CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: FEBRUARY 21, 2024

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: STEVE FORSTER, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: JORDAN MARTINEZ, ASSISTANT PLANNER

SUBJECT: **PLANNING COMMISSION CASE NO. 2021-08 DP (DEVELOPMENT PERMIT)**

REQUEST:	**A REQUEST FOR A DEVELOPMENT PERMIT FOR A WAREHOUSE CONSISTING OF 7,518 SQUARE FEET AT THE NORTHEAST CORNER OF PACIFIC BOULEVARD AND EAST 52ND STREET (APN 6309-018-009), LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**
APPLICANT:	Mobbil Inc. 11675 Picturesque Drive Studio City, CA 91604
PROPERTY OWNER:	5140 Pacific Blvd, LLC 3100 East 26th Street Vernon, CA 90058
PROPERTY OWNER'S MAILING ADDRESS:	3100 East 26th Street Vernon, CA 90058
PROJECT LOCATION:	Northeast corner of Pacific Boulevard and East 52nd Street
ASSESSOR'S PARCEL NUMBER:	6309-018-009
PREVIOUS USE:	Parking Lot
LOT SIZE:	15,000 square feet
BUILDING SIZE:	7,518 square feet – Building Footprint (Proposed) 8,877.25 square feet – Total Gross Floor Area (Proposed)

GENERAL PLAN: Manufacturing Planned Development

ZONE: Manufacturing Planned Development (MPD)

SURROUNDING LAND USES:

North: City of Vernon
West: City of Vernon and Manufacturing Planned Development (MPD)
South: Manufacturing Planned Development (MPD)
East: Manufacturing Planned Development (MPD)

MUNICIPAL CODE APPLICABILITY OF REQUIREMENTS FOR DEVELOPMENT PERMIT:

Pursuant to Huntington Park Municipal Code (HPMC) Section 9-4.302, warehouses are permitted. Any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit.

REQUIRED FINDINGS FOR A DEVELOPMENT PERMIT:

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Planning Commission may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved, only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;

2. The proposed development is consistent with the General Plan;

3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;

4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;

5. The subject site is physically suitable for the type and density/intensity of use being proposed;

6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and

7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

ENVIRONMENTAL REVIEW:

The proposed project is Categorically Exempt pursuant to Article 19, Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. To meet the Class 32 Categorical Exemption, the project must meet certain conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c) The project site has no value as habitat for endangered, rare, or threatened species.
d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e) The site can be adequately served by all required utilities and public services.

The project is consistent with all applicable general plan designation and policies as well as zoning designations and regulations. The project would occur within city limits and is below the five-acre threshold. The project would not pose an impact to biological resources since the project site was previously developed as a parking lot and

vegetation on the site is limited to shrubs and ruderal plants. The project would result in less than significant impact to air quality, noise, transportation, and water quality. Finally, the project would be situated in a location in proximity to existing utilities. The project would not directly or indirectly result in an increase in population, and thus, would not increase demand for additional public services.

PROJECT BACKGROUND:

- ***Site Description***

The subject site consists of a parking lot. The proposed warehouse would be situated on a lot that currently serves as parking for a warehouse located immediately to the north in the City of Vernon. The subject site is surrounded by industrial uses to the north, south, east, and west.

ANALYSIS:

- ***Project Proposal***

The Applicant, Mobbil Inc., is proposing a general warehouse consisting of approximately 7,518 square feet. The total gross floor area for the warehouse would be approximately 8,877.25 square feet. Specifically, 6,229.79 square feet would be for warehouse use and 1,933.71 square feet would be for office use (excluding staircase, electrical room, restrooms, and storage). The first level would be occupied by warehouse and office uses, while the second level would be occupied by office use. The development would also provide 13 parking spaces.

- ***Access/Circulation***

The subject site has vehicular and pedestrian access from Pacific Boulevard located to the west and East 52nd Street located to the south. An alley is located to the east of the project site, which may also serve to provide vehicular access. The proposed warehouse will have three driveways. Vehicles will be able to enter a two-way driveway from Pacific Boulevard located on the west. The other two-way driveway will be located to the east of the site from the alley. Staff will include a condition of approval to ensure that alley access shall be limited for emergency access for first-responders and law enforcement only and it shall remain closed during hours of operation. The third

driveway will be dedicated for loading and unloading. Here, trucks shall enter the site from East 52nd Street located to the south of the site.

Additionally, the Applicant filed a Covenant and Agreement with the City of Huntington Park and City of Vernon to restrict the length and location of trucks loading at the proposed warehouse. The Covenant and Agreement restricts the length of all trucks accessing the loading docks to a maximum twenty-four (24) feet in length. Additionally, signs regarding the maximum length of the trucks permitted on the property are to be posted at each driveway entrance. The Covenants were done to prevent any issues relating to access and circulation that may arise from the operation of the warehouse.

- ***Parking***

Pursuant to the HPMC Section 9-3.804, the parking requirements for a warehouse use requires one (1) space for each 800 square feet of gross floor area for up to 10,000 square feet of gross floor area; for over 10,000 square feet of gross floor area, one (1) space for each 1,000 square feet of gross floor area is required. Additional spaces required for office and retail uses exceeding 10 percent of gross floor area would be calculated using standard office/retail parking ratios (1 space for each 400 square feet of gross floor area).

In accordance with the City's parking standards, the total off-street number of parking spaces required for the proposed development is 13 parking spaces. The proposed development will provide 13 parking spaces at the site. As a result, the project will comply with the number of required parking spaces. The parking calculations are summarized in the following table:

Off-Street Parking Requirement	
Parking Standards	**Required**
Office	1,933.71 sf / 400 sf = 5 Spaces

Warehouse	6,229.79 sf/ 800 sf = 8 Space
Total	**13 Spaces**

Additionally, HPMC Section 9-3.703 requires industrial/manufacturing uses with a gross floor area between 5,001 – 25,000 sf to provide two (2) loading spaces. The project meets this requirement by proposing two (2) loading spaces.

- ***Traffic Assessment Memorandum***

The Applicant submitted a Traffic Assessment Memorandum prepared by Linscott Law & Greenspan for City Review. The assessment evaluated the potential transportation impacts of the proposed warehouse.

The Traffic Assessment states that the proposed development is not expected to generate an increase of more than 110 daily trips. Specifically, over a twenty-four-hour period, the proposed development is forecasted to generate approximately 32 daily trips during a typical weekday (16 inbound trips and 16 outbound trips). As such, the project is screened out of a detailed vehicle miles traveled (VMT) analysis on the presumption of a less than significant impact. Furthermore, the project's proposed driveway design and width is sufficient and allows for efficient vehicle maneuvering into and out of the project site. No turning restrictions are proposed at the project driveway as well.

The Traffic Assessment concludes that the proposed development will have a less than significant impact on transportation and is not required to conduct any additional VMT analysis.

- ***Air Quality, Greenhouse Gases, and Noise Study***

The Applicant submitted an Air Quality, Greenhouse Gases (GHG), and Noise Study prepared by Yorke Engineering, LLC for City Review. The assessment evaluated the

potential air quality, greenhouse gases, and noise impact associated to the proposed warehouse development. The report includes California Emissions Estimator Model (CalEEMod) estimates, criterial pollutants, along with GHG and Noise analyses. Impacts were found to be less than significant for air quality and GHG due to the fact that emissions from construction and operation would not exceed SCAQMD quantitative significance thresholds.

Additionally, the screening-level noise analysis for the Project construction was based on methodology developed by the U.S. Department of Transportation Federal Highway Administration (DOT FHWA) and other technical references consistent with CalEEMod outputs. Noise impacts were also evaluated using community noise standards contained in the Huntington Park Municipal Code and the Noise Element from the City's General Plan. There are no residential sensitive receptors within the vicinity of the project site. The study reports that construction and operational noise impacts would be less than significant. The project will be in compliance with the noise limits set by the City. Additionally, any impacts associated to groundborne vibration would be less than significant.

- ***Geotechnical Engineering Report***

The Applicant submitted a Geotechnical Engineering Report prepared by Universal Engineering Sciences for City Review. The assessment evaluated the subsurface conditions at the project site and provided geotechnical engineering recommendations for the proposed development.

Based on the findings from the Geotechnical Report, the proposed development is geotechnically feasible, provided that the recommendations in the Geotechnical Report are incorporated into the design and are implemented during the construction of the project. The onsite soils near the ground surface exhibit "very low" expansion potential. Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Furthermore, the project site is not located within a State of California Alquist-Priolo Earthquake Fault Zone. Therefore, the likelihood of fault rupture occurring at the site is low. The project is located within an area identified as having a potential for

liquefaction. However, by applying geotechnical engineering recommendations the development can mitigate that potential impact.

- ***Phase I Environmental Site Assessment (ESA)***

The Applicant submitted a Phase I ESA prepared by Alpha Environmental. The Phase I ESA was prepared to identify Recognized Environmental Conditions (RECs). The term *Recognized Environmental Conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. To accomplish this, the project site was visually examined, relevant regulatory records were reviewed, and the project site history was researched by Alpha Environmental.

Per the Phase I ESA, the project site consisted of a dwelling (addressed 5120 Pacific Boulevard) from 1920-1930. By 1948, the dwelling was removed, and the project site was utilized for parking/storage purposes until development of the present-day parking lot in 1954.

According to the Phase I ESA, no environmental concerns were identified during their site reconnaissance and for the adjacent property, except for a foundry facility on the east beyond the alley and a metal finishing/testing laboratory south of the site beyond East 52nd Street; all of which are not impacted by the proposed warehouse development. Considering the lack of on-site existing structures at the project site, soil vapor intrusions do not represent an environmental concern.

Based on the findings of the Phase I ESA, no RECs, Historical RECs or Controlled RECs were identified related to the project site. Furthermore, there were no indications that the soil/groundwater of the project area were impacted with petroleum hydrocarbons or hazardous substances. As such, impacts are less than significant.

- ***Development Permit Findings***

In granting a Development Permit to allow for the warehouse use, the Planning Commission must make findings in connection with the Development Permit, as set forth in the HPMC. A Development Permit may be approved only if all of the following findings are made:

1. **The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.**

   Finding: Pursuant to HPMC Section 9-4.302, a warehouse is permitted in the Manufacturing Planned Development (MPD) zone. However, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit. The MPD zoning district is intended to provide for service commercial, business and industrial uses, while achieving the following:

   1. Provide a major economic base with employment concentrations generally served by arterial streets/roadways and freeways, in a manner consistent with the General Plan;

   2. Provide adequate space to meet the needs of industrial development, including off-street parking and loading;

   3. Minimize traffic congestion and avoid the overloading of utilities;

   4. Protect adjacent areas from excessive illumination, noise, odor, smoke, unsightliness and other objectionable influences; and

   5. Promote high standards of site planning, architecture and landscape design for industrial developments within the City in compliance with the design guidelines contained within the General Plan.

   The proposed warehouse will provide adequate space to meet the needs of industrial development

(warehouse and office use), including off-street parking (13 parking spaces will be provided) and loading (2 loading spaces will be provided). Additionally, the proposed development will minimize traffic congestion as presented in the Traffic Assessment. The proposed development is forecasted to generate approximately 32 daily trips during a typical weekday (16 inbound trips and 16 outbound trips). As such, the project is screened out of a detailed vehicle miles traveled (VMT) analysis on the presumption of less than significant impact. Furthermore, the project's proposed driveway design and width is sufficient and allows for efficient vehicle maneuvering into and out of the project site. No turning restrictions are proposed at the project driveway as well. The proposed development will promote high standards of site planning, architecture and landscape design for industrial developments by introducing a development highlighted by Hardie panel vertical siding that gives a wood-like appearance along with panels with fine sand-grooved texture in an area where current development facades are antiquated. Additionally, the development incorporates landscaping fronting Pacific Boulevard to further enhance the project's aesthetic in the area.

2. **The proposed development is consistent with the General Plan.**

   Finding: The proposed development is consistent with the General Plan. Specifically, the development supports Goal 3.0 of the Land Use Element, which calls for the revitalization of deteriorating land uses and properties. The project site was developed as a parking lot. The proposed warehouse use would provide a revamped look made possible through a combination of a new building façade, new landscaping, and lighting at the site. The project would also be consistent with Goal 5.0 of the Land Use Element, which calls to promote expansion of the City's economic base and diversification of economic activity. The warehouse would provide the City with an additional source of tax revenue and bring another source of employment for residents. Furthermore, the proposed use will advance Policy 6.2 of the Urban Design Element which seeks to adopt design guidelines to improve the quality of the site planning, architecture and landscaping of industrial

development. The proposed project will introduce a development highlighted by Hardie panel vertical siding that gives a wood-like appearance along with panels with fine sand-grooved texture in an area where blight is rampant. The proposed development would feature windows wrapping around the corner, roof overhangs, and different hues of gray with brown colors for the façade and fiberglass planter boxes.

3. **The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.**

   Finding: The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area. The zoning where the development would be located allows for warehouse uses. The development would provide a revamped look made possible through a combination of new building façade, new landscaping, and lighting at the site. Industrial uses surround the project site to the north, south, east, and west. As such, the proposed development would fit right into the fabric of the existing land used in the area.

4. **The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.**

   Finding: The proposed project is Categorically Exempt pursuant to Article 19, Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

5. **The subject site is physically suitable for the type and density/intensity of use being proposed.**

   Finding: The subject site measures approximately 15,000 square feet. The proposed project will be approximately 7,518 square feet. The subject site is surrounded by industrial uses to the north, south, east and west. The project site represents an infill parcel located within an urbanized area. As such, the

development would be physically suitable for the type and density/intensity of use being proposed.

6. **There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare.**

   Finding: The development proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services. The use will not be detrimental to public health, safety, and general welfare of the community. It is expected that the development will be required to comply with all applicable federal, state and local agency codes, laws, rules, and regulations.

7. **The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.**

   Finding: The proposed development is compatible in design, location, size, and operating characteristics of the general area. The subject site is surrounded by industrial uses to the north, south, east and west. The project site represents an infill parcel located within an urbanized area. The warehouse will be subject to conditions of approval from various City departments to ensure that the use will not create significant impacts or situations. The development would not be detrimental to the public health, safety, or welfare of the City.

CONCLUSION:

Based on the above analysis, Staff has recommended approval for the request since the proposed development meets all the findings for a Development Permit. Additionally, conditions of approval will ensure that the proposed development will comply with HPMC stipulations. However, the Planning Commission may approve, deny, or request modifications to the project.

RECOMMENDATION: Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve PC Case No. 2021-08 DP**.

CONDITIONS OF APPROVAL:

PLANNING

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.

3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.

4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.

6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a licensed landscape architect.

8. That the operator shall obtain a valid City of Huntington Park Business License prior to commencing business operations.

9. That all doors and windows shall be coated with anti-graffiti film, as approved by the Planning Division, prior to the issuance of the City Business License.

10. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

11. That this entitlement shall be subject to review for compliance with conditions of approval at the issuance at such intervals as the City Planning Commission or Community Development Director shall deem appropriate.

12. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

13. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

14. No outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property.

15. That the parking lots for the project shall not be utilized as storage.

16. Applicant shall provide a safety pedestrian mirror at the loading space area facing East 52nd Street.

17. That the parking lots cannot be subleased to any event or operation outside of the proposed warehouse operation.

18. The gate located at the east of the proposed development shall remain closed during hours of operation for vehicles and pedestrians except for emergency access for first-responders and law enforcement.

19. Applicant shall provide and maintain a minimum of two (2) loading spaces or however many parking spaces required by the Planning Commission with a minimum dimension of 10 feet in width by 25 feet in length. The loading space is required to be compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).

20. Vehicle loading and unloading shall occur on-site and not within any adjoining streets, alleys, nor the public right-of-way.

21. The warehouse operation shall not obstruct pedestrian or vehicular traffic in the public right-of-way.

22. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a decorative trellis.

23. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.

24. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.

25. The applicant shall provide a Security Plan that shall be approved by the Huntington Park Police Department which may include security personnel and other security measures.

26. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

27. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.

28. The Director of Community Development is authorized to make minor modifications to the approved plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

29. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.

30. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).

31. Any driveway or public work activities require an Encroachment Permit.

32. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.

33. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.

34. Current occupancy loads shall be posted at all times.

35. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days.

36. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to make easily discernible the appearance and conduct of all people on or about the property.

