These community-serving benefits remain fully applicable and will be integrated into the extended project timeline. The specific enhancements include:

- The Project will provide Landscape enhancements that include a total of 10,492 square feet of landscaping that is located along Bandini Boulevard and Slauson Avenue;
- The Project will provide at least 23 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;
- Will work with contractor to ensure first hire opportunity for City of Commerce residents;

- The applicant willing to work towards supporting the City's scholarship fund;
- The applicant will strive to achieve LEED Silver standards for the Project's building.
- The project will provide EV ready parking for trucks.

## **CONCLUSION:**

### **Staff Recommendation**

This extension is a procedural action to update the Project's timeline and modernize the Conditions of Approval for legal clarity. It does not constitute a reconsideration of the Project's merits or a modification of the underlying environmental or zoning determinations already established in the record.

Recommendation: Staff recommends that the Planning Commission:

1. Acknowledge the continued validity of the original Project Findings; and
2. Approve the Extension of Time for Plot Plan No. 1001 to November 11, 2028, adopting only the Revised Conditions of Approval as presented.

Prepared and Presented by: Adrian Alvarado  
Contract Planner

Reviewed by: Jessica Serrano  
Director of Community Development

Reviewed by: Araceli Almazan  
City Attorney

### **ATTACHMENT:**

- A. Extension Letter from Adrian Comstock dated October 21, 2023**
- B. Conditions of Approval for Plot Plan No. 1001**

**ATTACHMENT A**  
**EXTENSION REQUEST LETTER FROM THE APPLICANT – OCTOBER 21, 2023**

*BC Garfield LLC*  
*Comstock Garfield LLC*  
*c/o*  
*Comstock Realty Partners*  
*1801 Century Park East Suite 1095*  
*Los Angeles, CA 90067*

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October 21, 2023

Mr. Vilko Domic  
Assistant City Manager  
City of Commerce  
2535 Commerce Way  
City of Commerce, CA 90040

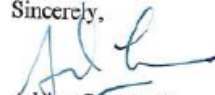
**RE: PLOT PLAN #1001**

Dear Vilko,

Please accept this letter as a request to extend the Plot Plan approval #1001 for the industrial building at 3237 Garfield Avenue in Commerce, CA for a period of one year.

Comstock, and its affiliate BC Garfield LLC, is in the process of completing its construction drawings in conformance to the design that was approved by Planning Commission and will be submitting the drawings for plan check and construction in 2024. If you have any questions, please don't hesitate to reach out and contact me.

Sincerely,

  
Adrian Comstock  
AC/

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR PLOT PLAN NO. 1001**

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 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 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.
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 1/7<sup>th</sup> 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. The final design of the structure shall be subject to the review and approval of the City's Economic Development Subcommittee and Director of Economic Development and Planning or 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 permits required 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. 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 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.
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 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 Artwork or pay in-lieu contribution equal to 1% of the total project cost.
- B4. 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 engineers 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.
- B5. 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.
  - f) The inspection of review of drainage devices.
- B6. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.
- B7. 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.
- B8. Planning Priority Project categories shall comply with LID requirements per City Ordinance.
- B9. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B10. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

- B11. All State of California disability access regulations for accessibility shall be complied with.
- B12. 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.
- B13. Foundation inspection will not be made until the excavation has been surveyed and the setback 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].
- 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 Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
- B18. Project shall comply with the CalGreen Non-Residential 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 indicating 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.
- B22.

**DEPARTMENT OF PUBLIC WORKS CONDITIONS:**

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

**BANDINI BLVD**

- PW1. Dedicate 6-foot easement on Bandini Blvd for public street purposes and construct 10-foot sidewalk along Bandini Blvd.
- PW2. Remove and reconstruct all existing sidewalks and deficient curbs and gutters adjacent to the development within the frontage of the property.
- PW3. Plant 15-gallon size parkway trees every 45 to 50 feet from the property's frontage. Contact Public Works Inspector for the exact type of tree and approval for the location of the trees.
- PW4. Install 3 new concrete streetlights along Bandini Blvd, with LED fixtures per LA County Standards. Submit a Streetlighting Improvement Plan and necessary calculations demonstrating the required lighting levels per IES for the City's review.
- PW5. Remove existing wood pole and streetlight on Bandini Blvd.
- PW6. Close existing driveway not to be used and reconstruct full height curb, gutter, and sidewalk.
- PW7. Dedicate Corner cut off and construct ADA ramps with Truncated Domes per APWA Standards at the southwest corner of Bandini Blvd and Garfield Ave. Relocate existing Traffic Signals to meet ADA regulations as necessary.
- PW8. Grind 4-inches and overlay to the centerline of Bandini Blvd, AC Pavement to meet and match existing AC Pavement. The exact limit of the repaving shall be coordinated with the Public Works inspector in advance. Pavement restriping shall comply with Caltrans Standards.

#### **GARFIELD AVE**

- PW9. Close existing driveway not to be used and reconstruct full height curb, gutter, and sidewalk.
- PW10. Remove and reconstruct all existing sidewalks and deficient curbs and gutters adjacent to the development within the frontage of the property.
- PW11. Grind 4-inches and overlay half-width of Garfield Ave in case of any pavement excavation. AC Pavement to meet and match existing AC Pavement. The exact limit of the repaving shall be coordinated with the Public Works inspector in advance. Pavement restriping shall comply with Caltrans Standards. If any utility cuts associated with development extend beyond the centerline of the pavement, reconstruction shall be extended accordingly.

PW12. Plant 15-gallon size parkway trees every 45 to 50 feet from the property's frontage. Contact Public Works Inspector for the exact type of tree and approval for the location of the trees.

PW13. Remove existing light on wood pole and install 2 new concrete streetlights along Garfield Ave, with LED fixtures per LA County Standards. Submit a Streetlighting Improvement Plan and necessary calculations demonstrating the required lighting levels per IES for the City's review.

### **TRAFFIC ANALYSIS REQUIREMENTS**

PW14. The applicant will need to prepare and submit, at a minimum, a Trip Generation Memo and Access study. The Transportation Screening Memo completed by Gibson Transportation Consulting, Inc. dated May 31, 2022, for the proposed 71,006 square-foot warehouse facility to be located at 3237 Garfield Ave is incomplete and needs to be resubmitted to reflect comments indicated in the attached Memo dated July 21, 2022.

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

- A. Comply with CalWater and other utility Company requirements for construction of utilities within the public right-of-way.
- B. Repair all damaged, broken, non-compliant, non-standard, curbs, gutters, sidewalks and ramps as necessary along the sidewalks adjacent to the development within the frontage of the property.
- C. Underground all utility services to the property. Show services to the proposed development on the offsite plans.
- D. 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.
- 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, curbs, and/or gutters, 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 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 disabled access complying path of travel across the driveway apron. The top of driveway apron shall be 5 feet minimum from any trees, power poles, traffic signal controllers, electric services or similar improvements in the public right-of-way.
- H. All existing driveways aprons to be closed shall be removed and replaced with a new curb, gutter, and sidewalk constructed in accordance with SPPWC standards.
- I. All damaged or off-grade curbs, gutters, and sidewalks shall be removed and replaced in accordance with SPPWC standards.
- J. 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.
- K. 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.