37. Address should be clearly marked to the front and rear of structure.

38. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days

39. The Applicant shall abide to the recorded Covenant and Agreements placed on the property.

40. That the Applicant (business owner and property owner) agree in writing to the above conditions.

CODE ENFORCEMENT

41. No parking in the alleyway.

42. No off-loading trucks in the alleyway.

43. No off-loading trucks on Pacific Boulevard.

44. No double parking on Pacific Boulevard.

45. No off-loading trucks on 52nd Street.

46. No double parking on 52nd Street.

47. Trash containers must be managed on premise and not alleyway areas.

48. Landscaping on and around the building shall be maintained.

PUBLIC WORKS - ENGINEERING DIVISION

49. Provide a detailed site improvement plan for the proposed development showing details of all on-site improvements, e. g, proposed new driveways, sewer and water line connections to the new building(s), sidewalk improvements, low impact development (LID) surface runoff, truck turning radii in and out of the building through the proposed driveway on 52nd Street. In addition, street improvement plans for 52nd Street along the project frontage, and any other off-site improvements identified in the transportation assessment and accessibility analysis should be provided for the City Engineer's review and approval.

50. Water
There is an existing 6" Water Main on 52nd Street: new water service installation on existing water main; meter box location on 52nd Street, west of proposed new driveway area, is to be provided. Building & Safety Division is to confirm/approve proposed meter size upon plumbing plan review

51. Sewer
There is an existing 8" Sewer Main on the alley east of and parallel to Pacific Blvd:
The sewer map reports 2 existing sewer laterals for the identified property areas. If there is no existing sewer lateral, new sewer lateral installation on existing sewer main is to be provided.

52. Stormwater
LID (SWPPP not necessary). However, an assessment of surface runoff and any proposed remediation is to be provided.

53. Street
- Pacific Blvd and 52nd Street (approx. 138'x18.5" area) must be repaved to up to the centerline along the project frontages.
- There are a total of five (5) survey monuments existing – three (3) along Pacific Blvd and two (2) along 52nd St. These monuments must be placed back and a licensed surveyor is to record with LA County.
- All sidewalk surrounding the perimeter of the project (approx. 131 LF along 52nd St and 900 LF along Pacific Blvd) is to be removed and replaced in kind to City standards.
- Broken, raised, sunk, etc. curb & gutter (approx. 138' along 52nd St and 95' along Pacific Blvd) is to be removed and replaced in kind to City standards.
- Reconstruct the existing pedestrian corner curb ramp on the northeast corner of Pacific Blvd and 52nd Street to be ADA compliant when the adjacent sidewalk improvements are done.
- Remove all driveway approaches that are not to be utilized and restore as sidewalk to City standards.

- The proposed driveway off Pacific Blvd should be designed and constructed to the standard of a commercial driveway for City Engineer's approval.
- The STOP sign, stop bar and stop legend on the northeast corner of Pacific Blvd and 52nd Street are to be replaced/restored to City standard.
- A continental crosswalk is to be installed to City standards across 52nd Street at Pacific Blvd.

54. Traffic
The project applicant(s) is to submit a VMT Transportation Impact Assessment per CEQA and Local Accessibility Analysis prepared by a California-registered professional traffic engineer using Los Angeles County's "Transportation Impact Analysis Guidelines", dated July 23, 2020. Contact City's Traffic Engineer for additional requirements and guidelines during scoping agreement of the traffic study.

LOS ANGELES COUNTY FIRE DEPARTMENT

55. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.

56. Applicant to provide approved Fire Flow Availability Report from Los Angeles County Fire Department to ensure the Project would have adequate fire flow available before obtaining any Building Permit from City of Huntington Park.

EXHIBITS:

A: PC Resolution No. 2021-08 DP
B: Site Plan
C: Floor Plan
D: Building Architectural Style
E: Site Photographs - Existing Conditions (January 2024)
F: Development Permit Application Packet
G: Transportation Assessment (Provided upon request)
H: Air Quality, Greenhouse Gas, and Noise Study (Provided upon request)
I: Geotechnical Engineering Report
J: Phase I Environmental Site Assessment (Provided upon request)
K: Covenant and Agreement for City of Huntington Park

PC RESOLUTION NO. 2021-08 DP

EXHIBIT A **CASE NO.** 2021-08 DP

PC RESOLUTION NO. 2021-08 DP

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A WAREHOUSE CONSISTING OF 7,518 SQUARE FEET AT THE NORTHEAST CORNER OF PACIFIC BOULEVARD AND EAST 52ND STREET (APN 6309-018-009), LOCATED WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

WHEREAS, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, February 21, 2024 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Mobbil Inc., requesting a Development Permit for a warehouse consisting of 7,518 square feet at the northeast corner of Pacific Boulevard and East 52nd Street (APN 6309-018-009), located within the Manufacturing Planned Development (MPD) zone, described as:

Assessor's Parcel No. 6309-018-009, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has reviewed the request and has found that all of the required findings for approval of a Development Permit can be made as required by the Municipal Code; and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed request; and

WHEREAS, all persons appearing for or against the approval of the Development Permit were given the opportunity to be heard in connection with said matter; and

WHEREAS, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

WHEREAS, the Planning Commission is required to announce its findings and recommendations.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS FOLLOWS:

SECTION 1: Based on the evidence within staff report, Traffic Assessment Memorandum, Air Quality, Greenhouse Gas, and Noise Study, Geotechnical Engineering Report, Phase I Environmental Site Assessment, and the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Section 15332, Class 32, In-Fill Development Projects).

SECTION 2: The Planning Commission hereby makes all of the following required findings in connection with the proposed Development Permit:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;

The Planning Staff finds that pursuant to HPMC Section 9-4.302, a warehouse is permitted in the Manufacturing Planned Development (MPD) zone. However, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit. The MPD zoning district is intended to provide for service commercial, business and industrial uses, while achieving the following:

1. Provide a major economic base with employment concentrations generally served by arterial streets/roadways and freeways, in a manner consistent with the General Plan;

2. Provide adequate space to meet the needs of industrial development, including off-street parking and loading;

3. Minimize traffic congestion and avoid the overloading of utilities;

4. Protect adjacent areas from excessive illumination, noise, odor, smoke, unsightliness and other objectionable influences; and

5. Promote high standards of site planning, architecture and landscape design for industrial developments within the City in compliance with the design guidelines contained within the General Plan.

The proposed warehouse will provide adequate space to meet the needs of industrial development (warehouse and office use), including off-street parking (13 parking spaces will be provided) and loading (2 loading spaces will be provided). Additionally, the proposed development will minimize traffic congestion as presented in the Traffic Assessment. The proposed development is forecasted to generate approximately 32 daily trips during a typical weekday (16 inbound trips and 16 outbound trips). As such, the project is screened out of a detailed vehicle miles traveled (VMT) analysis on the presumption of less than significant impact. Furthermore, the project's proposed driveway design and width is sufficient and allows for efficient vehicle maneuvering into and out of the project site. No turning restrictions are proposed at the project driveway as well. The proposed development will promote high standards of site planning, architecture and landscape design for industrial developments by introducing a development highlighted by Hardie panel vertical siding that gives a wood-like appearance along with panels with fine sand-grooved texture in an area where current development facades are antiquated. Additionally, the development incorporates landscaping fronting Pacific Boulevard to further enhance the project's aesthetic in the area.

2. The proposed development is consistent with the General Plan;

The Planning Staff finds that the proposed development is consistent with the General Plan. Specifically, the development supports Goal 3.0 of the Land Use Element, which calls for the revitalization of deteriorating land uses and properties. The project site was developed as a parking lot. The proposed warehouse use would provide a revamped look made possible

through a combination of a new building façade, new landscaping, and lighting at the site. The project would also be consistent with Goal 5.0 of the Land Use Element, which calls to promote expansion of the City's economic base and diversification of economic activity. The warehouse would provide the City with an additional source of tax revenue and bring another source of employment for residents. Furthermore, the proposed use will advance Policy 6.2 of the Urban Design Element which seeks to adopt design guidelines to improve the quality of the site planning, architecture and landscaping of industrial development. The proposed project will introduce a development highlighted by Hardie panel vertical siding that gives a wood-like appearance along with panels with fine sand-grooved texture in an area where blight is rampant. The proposed development would feature windows wrapping around the corner, roof overhangs, different hues of gray with brown colors for the façade and fiberglass planter boxes.

3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;

The Planning Staff finds that the proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area. The zoning where the development would be located allows for warehouse uses. The development would provide a revamped look made possible through a combination of new building façade, new landscaping, and lighting at the site. Industrial uses surround the project site to the north, south, east, and west. As such, the proposed development would fit right into the fabric of the existing land used in the area.

4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the

City's Guidelines;

The Planning Staff finds that the proposed project is Categorically Exempt pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

5. The subject site is physically suitable for the type and density/intensity of use being proposed;

The Planning Staff finds that the subject site measures approximately 15,000 square feet. The proposed project will be approximately 7,518 square feet. The subject site is surrounded by industrial uses to the north, south, east and west. The project site represents an infill parcel located within an urbanized area. As such, the development would be physically suitable for the type and density/intensity of use being proposed.

6. There shall be adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare;

The Planning Staff finds that the development proposes to utilize existing infrastructure and public utilities. The surrounding area is completely developed with public access, water sanitation, and other public utilities. The use will not impede the accessibility to public access, water, sanitation, or other public utilities and services. The use will not be detrimental to public health, safety, and general welfare of the community. It is expected that the development will be required to comply with all applicable federal, state and local agency codes, laws, rules, and regulations.

7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City;

The Planning Staff finds that the proposed development is compatible in design, location, size, and operating characteristics of the general area. The

subject site is surrounded by industrial uses to the north, south, east and west. The project site represents an infill parcel located within an urbanized area. The warehouse will be subject to conditions of approval from various City departments to ensure that the use will not create significant impacts or situations. The development would not be detrimental to the public health, safety, or welfare of the City.

SECTION 3: The Planning Staff can make all seven (7) of the required findings in support of PC Resolution No. 2021-08 DP; therefore, the Planning Commission hereby approves PC Resolution No. 2021-08 DP subject to the following conditions:

CONDITIONS OF APPROVAL:

PLANNING

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, or Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.

3. The proposed project shall comply with all applicable federal, state and local agency codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Zoning, and Business License Regulations of the City of Huntington Park.

4. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

5. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.

6. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a licensed landscape architect.

8. That the operator shall obtain a valid City of Huntington Park Business License prior to commencing business operations.

9. That all doors and windows shall be coated with anti-graffiti film, as approved by the Planning Division, prior to the issuance of the City Business License.

10. That the Applicant comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicant shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

11. That this entitlement shall be subject to review for compliance with conditions of approval at the issuance at such intervals as the City Planning Commission or Community Development Director shall deem appropriate.

12. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

13. That this entitlement may be subject to additional conditions after its original issuance, upon a duly noticed public hearing item. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

14. No outdoor storage, including but not limited to, recreational vehicles, motorhomes, trailers, campervans, boats, vehicles, motorcycles, etc. shall be permitted on the property.

15. That the parking lots for the project shall not be utilized as storage.

16. Applicant shall provide a safety pedestrian mirror at the loading space area facing East 52nd Street.

17. That the parking lots cannot be subleased to any event or operation outside of the proposed warehouse operation.

18. The gate located at the east of the proposed development shall remain closed during hours of operation for vehicles and pedestrians except for emergency access for first-responders and law enforcement.

19. Applicant shall provide and maintain a minimum of two (2) loading spaces or however many parking spaces required by the Planning Commission with a minimum dimension of 10 feet in width by 25 feet in length. The loading space is required to be compliant with Title 9, Chapter 3, Article 7 (Off-street Loading Standards).

20. Vehicle loading and unloading shall occur on-site and not within any adjoining streets, alleys, nor the public right-of-way.

21. The warehouse operation shall not obstruct pedestrian or vehicular traffic in the public right-of-way.

22. The facility shall provide a trash enclosure for the refuse containers per HPMC 9-3.103.24.B. The trash enclosure(s) shall be of decorative material and have a decorative trellis.

23. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy.

24. Any proposed mechanical equipment and appurtenances, including satellite dishes, gutters, etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final building inspection.

25. The applicant shall provide a Security Plan that shall be approved by the Huntington Park Police Department which may include security personnel and other security measures.

26. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

27. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.

28. The Director of Community Development is authorized to make minor modifications to the approved plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

29. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.

30. All landscaping shall be installed and permanently maintained in compliance with HPMC Title 9, Chapter 3, Article 4 (Landscaping Standards).

31. Any driveway or public work activities require an Encroachment Permit.

32. The operation of the establishment shall be limited to those activities and elements expressly indicated on the permit application and approved by the Planning Commission. Any change in the operation, which exceeds the conditions of the approved permit, will require that a new permit application be submitted to the Planning Commission for their review and approval.

33. Noise emanating from the permittee's premises shall not be audible 50 feet or more from the property line of the premises. The permittee shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed.

34. Current occupancy loads shall be posted at all times.

35. The permittee shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the permittee. These cameras shall record video and have the capacity to store the video for a minimum of 30 days.

36. The surrounding area (exterior & parking lot) shall be illuminated during business hours, in order to make easily discernible the appearance and conduct of all people on or about the property.

37. Address should be clearly marked to the front and rear of structure.

38. Any graffiti painted or marked upon the premises, under the control of the permittee shall be removed or painted over within a reasonable amount of time not to exceed 7 calendar days

39. The Applicant shall abide to the recorded Covenant and Agreements placed on the property.

40. That the Applicant (business owner and property owner) agree in writing to the above conditions.

CODE ENFORCEMENT

41. No parking in the alleyway.

42. No off-loading trucks in the alleyway.

43. No off-loading trucks on Pacific Boulevard.

44. No double parking on Pacific Boulevard.

45. No off-loading trucks on 52nd Street.

46. No double parking on 52nd Street.

47. Trash containers must be managed on premise and not alleyway areas.

48. Landscaping on and around the building shall be maintained.

PUBLIC WORKS - ENGINEERING DIVISION

49. Provide a detailed site improvement plan for the proposed development showing details of all on-site improvements, e. g, proposed new driveways, sewer and water line connections to the new building(s), sidewalk improvements, low impact development (LID) surface runoff, truck turning radii in and out of the building through the proposed driveway on 52nd Street. In addition, street improvement plans for 52nd Street along the project frontage, and any other off-site improvements identified in the transportation assessment and accessibility analysis should be provided for the City Engineer's review and approval.

50. Water
There is an existing 6" Water Main on 52nd Street: new water service installation on existing water main; meter box location on 52nd Street, west of proposed new driveway area, is to be provided. Building & Safety Division is to confirm/approve proposed meter size upon plumbing plan review

51. Sewer
There is an existing 8" Sewer Main on the alley east of and parallel to Pacific Blvd:
The sewer map reports 2 existing sewer laterals for the identified property areas. If there is no existing sewer lateral, new sewer lateral installation on existing sewer main is to be provided.

52. Stormwater
LID (SWPPP not necessary). However, an assessment of surface runoff and any proposed remediation is to be provided.

53. Street
- Pacific Blvd and 52nd Street (approx. 138'x18.5" area) must be repaved to up to the centerline along the project frontages.
- There are a total of five (5) survey monuments existing – three (3) along Pacific Blvd and two (2) along 52nd St. These monuments must be placed back and a licensed surveyor is to record with LA County.
- All sidewalk surrounding the perimeter of the project (approx. 131 LF along 52nd St and 900 LF along Pacific Blvd) is to be removed and replaced in kind to City standards.

- Broken, raised, sunk, etc. curb & gutter (approx. 138' along 52nd St and 95' along Pacific Blvd) is to be removed and replaced in kind to City standards.
- Reconstruct the existing pedestrian corner curb ramp on the northeast corner of Pacific Blvd and 52nd Street to be ADA compliant when the adjacent sidewalk improvements are done.
- Remove all driveway approaches that are not to be utilized and restore as sidewalk to City standards.
- The proposed driveway off Pacific Blvd should be designed and constructed to the standard of a commercial driveway for City Engineer's approval.
- The STOP sign, stop bar and stop legend on the northeast corner of Pacific Blvd and 52nd Street are to be replaced/restored to City standard.
- A continental crosswalk is to be installed to City standards across 52nd Street at Pacific Blvd.

54. Traffic
The project applicant(s) is to submit a VMT Transportation Impact Assessment per CEQA and Local Accessibility Analysis prepared by a California-registered professional traffic engineer using Los Angeles County's "Transportation Impact Analysis Guidelines", dated July 23, 2020. Contact City's Traffic Engineer for additional requirements and guidelines during scoping agreement of the traffic study.

LOS ANGELES COUNTY FIRE DEPARTMENT

55. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.

56. Applicant to provide approved Fire Flow Availability Report from Los Angeles County Fire Department to ensure the Project would have adequate fire flow available before obtaining any Building Permit from City of Huntington Park.

SECTION 4: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been effected by the City Council.

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

PASSED, APPROVED, AND ADOPTED this 21st of February, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

_____

Jonathan Sanabria, Chairperson

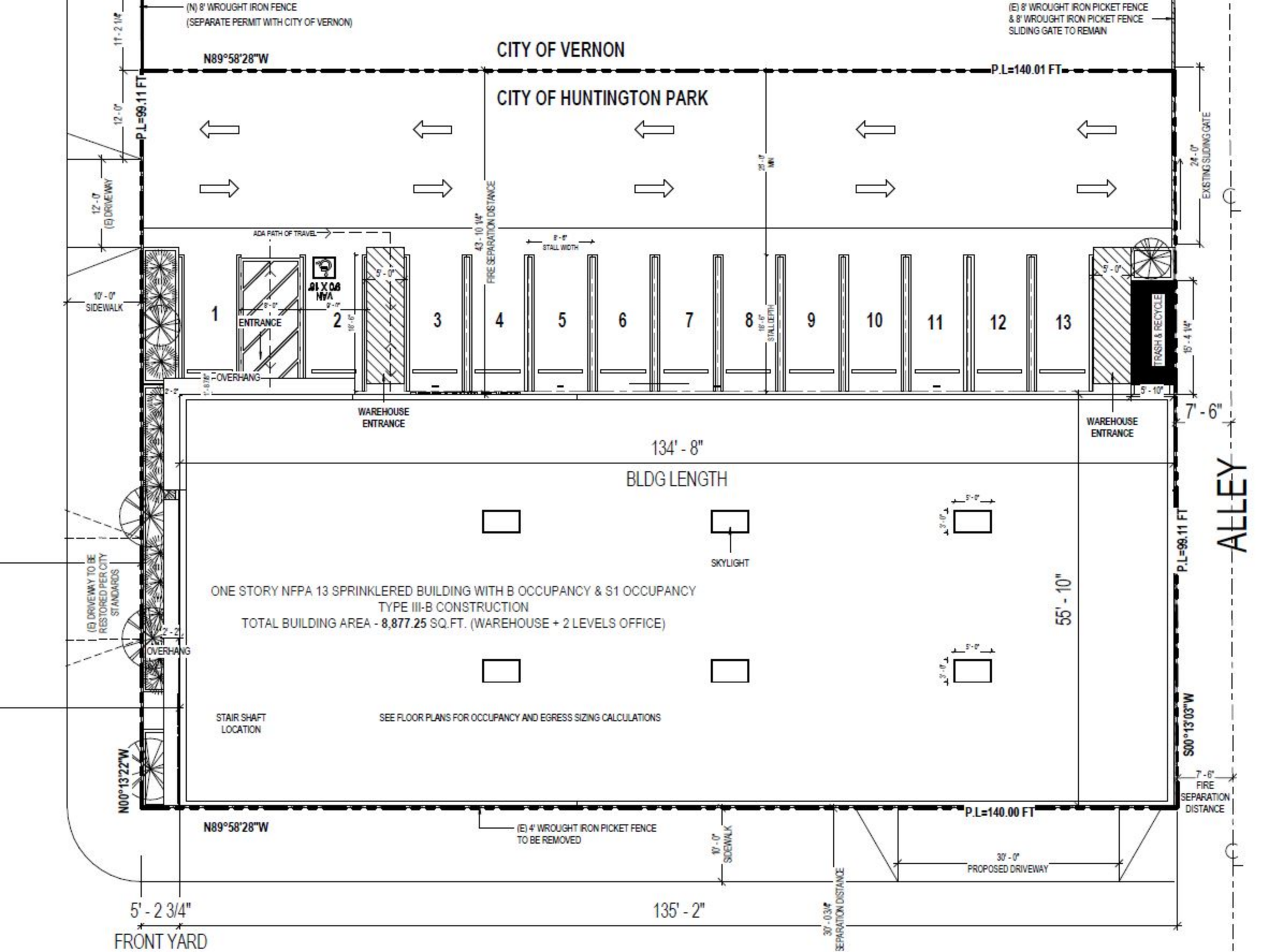
ATTEST:

_____

Steve Forster, Secretary

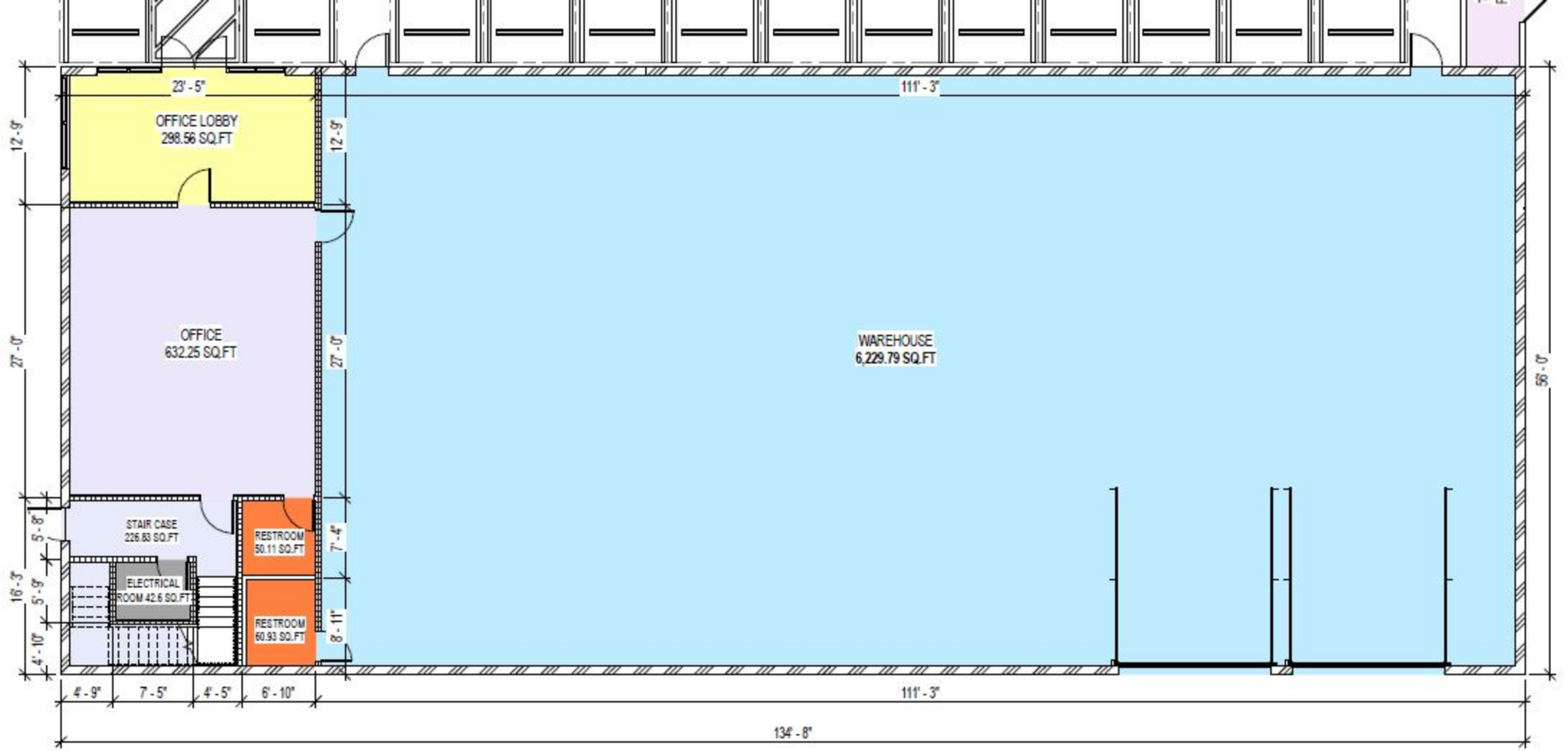
SITE PLAN

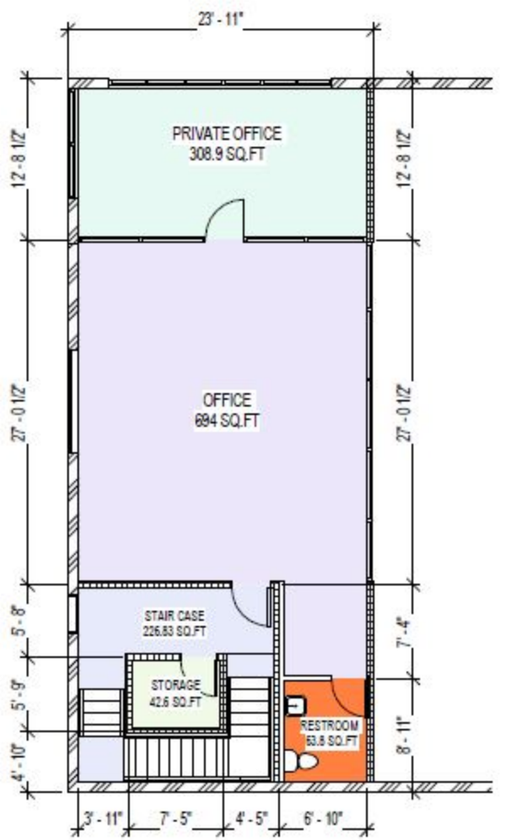
EXHIBIT B **CASE NO.** 2021-08 DP


(N) 8' WROUGHT IRON FENCE
(SEPARATE PERMIT WITH CITY OF VERNON)
(E) 8' WROUGHT IRON PICKET FENCE
& 8' WROUGHT IRON PICKET FENCE
SLIDING GATE TO REMAIN
CITY OF VERNON
CITY OF HUNTINGTON PARK
N89°58'28"W
P.L=140.01 FT
P.L=99.11 FT
12' - 0"
(E) DRIVEWAY
24' - 0"
EXISTING SLIDING GATE
ADA PATH OF TRAVEL
43 - 10 1/4"
FIRE SEPARATION DISTANCE
8' - 6"
STALL WIDTH
25' - 0"
MIN
18' - 6"
STALL DEPTH
10' - 0"
SIDEWALK
1
ENTRANCE
2
3
4
5
6
7
8
9
10
11
12
13
5' - 0"
TRASH & RECYCLE
15' - 4 1/4"
OVERHANG
5' - 10"
WAREHOUSE
ENTRANCE
7' - 6"
134' - 8"
BLDG LENGTH
SKYLIGHT
ONE STORY NFPA 13 SPRINKLERED BUILDING WITH B OCCUPANCY & S1 OCCUPANCY
TYPE III-B CONSTRUCTION
TOTAL BUILDING AREA - 8,877.25 SQ.FT. (WAREHOUSE + 2 LEVELS OFFICE)
55' - 10"
(E) DRIVEWAY TO BE
RESTORED PER CITY
STANDARDS
2' - 2"
OVERHANG
STAIR SHAFT
LOCATION
SEE FLOOR PLANS FOR OCCUPANCY AND EGRESS SIZING CALCULATIONS
N00°13'22"W
S00°13'03"W
ALLEY
7' - 6"
FIRE
SEPARATION
DISTANCE
N89°58'28"W
(E) 4' WROUGHT IRON PICKET FENCE
TO BE REMOVED
10' - 0"
SIDEWALK
30' - 0"
PROPOSED DRIVEWAY
5' - 2 3/4"
FRONT YARD
135' - 2"
30' - 0 3/4"
SEPARATION DISTANCE

FLOOR PLAN

EXHIBIT C **CASE NO.** 2021-08 DP





BUILDING AREA LEGEND

- LOBBY
- OFFICE
- RESTROOM
- SERVICES
- TRASH & RECYCLE (OUTSIDE)
- VERTICAL CIRCULATION (STAIRS)
- WAREHOUSE

AREA SCHEDULE (GROSSBUILDING AREA)

NAME	LEVEL	AREA
LEVEL 1		
WAREHOUSE	LEVEL 1	6229.79 SF
OFFICE	LEVEL 1	632.25 SF
LOBBY	LEVEL 1	298.56 SF
SERVICES	LEVEL 1	42.65 SF
RESTROOM	LEVEL 1	60.93 SF
TRASH & RECYCLE (OUTSIDE)	LEVEL 1	89.57 SF
VERTICAL CIRCULATION (STAIRS)	LEVEL 1	226.83 SF
RESTROOM	LEVEL 1	50.11 SF
LEVEL 2		
PRIVATE OFFICE	LEVEL 2	308.9 SF
OFFICE	LEVEL 2	694 SF
RESTROOM	LEVEL 2	63.8 SF
STORAGE	LEVEL 2	42.6 SF
VERTICAL CIRCULATION (STAIRS)	LEVEL 2	226.83 SF

WAREHOUSE + RESTROOM =6229.79 + 60.93 = 6,290.72 S.F.

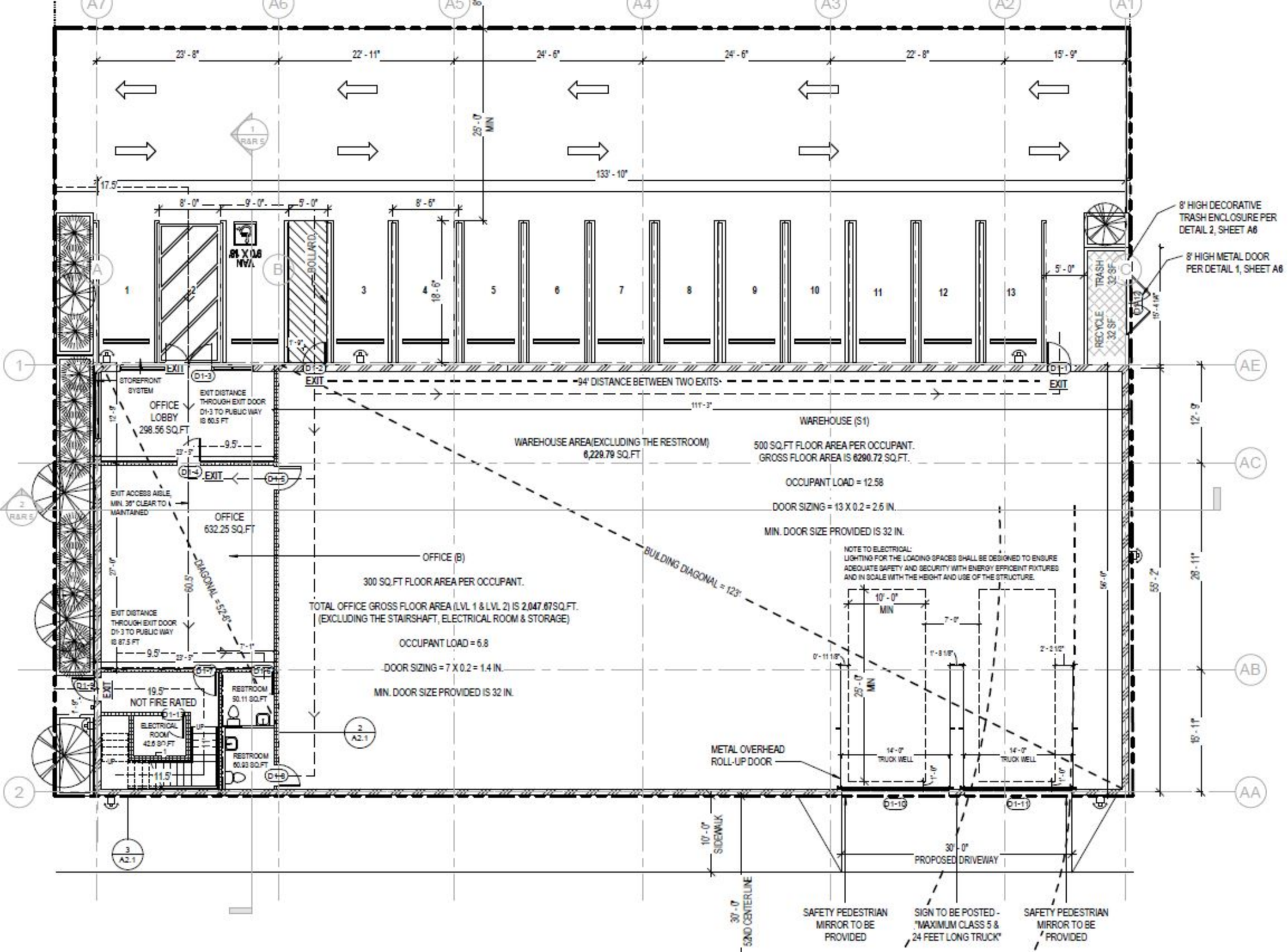
OFFICE + LOBBY + SERVICES + RESTROOM + VERTICAL CIRCULATION = 1,250.4 S.F.

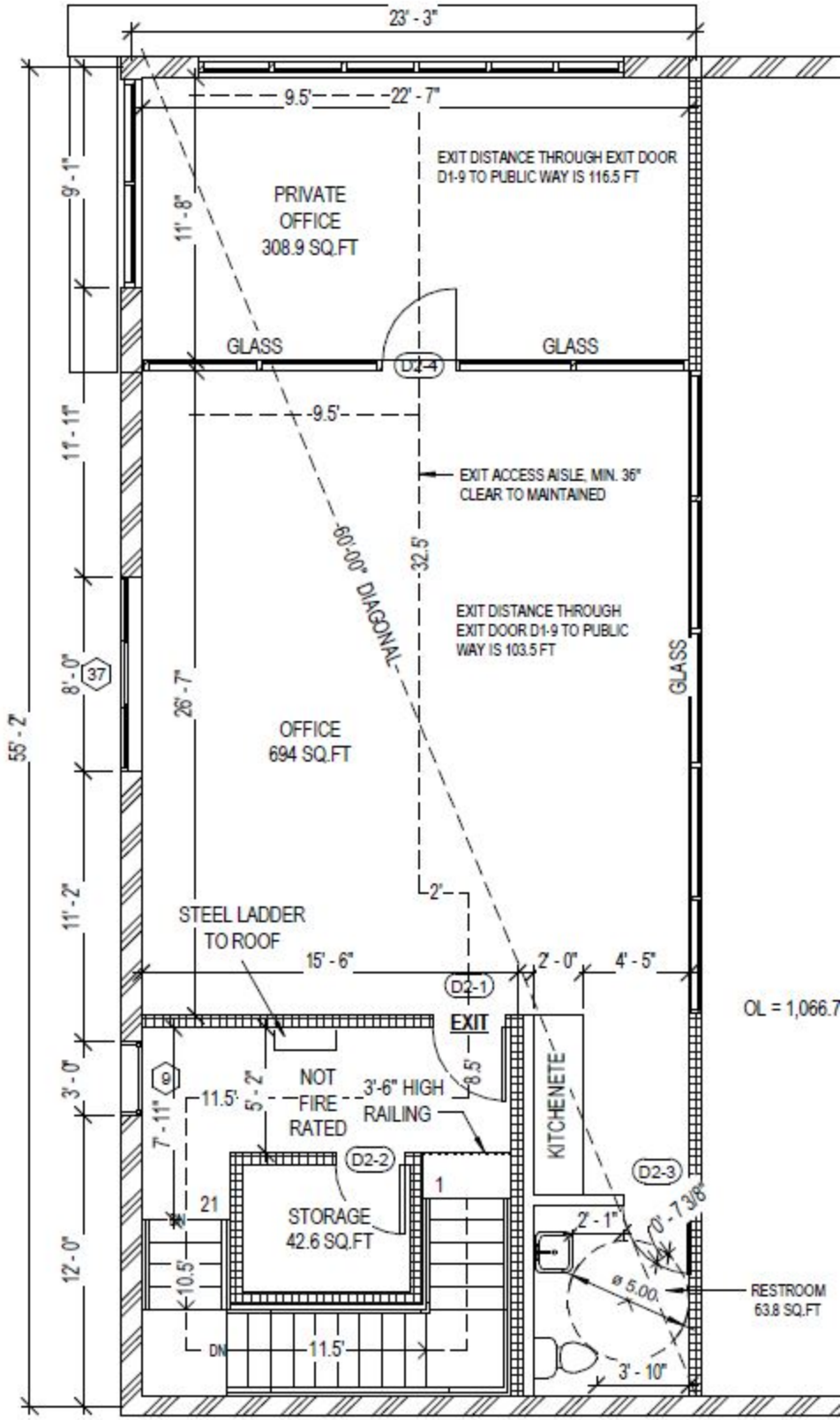
LEVEL 1 TOTAL = **7,541.12** S.F.

LEVEL 2 TOTAL = **1,336.13** S.F.

BUILDING AREA LEGEND

- OFFICE
- RESTROOM
- PRIVATE OFFICE
- STORAGE
- VERTICAL CIRCULATION (STAIRS)


A7
A6
A5
A4
A3
A2
A1
23' - 8"
22' - 11"
24' - 6"
24' - 6"
22' - 8"
15' - 9"
25' - 0" MIN
133' - 10"
17.5'
8' - 0"
9' - 0"
5' - 0"
8' - 6"
18' - 6"
5' - 0"
BOLLARD
TRASH 32 SF
RECYCLE 32 SF
8' HIGH DECORATIVE TRASH ENCLOSURE PER DETAIL 2, SHEET A6
8' HIGH METAL DOOR PER DETAIL 1, SHEET A6
STOREFRONT SYSTEM
OFFICE LOBBY 298.56 SQ.FT
EXIT DISTANCE THROUGH EXIT DOOR D1-3 TO PUBLIC WAY IS 60.5 FT
EXIT ACCESS AISLE, MIN. 36" CLEAR TO MAINTAINED
OFFICE 632.25 SQ.FT
EXIT DISTANCE THROUGH EXIT DOOR D1-3 TO PUBLIC WAY IS 87.5 FT
DIAGONAL = 52'-8"
19.5" NOT FIRE RATED
ELECTRICAL ROOM 42.6 SQ.FT
RESTROOM 50.11 SQ.FT
RESTROOM 50.93 SQ.FT
11.5'
94' DISTANCE BETWEEN TWO EXITS
111' - 3"
WAREHOUSE (S1)
WAREHOUSE AREA(EXCLUDING THE RESTROOM) 6,229.79 SQ.FT
500 SQ.FT FLOOR AREA PER OCCUPANT.
GROSS FLOOR AREA IS 6290.72 SQ.FT.
OCCUPANT LOAD = 12.58
DOOR SIZING = 13 X 0.2 = 2.6 IN.
MIN. DOOR SIZE PROVIDED IS 32 IN.
BUILDING DIAGONAL = 123'
OFFICE (B)
300 SQ.FT FLOOR AREA PER OCCUPANT.
TOTAL OFFICE GROSS FLOOR AREA (LVL 1 & LVL 2) IS 2,047.67SQ.FT. (EXCLUDING THE STAIRSHAFT, ELECTRICAL ROOM & STORAGE)
OCCUPANT LOAD = 6.8
DOOR SIZING = 7 X 0.2 = 1.4 IN.
MIN. DOOR SIZE PROVIDED IS 32 IN.
NOTE TO ELECTRICAL:
LIGHTING FOR THE LOADING SPACES SHALL BE DESIGNED TO ENSURE ADEQUATE SAFETY AND SECURITY WITH ENERGY EFFICEINT FIXTURES AND IN SCALE WITH THE HEIGHT AND USE OF THE STRUCTURE.
10' - 0" MIN
7' - 0"
25' - 0" MIN
14' - 0" TRUCK WELL
14' - 0" TRUCK WELL
METAL OVERHEAD ROLL-UP DOOR
10' - 0" SIDEWALK
30' - 0" PROPOSED DRIVEWAY
30' - 0" SAND CENTERLINE
SAFETY PEDESTRIAN MIRROR TO BE PROVIDED
SIGN TO BE POSTED - "MAXIMUM CLASS 5 & 24 FEET LONG TRUCK"
SAFETY PEDESTRIAN MIRROR TO BE PROVIDED
56'-0"
55' - 2"
28' - 11"
16' - 11"
12' - 9"
AE
AC
AB
AA
1
2
A
B
C
D1-1
D1-2
D1-3
D1-4
D1-5
D1-6
D1-7
D1-8
D1-9
D1-10
D1-11
D1-12
D1-13
EXIT
UP
1 R&R 5
2 R&R 5
2 A2.1
3 A2.1



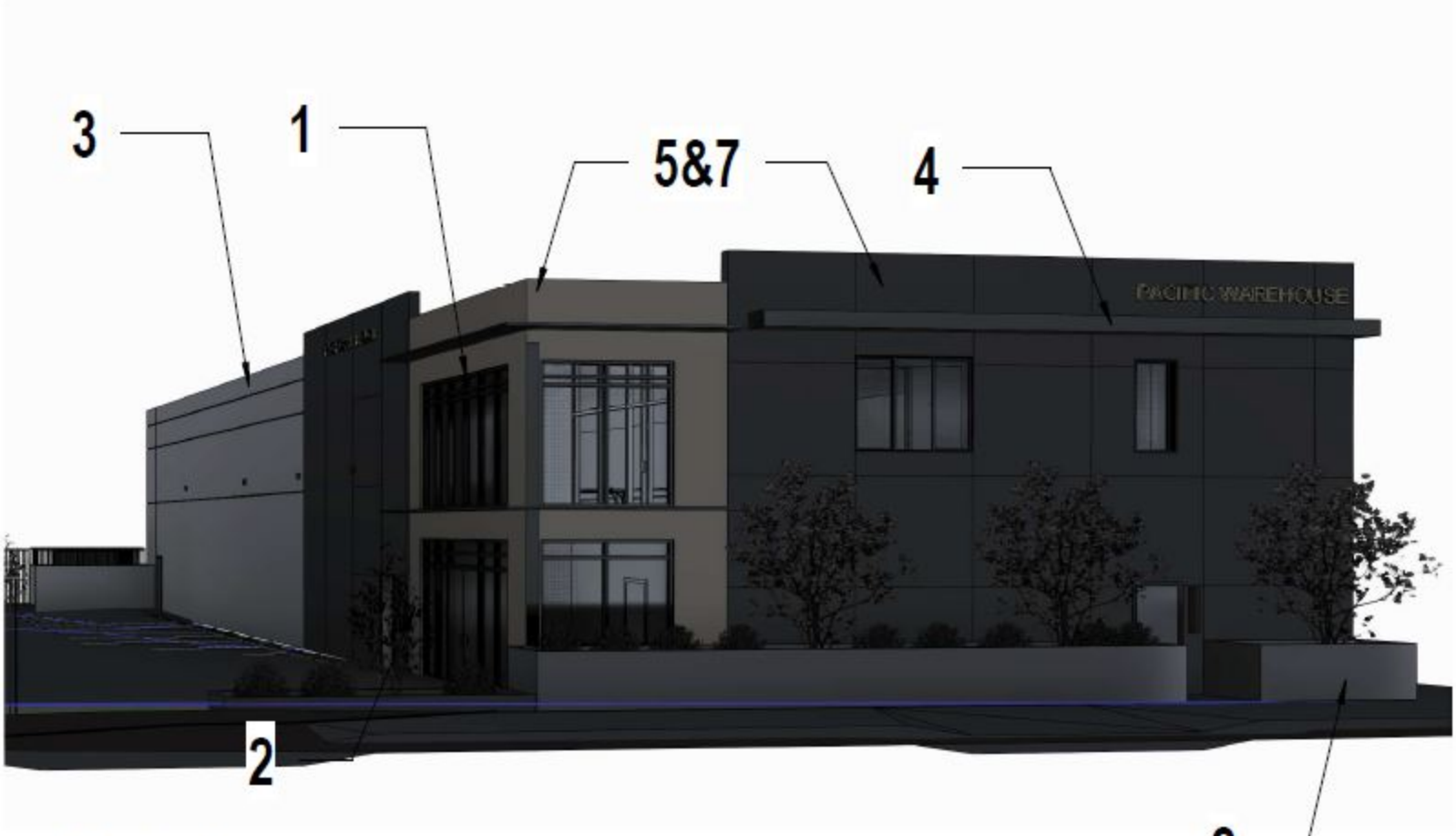
④ LEVEL 2
3/16" = 1'-0"

BUILDING ARCHITECTURAL STYLE

EXHIBIT D **CASE NO.** 2021-08 DP

PROPOSED BUILDING FEATURES:

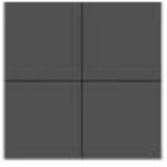
1- WINDOWS WRAPPING AROUND THE CORNER.
2- GLASS FROM FLOOR TO CEILING.
3- CLEAN MINIMAL LINES.
4- ROOF OVERHANGS.
5- MODERN AND CONVENTIONAL STRAIGHT FORWARD MATERIALS TO SHOW OFF THEIR NATURAL BEAUTY.
6- LARGE SMOOTH SHAPES AND ASYMMETRICAL COMPOSITION.
7- LIGHT GREY, DARK GREY, AND BROWN WOOD COLORS FOR THE FACADE PER THE CITY COLOR CODE REQUIRMENTS.
8- FIBERGLASS PLANTER BOXES FROM **CHANDLER** COMPANY IN LIGHT GRAY COLOR.



(3) 3D View 3

COLOR AND MATERIAL BOARD:

HARDIE PANEL VERTICAL SIDING IN **SIERRA 8** TEXTURE THAT LOOK LIKE WOOD, AND **MONTEREY TAUPE** COLOR.



HARDIE ARCHITECTURAL PANEL IN **FINE SAND-GROOVED** TEXTURE, AND **GRAY SLATE** COLOR.

CONCRETE PAINTED WITH **SILVER POLISH** COLOR FROM **BEHR (BL-W13)**

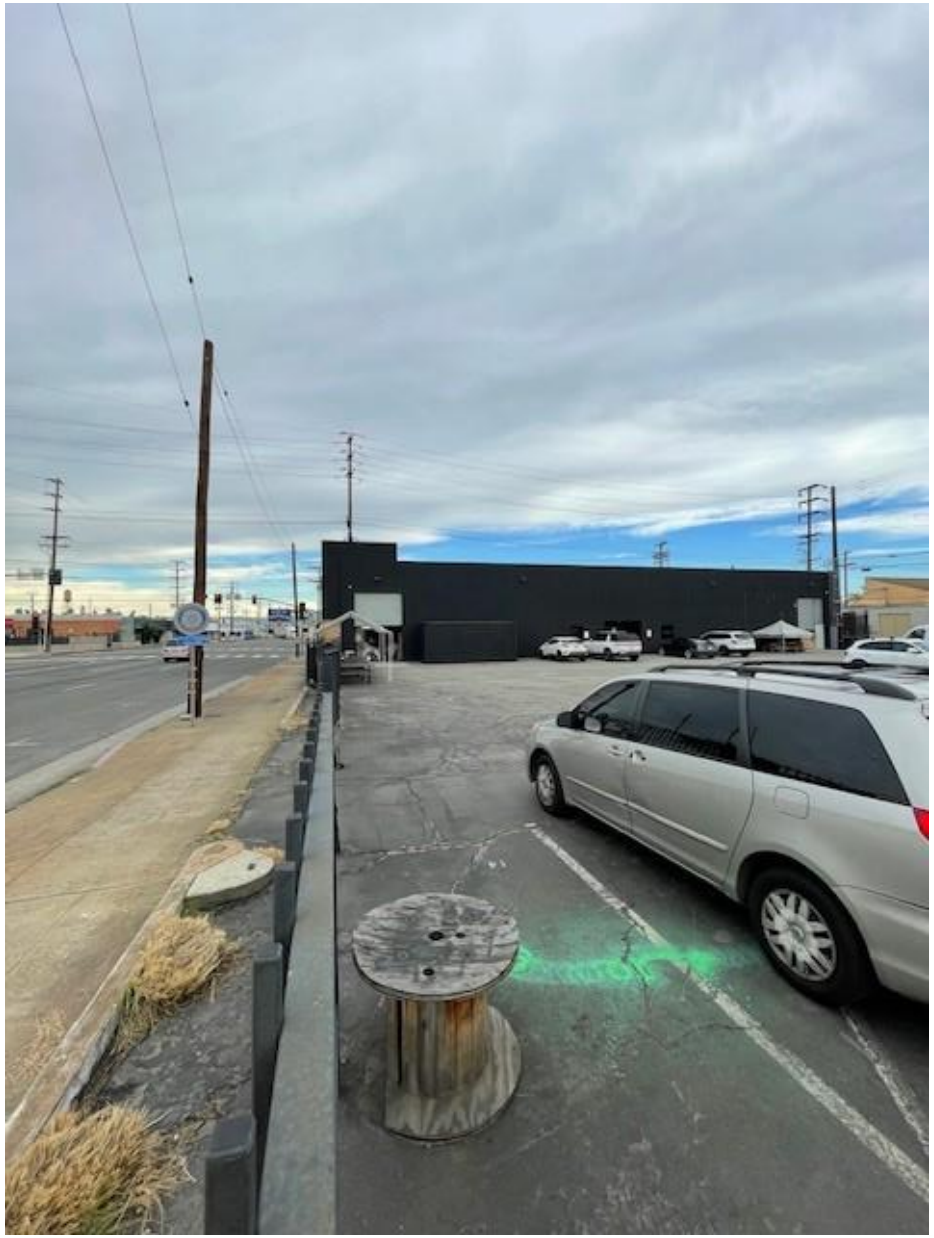
ASTRONOMICAL COLOR PAINT FROM **BEHR** (**N450-7**)


PACIFIC WAREHOUSE
PACIFIC WAREHOUSE


PACIFIC WAREHOUSE

SITE PHOTOGRAPHS – EXISTING CONDITIONS (JANUARY 2024)

EXHIBIT E **CASE NO.** 2021-08 DP



DEVELOPMENT PERMIT APPLICATION PACKET

EXHIBIT F **CASE NO.** 2021-08 DP

CITY OF HUNTINGTON PARK
Community Development Dept. • Planning Division
6550 Miles Avenue, Huntington Park, CA 90255
Tel. (323) 584-6210 • planning@huntingtonpark.org

DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

Date Filed: 11/23/21 *File No.:* DP 2021-08 *Fee/Receipt No.:* #2,810 *Initials:*

PROJECT INFORMATION

Project Address: 6309-018-009, HUNTINGTON PARK, CA 90058

General Location:

Assessors Parcel Number (APN): 6309-018-009

APPLICANT'S INFORMATION

Applicant: MOBBIL INC

Mailing Address: 11675 PICTURESQUE DR, STUDIO CITY, CA 91604

Phone 1: 310 922 1264 Phone 2: 310 562 6427 Fax:

PROPERTY OWNER'S INFORMATION

Property Owner: 5140 PACIFIC BLVD LLC

Mailing Address: 3100 E.26TH ST, VERNON, CA 90058

Phone 1: 310 623 0623 Phone 2: Fax:

PROJECT DESCRIPTION (Check as Appropriate):
Interior Improvement(s) Only ☐ Addition to Existing Structure ☐ New Structure ☑

Other Improvements (Describe):

Describe in detail the proposed development:

ONE STORY GENERAL WAREHOUSE BUILDING, TYPE III-B CONSTRUCTION

TYPE OF USE (Check as Appropriate):
☐ Residential ☐ Retail/Office ☐ Commercial ☐ Restaurant ☑ Industrial/Manufacturing

Other (Describe):

Square Footage of New Development/Addition: 9,133 SQ.FT

Total Square Footage: 9,133 SQ.FT

Lot Coverage: 63.5% Off-Street Parking Spaces Provided: 13 No. of Floors: 1

CERTIFICATE AND AFFIDAVIT OF APPLICANT: I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Behrouz Bozorgnia
Signature of Applicant

10/05/2021
Date

CITY OF HUNTINGTON PARK
Community Development Dept. • Planning Division
6550 Miles Avenue, Huntington Park, CA 90255
Tel. (323) 584-6210 • planning@huntingtonpark.org

ENVIRONMENTAL INFORMATION FORM

FOR OFFICE USE ONLY

*Date Filed:*_____ *File No.:*_____ *Fee/Receipt No.:*_____ *Initials:*_____

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):

   Name: MOBBIL INC

   Address: 11675 PICTURESQUE DR, STUDIO CITY, CA 91604

   Telephone: 310 562 6427 Fax:_____

2. **Contact Person concerning this project**:

   Name: BERKE DEMIRKAZIK

   Address: 11675 PICTURESQUE DR, STUDIO CITY, CA 91604

   Telephone: 310 922 1264 Fax:_____

3. **Address of project:** 6309-018-009, HUNTINGTON PARK, CA 90058

4. **Assessor's Parcel Number (APN):** 6309-018-009

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**

   DEVELOPMENT PERMIT

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

   None

7. **Existing Zone:** MPD

8. **Proposed use of site:** GENERAL WAREHOUSE

9. **Site size** (lot dimensions and square footage):
140'X100' = 14,011 SQ.FT

10. **Project size**:

Square feet to be added/constructed to structure(s):
9,133 SQ.FT

Total square footage of structure(s): 9,133 SQ.FT

11. **Number of floors of construction**:

Existing: NONE

Proposed: 1

12. **Parking**:

Amount required: 13

Amount provided: 13

13. **Anticipated time scheduling of project**: JANUARY, 2022

14. **Proposed phasing of development**:

15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected**:

N/A

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**

N/A

17. **If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:**

GENERAL WAREHOUSE. TWO LOADING LOCATIONS TOWARDS THE SIDE YARD, AND SCREENED FROM THE PUBLIC.

18. **If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:**

N/A

Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially Significant Impact	B) Potentially Significant Impact Unless Mitigation Incorporated	C) Less than Significant Impact	D) No Impact

AESTHETICS

19. **Would the proposed project:**

a.	Affect a scenic vista?	D
b.	Have a demonstrable negative aesthetic effect?	D
c.	Create light or glare?	D

AIR QUALITY

20. **Would the proposed project:**

a.	Affect air quality or contribute to an existing or projected air quality violation?	D
b.	Create or cause smoke, ash, or fumes in the vicinity?	D
c.	Create objectionable odors?	D

BIOLOGICAL RESOURCES

21. Would the proposed project:

a. Remove of any existing trees or landscaping? D

CULTURAL RESOURCES:

22. Would the proposed project:

a. Affect historical resources? D

b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values? D

GEOLOGY AND SOILS

23. Would the proposed project:

a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill? D

b. Be located on expansive soils? D

c. Result in unique geologic or physical features? D

HAZARDS

24. Would the proposed project:

a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? D

b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? D

c. The creation of any health hazard or potential health hazard? D

d. Exposure of people to existing sources of potential health hazards? D

HYDROLOGY AND WATER QUALITY

25. Would the proposed project:

a. Change water drainage patterns? D

b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities? D

c. Impact groundwater quality? D

d. Substantially reduce the amount of groundwater otherwise available for public water supplies? D

LAND USE AND PLANNING

26. Would the proposed project:

a. Conflict with the Zoning or General Plan designation? D

b. Be incompatible with existing land use in the vicinity? D

c. Disrupt or divide the physical arrangement of an established community? D

MINERAL AND ENERGY RESOURCES

27. Would the proposed project:

a. Conflict with the conservation of water? D

b. Use non-renewable resources in a wasteful and/or inefficient manner? D

c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? D

NOISE

28. Would the proposed project result in:

a. Increase to existing noise levels? D

b. Exposure of people to severe noise levels? D

POPULATION AND HOUSING

29. Would the proposed project:

a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? D

b. Displace existing housing, especially affordable housing? D

PUBLIC SERVICES

30. Would the proposal result in a need for new or altered government services for any of the following public services:

a. Fire protection? D

b. Police protection? D

c. Schools? D

d. Maintenance of public facilities, including roads? D

e. Other governmental services? D

RECREATION

31. Would the proposed project:

a. Increase the demand for neighborhood or regional parks or other recreational facilities? D

b. Affect existing recreational opportunities? D

TRANSPORTATION AND TRAFFIC

32. Would the proposed project:

a. Increase vehicle trips or traffic congestion? D

b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D

c. Inadequate access to nearby uses? D

d. Insufficient on-site parking capacity? D

e. Hazards or barriers for pedestrians or bicyclists? D

UTILITIES AND SERVICE SYSTEMS

33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:

a. Power or natural gas? D

b. Communications systems? D

c. Local or regional water treatment or distribution facilities? D

d. Sewer or septic tanks? D

e. Storm water drainage? D

f. Solid waste disposal? D

g. Local or regional water supplies? D

34. **Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.**

THE SITE IS VACANT.

35. **Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).**

NEW GENERAL WAREHOUSE DEVELOPMENT. PROPOSED HEIGHT IS 24'-0", PRIMARY FRONTAGE ON PACIFIC BLVD WITH STOREFRONT GLAZING AND GRAY COLOR TONES PER THE CITY COLOR ORDINANCE.
CAR PARKING ON THE SOUTH EAST SIDE YARD.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Behrouz Bozorgnia

Applicant (Signature)

10/05/2021

Date

TRANSPORTATION ASSESSMENT

EXHIBIT G **CASE NO.** 2021-08 DP

AIR QUALITY, GREENHOUSE GAS, AND NOISE STUDY

EXHIBIT H **CASE NO.** 2021-08 DP

GEOTECHNICAL ENGINEERING REPORT

EXHIBIT I **CASE NO.** 2021-08 DP

UNIVERSAL
ENGINEERING SCIENCES

Geotechnical Engineering Report

Proposed Warehouse Building
APN 6309-018-009
Huntington Park, California 90058

Prepared for:
Mobbil Inc.
11675 Pictureseque Dr.
Studio City, CA 91604

August 16, 2021

Project No.: 4230.2100013.0000

August 16, 2021
Project No. 4230.2100013.0000

Mr. Behrouz Bozorgnia
MOBBIL, INC.
1557 Westwood Blvd, #145
Los Angeles, CA

Subject: Geotechnical Engineering Report
Proposed Warehouse Building
APN 6309-018-009
Huntington Park, California 90058

Dear Mr. Bozorgnia:

In accordance with your request and authorization, we are presenting the results of our geotechnical investigation for the proposed project located at APN 6309-018-009, in the City of Huntington Park, California. The purpose of this investigation has been to evaluate the subsurface conditions at the site and to provide geotechnical engineering recommendations for the proposed construction.

Based on our findings, the proposed project is geotechnically feasible, provided that the recommendations in this report are incorporated into the design and are implemented during construction of the project. This report was prepared in accordance with the requirements of the 2019 California Building Code and City of Huntington Park.

We appreciate the opportunity to be of service on this project. Should you have any questions regarding this report or if we can be of further service, please do not hesitate to contact the undersigned.

Respectfully submitted,

Nadim Sunna, MS, PE, GE 3172
Senior Geotechnical Engineer

Universal Engineering Sciences

Distribution: PDF document via email

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Appendices

1. INTRODUCTION

This report presents the results of our geotechnical engineering evaluation performed for the proposed warehouse building located at APN 6309-018-009, in the City of Huntington Park, California. (Figure 1, Site Location Map). The purpose of this study has been to evaluate the subsurface conditions at the site and to provide geotechnical recommendations related to the design and construction of the proposed structures.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The project site is located at APN 6309-018-009, in the City of Huntington Park, California as shown on Figure 1. The site is bound by Fruitland Avenue on the north, existing parking lot on the south, existing commercial building on the east, and Pacific Boulevard on the south.

It is our understanding that the project consists of construction of an approximately 6,430 square feet warehouse building with associated parking lot and site improvements. Detailed plans were not available during the preparation of this report; thus this report is subject to change based on final plans.

UES should review the final grading and foundation plans for conformance with this report.

3. SCOPE OF WORK

To prepare this report, we have performed the following tasks:

3.1. Literature Review

We reviewed readily available background data including in-house geophysical data, geologic maps, topographic maps, and aerial photographs relevant to the subject site in preparation of this report. The list of documents reviewed is presented in the “References” section of this report.

3.2. Field Exploration

The field exploration, consisting of two 8-inch-diameter exploratory borings, was conducted at the site on April 27, 2021. The borings were advanced to a maximum depth of 51.5 feet below the existing grade. The drilling operation was performed using a hollow-stem auger drill rig. The borings were backfilled with the soil cuttings at the end of field exploration.

The approximate locations of the borings are shown on Figure 2 – Site Plan and Boring Location Plan. Detailed exploration information of soils borings is presented in Appendix A, Field Exploration.

3.3. Geotechnical Laboratory Testing

Laboratory tests were performed on selected samples obtained from the borings in order to aid in the soil classification and to evaluate the engineering properties of the foundation soils. Laboratory tests included in-situ moisture and density, maximum density and optimum moisture content, #200 sieve wash, and direct shear tests. The detailed laboratory test results are presented in Appendix B.

3.4. Engineering Analyses and Report Preparation

We compiled and analyzed the data collected from our site reconnaissance, subsurface evaluation, and laboratory testing, and prepared this report to present our conclusions and recommendations, including:

- Evaluation of general subsurface conditions and description of types, distribution, and engineering characteristics of subsurface materials
- Evaluation of site-specific seismic design parameters in accordance with 2019 California Building Code, utilizing the exception of ASCE Chapter 11.
- Evaluation of current and historical groundwater conditions at the site and potential impact on the existing structures and site development
- Evaluation of project feasibility and suitability of on-site soils for foundation support
- Evaluation of foundation design parameters including soil bearing capacity, lateral resistance, friction coefficient, and seismic considerations
- Evaluation of the potential for the on-site materials to corrode buried concrete and metals

4. SITE GEOLOGY AND SUBSURFACE CONDITIONS

4.1. Regional Geologic Setting

According to the geologic map of the Long Beach Quadrangle (Jennings, C.W., 1962), the project site is underlain by alluvial deposits that typically comprise gravel, sand, and silt.

4.2. Subsurface Earth Materials

Earth materials encountered during our subsurface investigation shows that One geologic unit was encountered in our exploration, Quaternary alluvium (Qf). In general, the alluvium consisted of silty sand, sand with silt, silty clayey sand, and sand with gravel.

4.3. Groundwater

Groundwater was not encountered within the deepest exploratory boring at a depth of approximately 51.5 feet below the existing grade. Based on our review of available groundwater data, we note that the historic high groundwater is situated at a depth of approximately 25 feet below the existing grade. Groundwater conditions may vary across the site due to stratigraphic and hydrologic conditions and may change over time as a

consequence of seasonal and meteorological fluctuations, or of activities by humans at this and nearby sites.

4.4. Rippability

Based on our subsurface exploration of the site, the near-surface materials should be generally excavatable with heavy-duty earthwork equipment in good working condition.

4.5. Caving Potential

In general, the near surface loose to medium dense sandy soils have a moderate potential for caving. We recommend that the geotechnical engineer should be notified immediately if severe caving conditions are encountered during excavations to provide further mitigation recommendations.

4.6. Expansive Soils

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Based on our evaluation and experience with nearby projects, the onsite soils encountered near the ground surface exhibits “very low” expansion potential.

5. GEOLOGIC HAZARDS AND SEISMIC DESIGN CONSIDERATIONS

5.1. Surface Fault Rupture

The subject site is not located within a State of California Alquist-Priolo Earthquake Fault Zone (formerly known as a Special Studies Zone) (Hart and Bryant, 1997). It is our opinion that the likelihood of fault rupture occurring at the site during the design life of the proposed improvements is low.

5.2. Liquefaction and Seismic Settlement Potential

Liquefaction occurs when the pore pressures generated within a soil mass approach the effective overburden pressure. Liquefaction of soils may be caused by cyclic loading such as that imposed by ground shaking during earthquakes. The increase in pore pressure results in a loss of strength, and the soil then can undergo both horizontal and vertical movements, depending on the site conditions. Other phenomena associated with soil liquefaction include sand boils, ground oscillation, and loss of foundation bearing capacity. Liquefaction is generally known to occur in loose, saturated, relatively clean, fine-grained cohesionless soils at depths shallower than approximately 50 feet. Factors to consider in the evaluation of soil liquefaction potential include groundwater conditions, soil type, grain size distribution, relative density, degree of saturation, and both the intensity and duration of ground motion.

The current standard of practice, as outlined in the “Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California” and “Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California” requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained,

primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

A review of the State of California Seismic Hazard Zone Map for the South Gate Quadrangle (CDMG, 1999) indicate the site is located within an area identified as having a potential for liquefaction. Groundwater was not encountered during our subsurface exploration to a maximum depth of 51.5 feet below the existing grade. The reported historical high groundwater elevation is between approximately 20 and 30 feet below the existing grade. As a result, we have performed a liquefaction analysis using PGA_M (0.85g), an earthquake magnitude of 6.8, and a historic groundwater depth of 25 feet below the existing grade.

Based on our liquefaction analysis, seismically-induced ground settlement is estimated to be ½ inch, with differential settlement estimated to be ¼ inch over a span of 30 feet. Our liquefaction analysis is presented within Appendix C of this report.

5.3. Landslides

Based on our review of the referenced geologic maps, literature, topographic maps, aerial photographs, and our subsurface evaluation, no landslides or related features underlie or are adjacent to the subject site. Due to the relatively level and limited gradient changes of the site and surrounding areas, the potential for landslides at the project site is considered negligible.

5.4. Flooding

The Federal Emergency Management Agency (FEMA) has prepared flood insurance rate maps (FIRMs) for use in administering the National Flood Insurance Program. Based on our review of the FEMA (2008) flood map, the site is located with an Area of Minimal Flood Hazard (Zone X).

5.5. Tsunamis and Seiches

Tsunamis are waves generated by massive landslides near or under sea water. The site is not located on any State of California – County of Los Angeles Tsunami Inundation Map for Emergency Planning. The potential for the site to be adversely impacted by earthquake-induced tsunamis is considered to be negligible because the site is located several miles inland from the Pacific Ocean shore, at an elevation exceeding the maximum height of potential tsunami inundation.

Seiches are standing wave oscillations of an enclosed water body after the original driving force has dissipated. The potential for the site to be adversely impacted by earthquake-induced seiches is considered to be negligible due to the lack of any significant enclosed bodies of water located in the vicinity of the site.

5.6. Seismic Design Parameters

Our recommendations for seismic design parameters have been developed in accordance with 2019 CBC and ASCE 7-16 (ASCE, 2016) standards. The applicable site class is D based on the results of our field investigation. Table A: 2019 California Building Code Design Parameters presents the seismic design parameters for the site in accordance with 2019 CBC.

Table A: 2019 California Building Code Design Parameters

Design Parameters	Value
Site Class	D
Mapped Spectral Acceleration Parameter at Period of 0.2-Second, S_s	1.815 g
Mapped Spectral Acceleration Parameter at Period 1-Second, S_1	0.645 g
Site Coefficient, F_a	1.0
Site Coefficient, F_v	1.7
Adjusted MCE_R Spectral Response Acceleration Parameter at Short Period, S_{MS}	1.815 g
1-Second Period Adjusted MCE_R[1] Spectral Response Acceleration Parameter, S_{M1}	1.100 g
Short Period Design Spectral Response Acceleration Parameter, S_{DS}	1.210 g
1-Second Period Design Spectral Response Acceleration Parameter, S_{D1}	0.733 g
Peak Ground Acceleration, PGA_M	0.853g
Seismic Design Category	D

Notes: [1] long period coefficient (Fv) of 1.7 may be utilized for calculation of Ts, provided that the value of the Seismic Response Coefficient (Cs) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to 1.5Ts, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than 1.5Ts and less than or equal to TL or Equation 12.8-4 forT greater than TL.

6. GEOTECHNICAL ENGINEERING RECOMMENDATIONS

6.1. General Considerations

Based on the results of our field exploration and engineering analyses, it is our opinion that the proposed development is feasible from a geotechnical standpoint, provided that the recommendations in this report are incorporated into the design plans and are implemented during construction.

The following is a summary of the geotechnical considerations for this project:

- Groundwater was not encountered during subsurface investigation, and it is not expected to impact the proposed development.
- The site is subject to liquefaction and associated liquefaction settlement of ½ inch with a differential settlement of ¼ inch over a span of 30 feet.
- The potential for landslide, flooding, tsunami and seiches to impact the proposed improvement is considered low.

- The site is not located within an AP Zone, however, it is subject to intense ground shaking during a seismic event. The near surface soils are expected to exhibit a very low expansion potential.

- The onsite near-surface soils are expected to exhibit a very low expansion potential.

- Due to the loose nature of the near-surface artificial fill material, we recommend that new building foundations be supported on 2 feet of engineered fill.

Our geotechnical engineering analyses performed for this report were based on the earth materials encountered during the subsurface exploration for the site. If the design substantially changes, then our geotechnical engineering recommendations would be subject to revision based on our evaluation of the changes. The following sections present our conclusions and recommendations pertaining to the engineering design for this project.

6.2. Site Preparation and Earthwork

In general, earthwork should be performed in accordance with the recommendations presented in this report. UES should be contacted for questions regarding the recommendations or guidelines presented herein.

6.2.1. General Grading Recommendations

Site preparation should begin with the removal of utility lines, asphalt, concrete, vegetation, and other deleterious debris from areas to be graded. Tree stumps and roots should be removed to such a depth that organic material is generally not present. Clearing and grubbing should extend to the outside edges of the proposed excavation and fill areas. We recommend that unsuitable materials such as organic matter or oversized material be selectively removed and disposed offsite. The debris and unsuitable material generated during clearing and grubbing should be removed from areas to be graded and disposed at a legal dump site away from the project area.

6.2.2. Overexcavation

To prepare a relatively uniform support for foundation, overexcavation should be at least 4 feet below the existing surface, or 2 feet below the proposed bottom of foundation, whichever is deeper. The lateral extent of the overexcavation should be at least 4 feet beyond the edge of the future footings, where space is available. Deeper excavations may be required in areas where soft, saturated, or unsuitable materials, for example, tree root balls or undocumented fill are encountered.

Pavement and/or sidewalk areas should be over-excavated to a depth of at least 12 inches below the bottom of the pavement section (i.e., aggregate base) whichever is lower. Deeper removals may be required in areas where soft, saturated, or unsuitable materials are encountered.

For trash enclosure and site walls foundations, we recommend an excavation of at least 12 inches below the bottom of the footing.

The extent and depths of removal should be evaluated by soil engineer in the field based on the materials exposed. Additional removals may be recommended if loose or soft soils are exposed during grading.

6.2.3. Materials for Fill

On-site soils are suitable to be reused for compaction effort. However, the underlying alluvium with an organic content of less than 3 percent by volume (or 1 percent by weight) are suitable for use as fill. Soil material to be used as fill should not contain contaminated materials, rocks, or lumps over 4 inches in largest dimension, and not more than 40 percent larger than ¾ inch. Utility trench backfill material should not contain rocks or lumps over 3 inches in largest dimension. Larger chunks, if generated during excavation, may be broken into acceptably sized pieces or may be disposed offsite.

Any imported fill material should consist of granular soil having a “very low” expansion potential (that is, expansion index of 20 or less). Import material should also have low corrosion potential (that is, chloride content less than 500 parts per million [ppm], soluble sulfate content of less than 0.1 percent, and pH of 5.5 or higher). Materials to be used as fill should be evaluated by UES prior to importing or filling.

6.2.4. Compacted Fill

Prior to placement of compacted fill, the contractor should request an evaluation of the exposed excavation bottom by UES. Unless otherwise recommended, the exposed ground surface should then be scarified to a depth of approximately 6 inches and watered or dried, as needed, to achieve generally consistent moisture contents near optimum moisture content. The scarified materials should then be compacted to 90 percent relative compaction in accordance with the latest version of ASTM Test Method D1557.

Compacted fill should be placed in horizontal lifts of approximately 6 to 8 inches in loose thickness. Prior to compaction, each lift should be watered or dried as needed to achieve near optimum moisture condition, mixed, and then compacted by mechanical methods, using sheepsfoot rollers, multiple-wheel pneumatic-tired rollers, or other appropriate compacting rollers, to a relative compaction of 90 percent as evaluated by ASTM D1557. Successive lifts should be treated in a like manner until the desired finished grades are achieved. Within pavement areas, the upper 12-inches of subgrade soil should be compacted to 95 percent relative compaction evaluated by ASTM D1557.

6.2.5. Temporary Excavations

Temporary excavations for the demolition, earthwork, footings, retaining walls and utility trenches are expected to be up to 4 feet in height. Due to relatively loose condition of the near-surface onsite soils, temporary, unsurcharged excavation sides should be sloped no steeper than an inclination of 1.5H:1V (horizontal:vertical). Where sloped excavations are created, the tops of the slopes should be barricaded so that vehicles and storage loads do not encroach within 10 feet of the top of the excavated slopes. A greater setback may be necessary when considering heavy vehicles, such as concrete trucks and cranes. UES should be advised of such heavy vehicle loadings so that specific setback requirements can be established. If the temporary construction slopes are to be maintained during the rainy season, berms are recommended to be graded along the tops of the slopes in order to prevent runoff water from entering the excavation and eroding the slope faces.

UES should observe the excavations so that any necessary modifications based on variations in the encountered soil conditions can be made. All applicable safety requirements and regulations, including CalOSHA requirements, should be met.

6.3. Foundation Recommendations

A shallow foundation system may be used for support of the proposed building, provided that all the footings are placed on engineered fill prepared as described in the "Overexcavation" section of this report.

Our geotechnical foundation design parameters are presented in Table B: Geotechnical Design Parameters for Foundation, below.

Table B: Geotechnical Design Parameters for Foundation

Design Parameters	Values
Bearing Material	• Engineering Fill • See Overexcavation section of this report.
Minimum Footing Dimensions	• At least 18 inches in width and at least 24 inches in depth.
Allowable Bearing Pressure	• An allowable bearing capacity of 2,000 psf may be used for the design of foundations found on engineered fill. The bearing capacity increases 300 psf per additional width and 700 psf per additional depth to a maximum of 3,000 psf. • For miscellaneous and lightly-loaded auxiliary foundations such as trash enclosures, an allowable bearing pressure of 1,500 pounds per square foot (psf) can be used. • The allowable bearing values may be increased by one-third for transient loads from wind or earthquake.
Estimated Static Settlement	• Less than 1 inches total settlement with differential settlement estimated to be less than 0.5 inch over 30 feet. • The static settlement of the foundation system is expected to occur on initial application of loading.
Estimated Seismic Settlement	½ inch total with a differential settlement estimated to be ¼ inch over 30 feet.
Allowable Coefficient of Friction Below Footings	0.35
Allowable Passive Resistance	250 pcf (equivalent fluid pressure) Maximum allowable of 2,500 psf

As mentioned above, the structural building loads are not provided to us at this time and since the settlement criteria might control the design, the allowable bearing pressure for the mat foundation will be revisited for the final design once loading data becomes available.

6.4. Concrete Slab-On-Grade

At minimum the building slab-on-grade should be at least 6 inches in thickness and should be reinforcement with a minimum of No. 4 bars spaced at 18 inches on-center. Final design of the slab should be provided by the project structural engineer.

All concrete slabs-on-grade should be supported on vapor retarder. The design of the slab and the installation of the vapor retarder should comply with the most recent revisions of ASTM E 1643 and ASTM E 1745. The vapor retarder should comply with ASTM E 1745 Class A requirements. At minimum, the vapor retarder should consists of 10 mil Stegowrap or equivalent.

Where a vapor retarder is used, a low-slump concrete should be used to minimize possible curling of the slabs. Sand above the vapor retarder is outside of UES purview and should be in accordance with the structural engineer's recommendation.

UES does not practice in the field of moisture vapor transmission evaluation and mitigation. Therefore, it is recommended that a qualified consultant be engaged to evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. The qualified consultant should provide recommendations for mitigation of potential adverse impacts of moisture vapor transmission on various components of the structure. Where dampness would be objectionable, it is recommended that the floor slabs should be waterproofed. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection for concrete slabs-on-grade.

The recommendations presented above are intended to reduce the potential for cracking of slabs; however, even with the incorporation of the recommendations presented herein, slabs may still exhibit some cracking. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics.

6.5. Flexible Pavement Design

Our pavement structural design is in accordance with Chapter 600 of the Caltrans Highway Design Manual, which is based on a relationship between the gravel equivalent (GE) of the pavement structural materials, the traffic index (TI), and the R-value of the underlying subgrade soil.

Based on an assumed R-value of 10, an assumed TI's of 4, 5.5 and 7, we have determined the minimum structural sections as provided within Table C below. The assumed R-value should be verified during rough grading by UES prior to placement of the aggregate base.

Table C – Recommended Minimum HMA and Base Section Thicknesses

Location	Parking Stalls	Drive Aisle	Firelane / Truck Driveway
Traffic Index	**4.0**	**5.5**	**7.0**
HMA Thickness (in)	4.0	4.0	6.0
Aggregate Base Thickness (in)	4.0	9.0	10.0

Prior to construction of the pavement sections provided above, the subgrade for the proposed pavement should be moisture conditioned to a depth of 12 inches and compacted to achieve 95 percent. The aggregate base section should then be placed, moisture conditioned to near optimum moisture content and compacted to achieve 95 percent relative compaction. The HMA section should be in accordance with the City of Huntington Park requirements and should be compacted to 95 percent relative compaction.

A representative of UES should be onsite to observe and test the subgrade, base and HMA sections.

6.6. Drainage Control

Proper surface drainage is critical to the future performance of the project. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the designed engineering properties. Proper site drainage should be always maintained. All site drainage, with the exception of any required to disposed of onsite by stormwater regulations, should be collected and transferred to the street in non-erosive drainage devices.

The proposed structure should be provided with roof drainage. Discharge from downspouts, roof drains and scuppers should not be permitted on unprotected soils within five feet of the building perimeter. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage should not be allowed to flow uncontrolled over any descending slope. Planters which are located within a distance equal to the depth of a retaining wall should be sealed to prevent moisture adversely affecting the wall. Planters which are located within five feet of a foundation should be sealed to prevent moisture affecting the earth materials supporting the foundation.

7. DESIGN REVIEW AND CONSTRUCTION MONITORING

Geotechnical review of plans and specifications is of paramount importance in engineering practice. The poor performance of many structures has been attributed to inadequate geotechnical review of construction documents. Additionally, observation of excavations will be important to the performance of the proposed development. The following sections present our recommendations relative to the review of construction documents and the monitoring of construction activities.

7.1. Plans and Specifications

The design plans and specifications should be reviewed by UES prior to bidding and construction, as the geotechnical recommendations may need to be reevaluated in the light of the actual design configuration and loads. This review is necessary to evaluate whether the recommendations contained in this report and future reports have been properly incorporated into the project plans and specifications. Based on the work already performed, this office is best qualified to provide such review.

7.2. Construction Monitoring

Site preparation, removal of unsuitable soils, assessment of imported fill materials, fill placement, foundation installation, and other site grading operations should be observed and tested. The substrata exposed during the construction may differ from that encountered in the test excavations. Continuous observation by a representative of UES during construction allows for evaluation of the soil conditions as they are encountered and allows the opportunity to recommend appropriate revisions where necessary.

The project engineer should be notified prior to exposure of subgrades. It is critically important that the engineer be provided with an opportunity to observe all exposed subgrades prior to burial or covering.

8. LIMITATIONS

The recommendations and opinions expressed in this report are based on information obtained from our field exploration for the site. In the event that any of our recommendations conflict with recommendations provided by other design professionals, we should be contacted to aid in resolving the discrepancy.

Due to the limited nature of our field explorations, conditions not observed and described in this report may be present on the site. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation and laboratory testing can be performed upon request. It should be understood that conditions different from those anticipated in this report may be encountered during excavation operations, for example, the presence of unsuitable soil, and that additional effort may be required to mitigate them.

Site conditions, including groundwater elevation, can change with time as a result of natural processes or the activities of man at the subject site or at nearby sites. Changes to the applicable laws, regulations, codes, and standards of practice may occur as a result of government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which UES has no control.

UES's recommendations for this site are, to a high degree, dependent upon appropriate quality control of foundation construction. Accordingly, the recommendations are made contingent upon the opportunity for UES to observe foundation excavations for the proposed construction. If parties other than UES are engaged to provide such services, such parties must be notified that they will be required to assume complete responsibility as the geotechnical engineer of record and the engineering geologist of record for the geotechnical phase of the project by concurring with the recommendations in this report and/or by providing alternative recommendations.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. UES should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document.

This report has been prepared for the exclusive use by the client and its agents for specific application to the proposed design and construction of the project described herein. Any party other than the client who wishes to use this report for an adjacent or nearby project, shall notify UES of such intended use. Land use, site conditions, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of this report and the nature of the project, UES may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the client or any other party will release UES from any liability resulting from the use of this report by any unauthorized party.

UES has endeavored to perform its evaluation using the degree of care and skill ordinarily exercised under similar circumstances by reputable geotechnical professionals with experience in this area in similar soil conditions. No other warranty, either expressed or implied, is made as to the conclusions and recommendations contained in this report.

9. SELECTED REFERENCES

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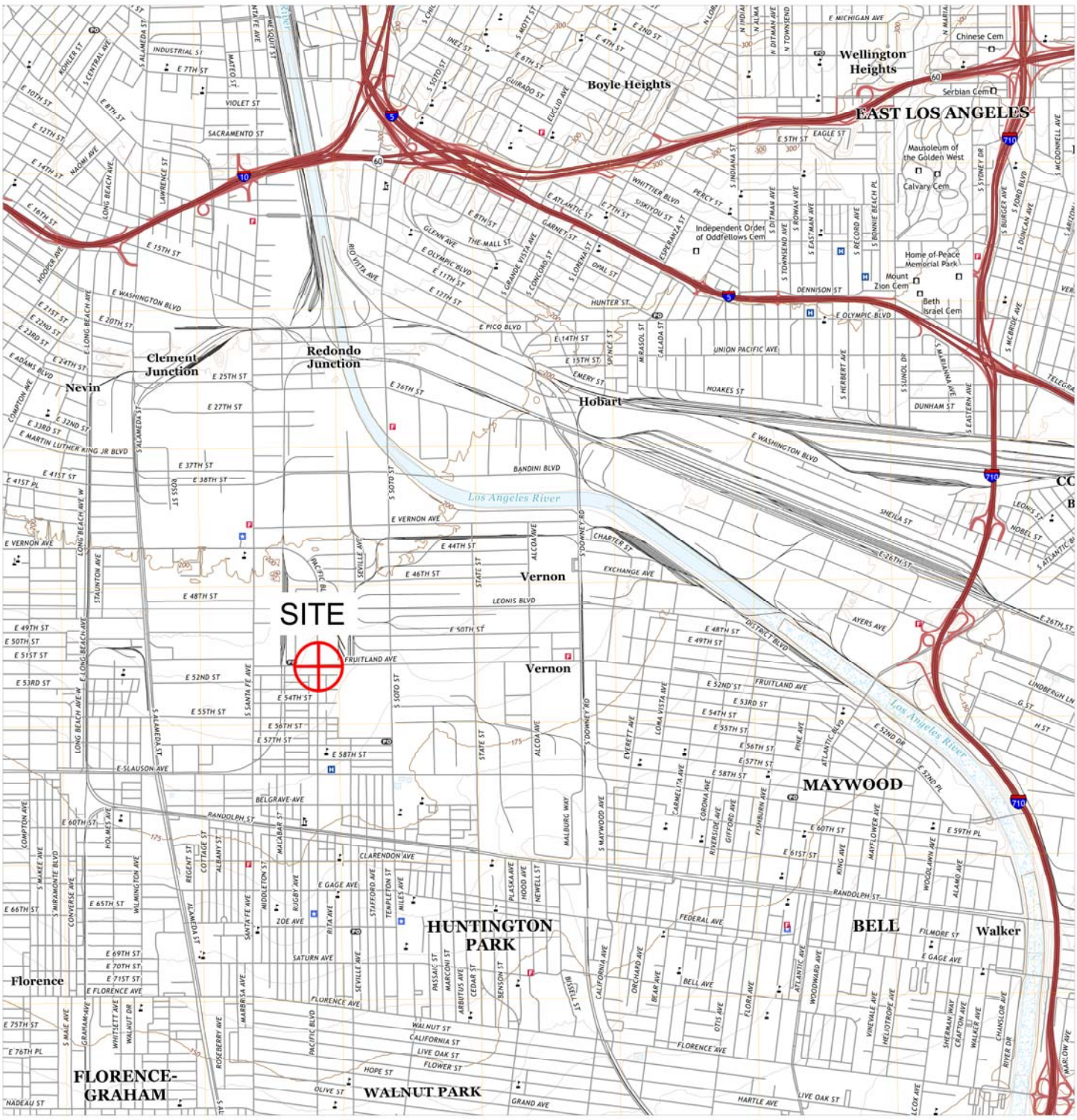
FIGURES



REFERENCE: USGS Topographic Map, "South Gate 7.5-Minute Quadrangle", 2018; USGS Topographic Map, "Los Angeles 7.5-Minute Quadrangle", 2018

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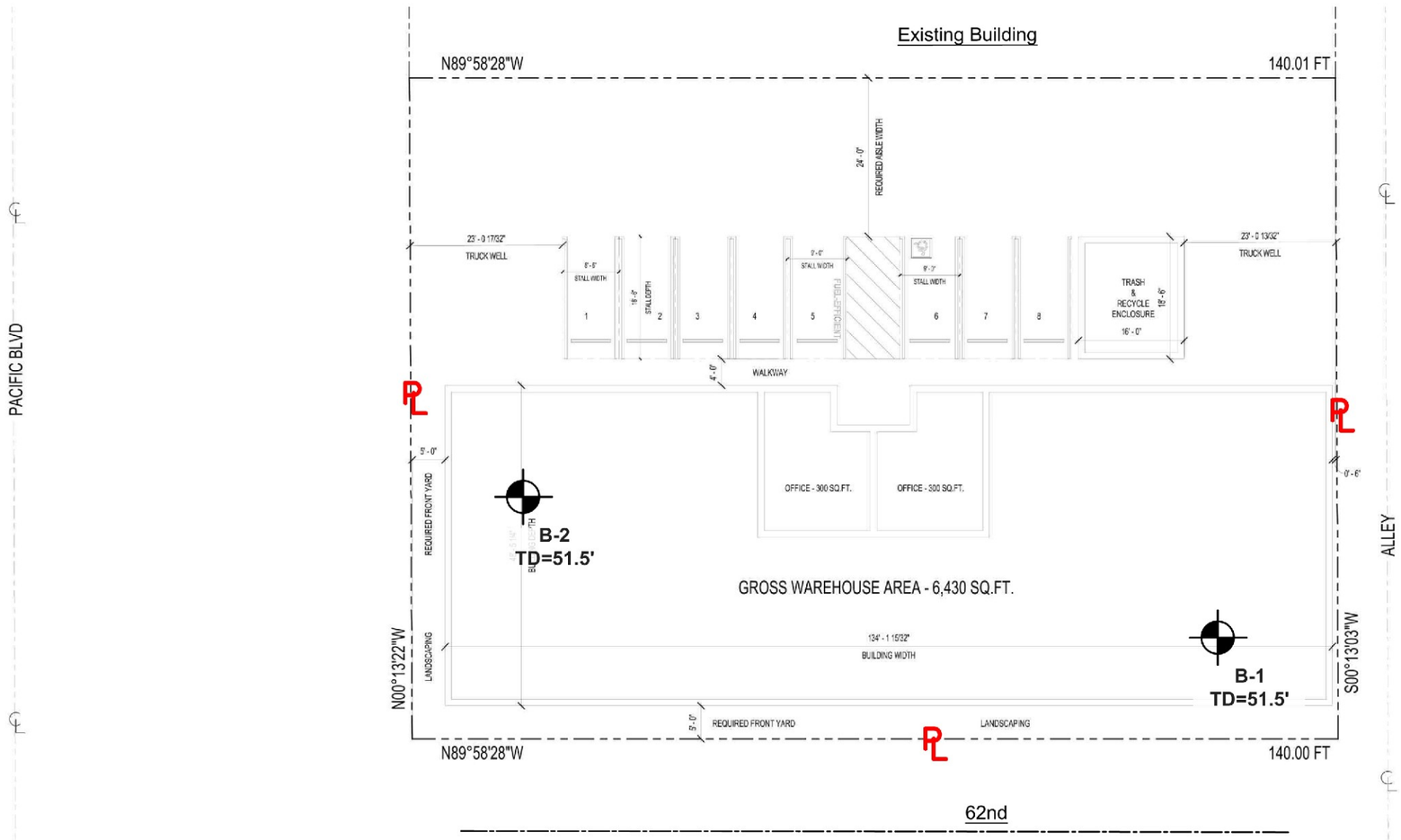
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

SITE VICINITY LOCATION MAP

5140 Pacific Ave,
Vernon, California

PROJECT NO.	REPORT DATE	FIGURE 1
4230.2100013.0000	May 2021	



UNITS

APPROXIMATE BORING LOCATION

B-1
TD = 51.5'

PROPERTY LINE

SCALE IN FEET

0 16 32

NOTE: All dimensions, locations, and directions are approximate.
REFERENCE:Mobbil Inc. (2021)

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GEOLOGIC SITE PLAN AND TEST PIT LOCATION MAP

5140 Pacific Blvd.
Vernon, California

PROJECT NO.	REPORT DATE	FIGURE
4230.2100013.0000	June 2021	FIGURE 2

APPENDIX A
Field Exploration and Boring Logs

Appendix A
Field Exploration and Boring Logs

General

The subsurface exploration program for the proposed project consisted of logging two 8-inch diameter exploratory borings conducted at the site on April 27, 2021. The borings were advanced to depths of approximately 51.5 feet below the existing grades. The drilling operation was performed using a limited access track-mounted CME-75 hollow-stem-auger drill rig performed by One Way Drilling, Inc.

Drilling and Sampling

The Boring Logs are presented in the following pages. The log also shows the boring number and drilling date. The borings were logged by a geologist using the Unified Soil Classification System. The boundaries between soil types shown on the logs are approximate because the transition between different soil layers may be gradual. Drive and bulk samples of representative earth materials were obtained from the borings.

Disturbed samples were obtained using a Standard Penetration Sampler (SPT). This sampler consists of a 2-inch O.D., 1.4-inch I.D. split barrel shaft that is advanced into the soil at the bottom of the drilled hole a total of 18 inches. The number of blows required to drive the sampler the final 12 inches is presented on the boring logs. Soil samples obtained by the SPT were retained in plastic bags.

A California modified sampler was used to obtain drive samples of the soil encountered. This sampler consists of a 3-inch outside diameter (O.D.), 2.4-inch inside diameter (I.D.) split barrel shaft that was driven a total of 12-inches into the soil at the bottom of the boring by a safety hammer weighing 140 pounds at a drop height of approximately 30 inches. The soil was retained in brass rings for laboratory testing. Additional soil from each drive remaining in the cutting shoe was usually discarded after visually classifying the soil. The number of blows required to drive the sampler the final 12 inches is presented on the boring logs.

Upon completion of the borings, the boreholes were backfilled with soil from the cuttings.

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BORING NUMBER B-1

CLIENT Mobbil
PROJECT NAME 5140 Pacific Blvd
PROJECT NUMBER 4230.2100013.0000
PROJECT LOCATION Vernon CA
DATE STARTED 4/27/21 **COMPLETED** 4/27/21
GROUND ELEVATION 184 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Choice Drilling
GROUND WATER LEVELS:
DRILLING METHOD HSA
AT TIME OF DRILLING ---
LOGGED BY JK **CHECKED BY** RA
AT END OF DRILLING ---
NOTES Backfilled with native clippings and patched CPA, no groundwater.
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		(SM) Fill. silty SAND. Uniform Light olive brown, damp, very fine-medium fine.	AU									
5		(SM)										
		(SM) Qa. Silty SAND. Pale yellow, damp, medium dense, fine to medium coarse.	SPT	100	9-10-11 (21)							22
10		(SP-SM) Poorly graded SAND with silt. Pale yellow, damp, dense	MC	100	22-33-40 (73)		109	4				
15		(SP-SM) coarse sand present, density change to medium dense	SPT	100	9-11-11 (22)							10
20		(SP-SM) density change to very dense	MC	100	32-45-50 (95)		111	3				
25		(SP-SM) density change to dense	SPT	100	20-22-24 (46)							
30		(SP-SM) density change to dense	MC	100	23-50		115	3				
35												

(Continued Next Page)

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BORING NUMBER B-1

CLIENT Mobbil **PROJECT NAME** 5140 Pacific Blvd

PROJECT NUMBER 4230.2100013.0000 **PROJECT LOCATION** Vernon CA

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
35		(SM) Silty SAND. Dark olive brown, damp, medium dense, very fine to medium fine.	SPT	100	7-9-12 (21)							
40		(SM) density change to very dense	MC	100	28-50		125	13				
45		(SM)	SPT	100	20-32-40 (72)							
50			MC	100	45-50		111	19				

Bottom of borehole at 51.5 feet.

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BORING NUMBER B-2

CLIENT Mobbil
PROJECT NAME 5140 Pacific Blvd
PROJECT NUMBER 4230.2100013.0000
PROJECT LOCATION Vernon CA
DATE STARTED 4/27/21 **COMPLETED** 4/27/21
GROUND ELEVATION 184 ft **HOLE SIZE** 8 inches
DRILLING CONTRACTOR Choice Drilling
GROUND WATER LEVELS:
DRILLING METHOD HSA
AT TIME OF DRILLING ---
LOGGED BY JK **CHECKED BY** RA
AT END OF DRILLING ---
NOTES Backfilled with native clippings and patched CPA, no groundwater.
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		(SM) Fill. silty SAND. Uniform Light olive brown, damp, very fine-medium fine.	AU									
5		(SP-SM) Qa. poorly graded SAND with silt. Grayish brown, damp, dense, fine to medium coarse,	MC	100	18-28-39 (67)		109	3				
10		(SP-SM) density change to medium dense, color change to light yellowish brown	SPT	100	13-16-10 (26)							
15		(SP-SM) density change to very dense	MC	100	32-50		122	4				
20		(SP-SM) density change to dense	SPT	100	15-19-21 (40)							
25		(SM) density change to very dense	MC	100	28-40-50 (90)		101	4				
30		(SP-SM) density change to dense	SPT	100	16-20-29 (49)							
35												

(Continued Next Page)

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BORING NUMBER B-2

CLIENT Mobbil **PROJECT NAME** 5140 Pacific Blvd

PROJECT NUMBER 4230.2100013.0000 **PROJECT LOCATION** Vernon CA

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
35		(SP-SM) Silty SAND with clay. Very fine to medium fine, medium dense, dark olive brown, damp	MC	100	26-30-30 (60)		120	3				
40		(ML) Sandy SILT, Dark olive brown, damp, hard	SPT	100	16-23-30 (53)							57
45		(SM) Silty SAND. Dark olive brown, moist, very dense	MC	100	40-50		118	11				25
50			SPT	100	16-22-33 (55)							

Bottom of borehole at 51.5 feet.

APPENDIX B
Laboratory Testing

Appendix B
Laboratory Testing

ASTM D 2488 - Classification

Soils were visually and texturally classified in accordance with the Unified Soil Classification System (USCS) in general accordance with ASTM D 2488. Soil classifications are indicated on the logs of the exploratory borings in Appendix A.

ASTM D 2937- In-Place Moisture and Density Tests

The moisture content and dry density of relatively undisturbed samples obtained from the exploratory borings were evaluated in general accordance with ASTM D 2937. The test results are presented on the logs of the exploratory borings in Appendix A.

ASTM D 422 - Gradation Analysis

Gradation analysis tests were performed on selected representative soil samples in general accordance with ASTM D 422. These test results were utilized in evaluating the soil classifications in accordance with the USCS.

ASTM D 1140 - Wash Sieve

The amount of fines passing the No. 200 sieve was evaluated by the wash sieve. The test procedure was in general accordance with ASTM D 1140. The results are presented in B- 1: ASTM D 1140 - Wash Sieve.

B- 1: ASTM D 1140 - Wash Sieve

Boring No.	Depth (feet)	Percent Passing #200
B-1	5.0	22
B-1	15.0	10
B-2	40.0	57
B-2	45.0	25

ASTM D 1557 - Maximum Dry Density and Optimum Moisture Content

The maximum dry density and optimum moisture content of the material of selected bulk samples obtained from the exploratory borings were evaluated in general accordance with the latest version of ASTM D 1557 and is shown in B- 2: ASTM D 1557 - Maximum Dry Density and Optimum Moisture Content

B- 2: ASTM D 1557 - Maximum Dry Density and Optimum Moisture Content

Boring No.	Depth (feet)	Maximum Dry Density (pcf)	Optimum Moisture Content (Percent)
B-1	3	124.8	9.5

ASTM D 3080 - Direct Shear Tests

A direct shear test was performed on relatively undisturbed sample in general accordance with ASTM D 3080 to evaluate the shear strength characteristics of the selected material. The sample was inundated during shearing to represent adverse field conditions. The results are shown on B- 2: ASTM D 3080 Direct Shear Test Results.

B- 3: ASTM D 3080 Direct Shear Test Results

Boring No.	Depth (feet)	Remolded	Peak		Ultimate	
			C (psf)	Phi (deg)	C (psf)	Phi (deg)
B-1	5	NO	675	33	644	32

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SUMMARY OF LABORATORY RESULTS

CLIENT Mobbil **PROJECT NAME** 5140 Pacific Blvd

PROJECT NUMBER 4230.2100013.0000 **PROJECT LOCATION** Vernon CA

Borehole	Depth	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	%<#200 Sieve	Class-ification	Water Content (%)	Dry Density (pcf)	Satur-ation (%)	Void Ratio
B-1	5.0				4.75	22					
B-1	10.0							4.2	109.2		
B-1	15.0				4.75	10					
B-1	20.0							3.1	111.3		
B-1	30.0							2.7	115.3		
B-1	40.0							12.9	124.9		
B-1	50.0							18.8	111.3		
B-2	5.0							3.3	108.7		
B-2	15.0							4.1	121.9		
B-2	25.0							3.6	101.4		
B-2	35.0							2.8	120.3		
B-2	40.0					57					
B-2	45.0					25		11.0	118.1		

MOISTURE-DENSITY RELATIONSHIP

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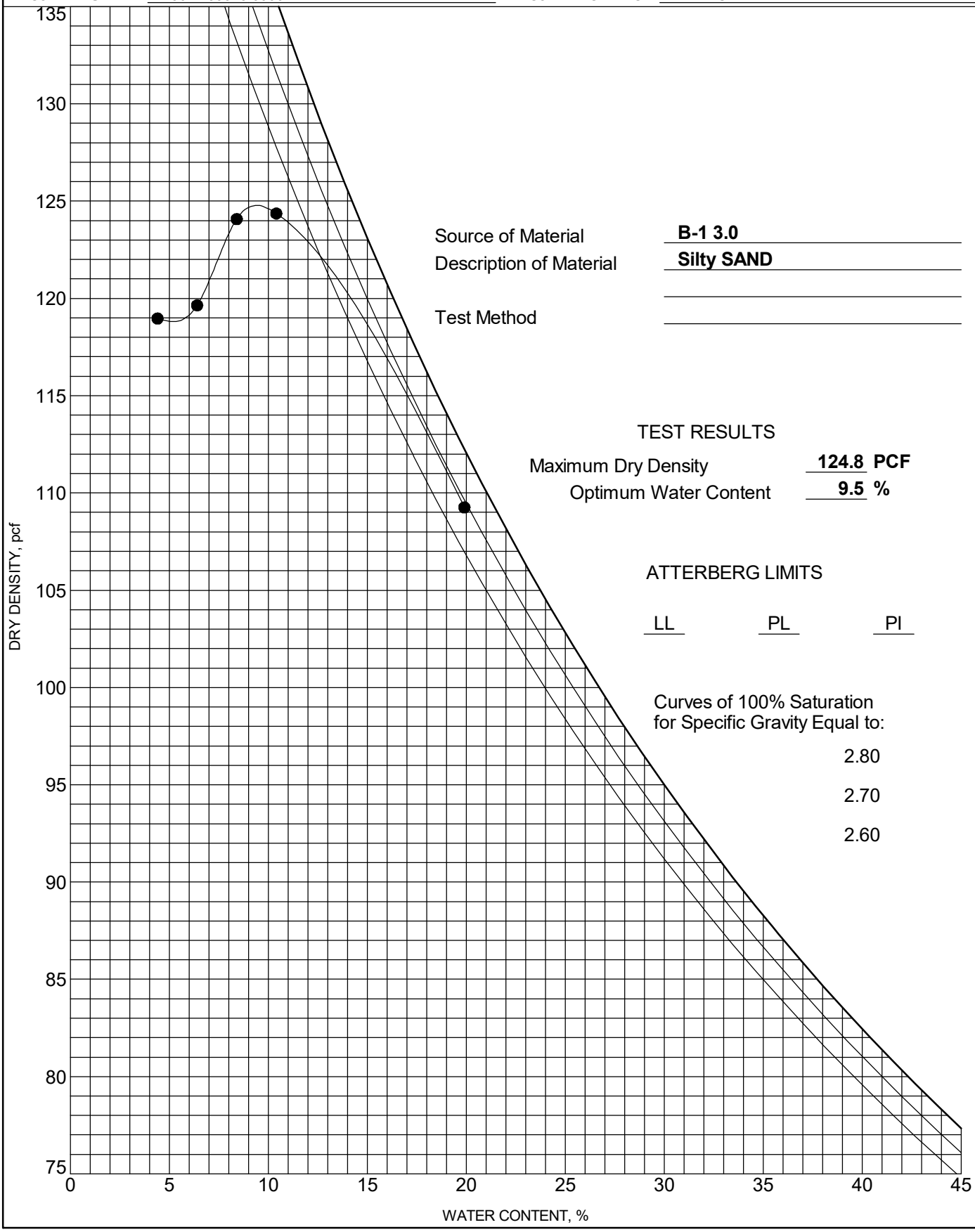
PROJECT NUMBER 4230.2100013.0000 **PROJECT LOCATION** Vernon CA



Source of Material **B-1 3.0**

Description of Material **Silty SAND**

Test Method

TEST RESULTS

Maximum Dry Density **124.8** **PCF**

Optimum Water Content **9.5** **%**

ATTERBERG LIMITS

LL	PL	PI

Curves of 100% Saturation for Specific Gravity Equal to:

2.80

2.70

2.60

GRAIN SIZE DISTRIBUTION

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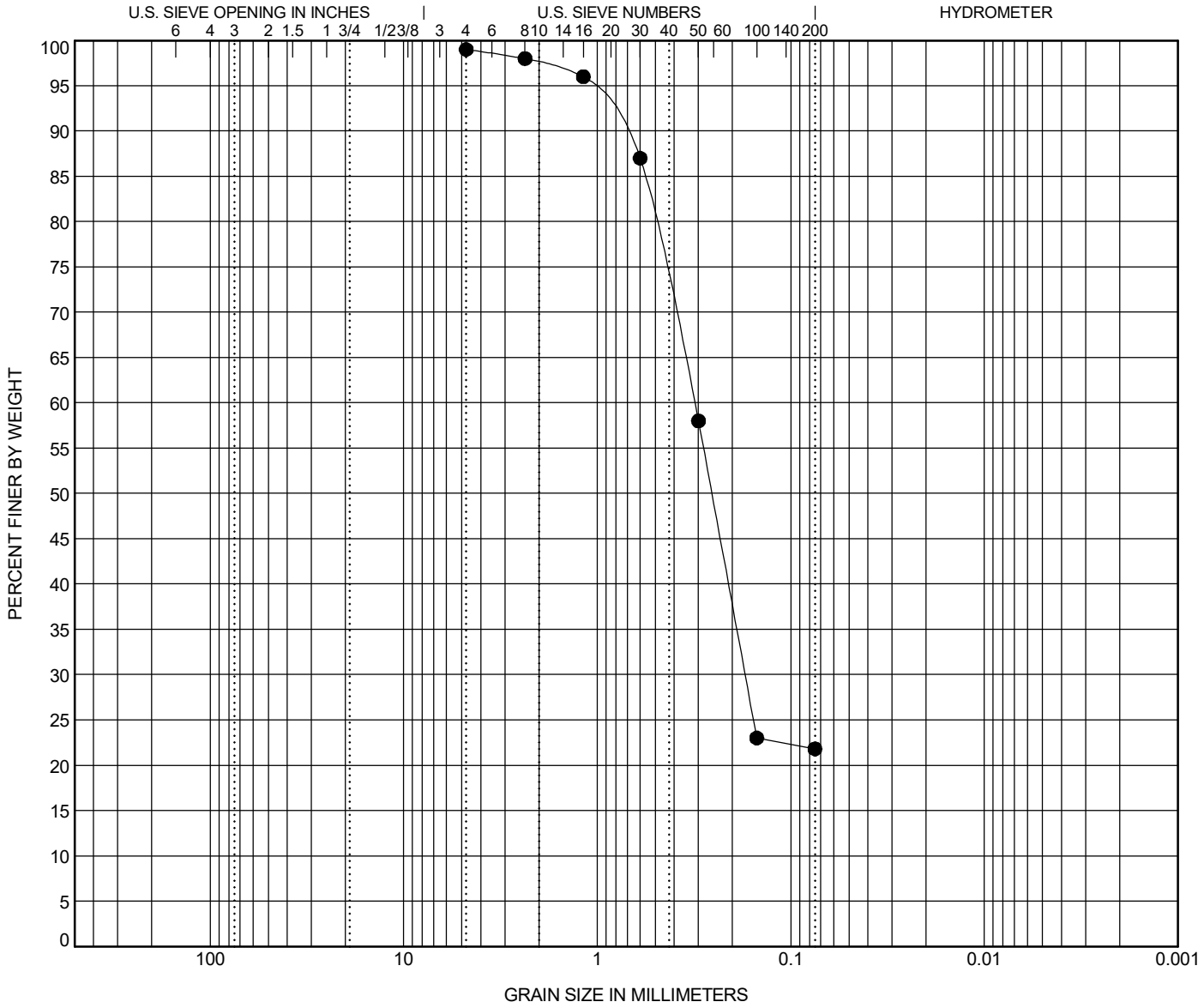

COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**B-1**	**5.0**	**Silty SAND**					

	BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**B-1**	**5.0**	**4.75**	**0.315**	**0.172**			**77.2**	**21.8**	

GRAIN SIZE DISTRIBUTION

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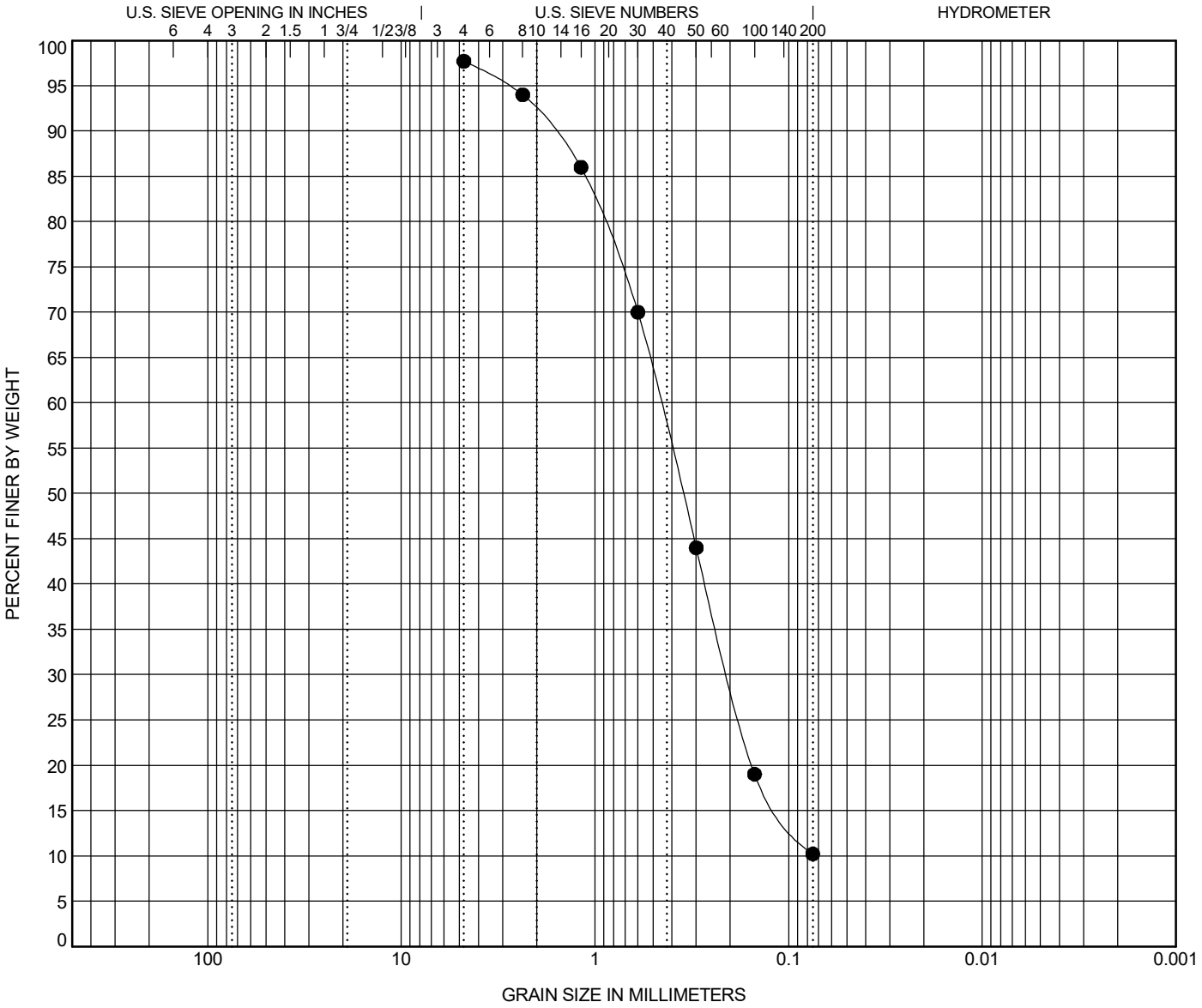
PROJECT NUMBER 4230.2100013.0000 **PROJECT LOCATION** Vernon CA



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	**B-1**	**15.0**	**Poorly Graded SAND with silt**				**1.22**	**6.23**

	BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**B-1**	**15.0**	**4.75**	**0.46**	**0.203**			**87.5**	**10.2**	

DIRECT SHEAR TEST

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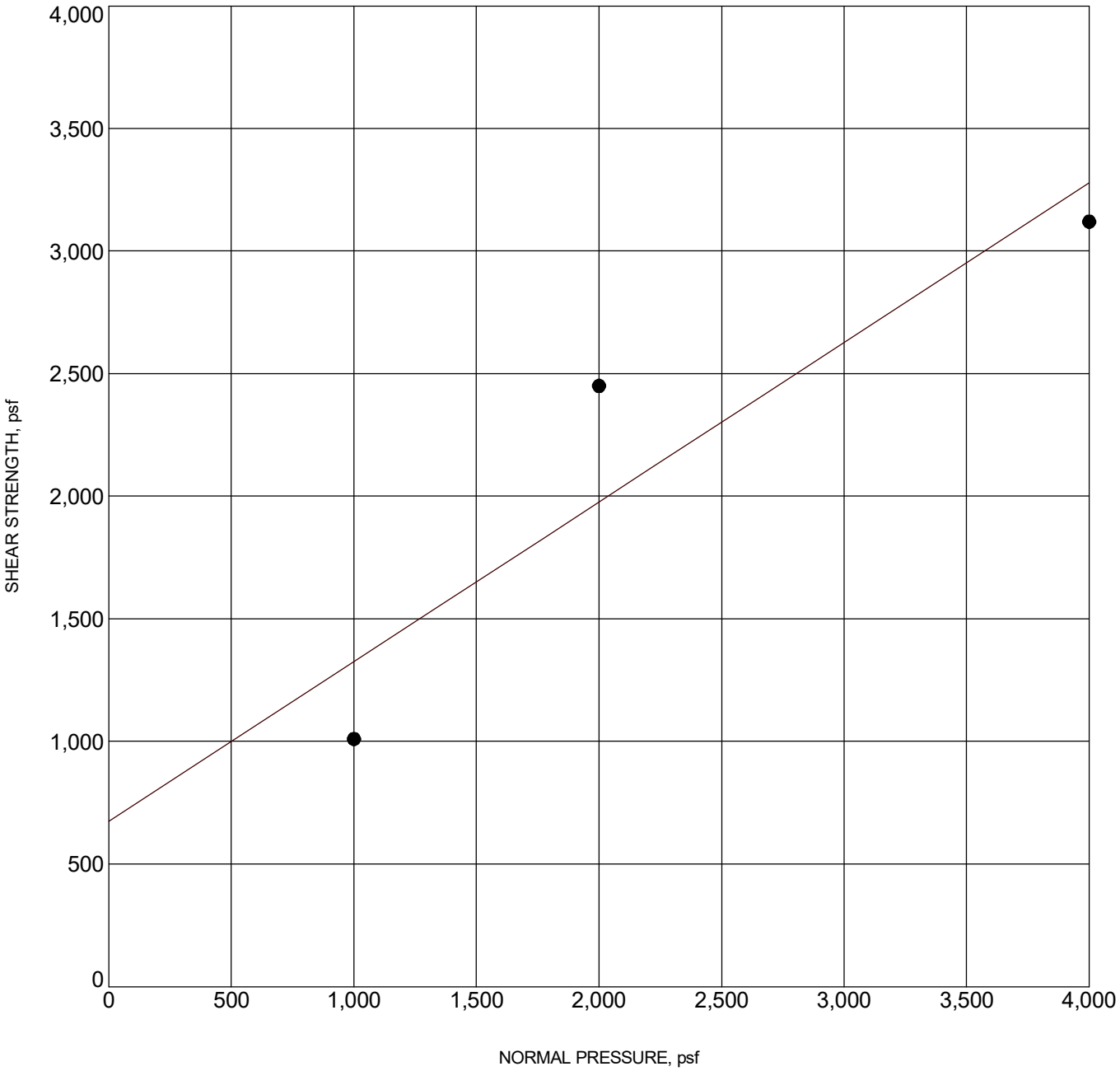
PROJECT NUMBER 4230.2100013.0000 **PROJECT LOCATION** Vernon CA



BOREHOLE	DEPTH	Classification	γ_d	MC%	c	ϕ
● **B-1**	**5.0**	**Peak Shear**			**675.0**	**33**

DIRECT SHEAR TEST

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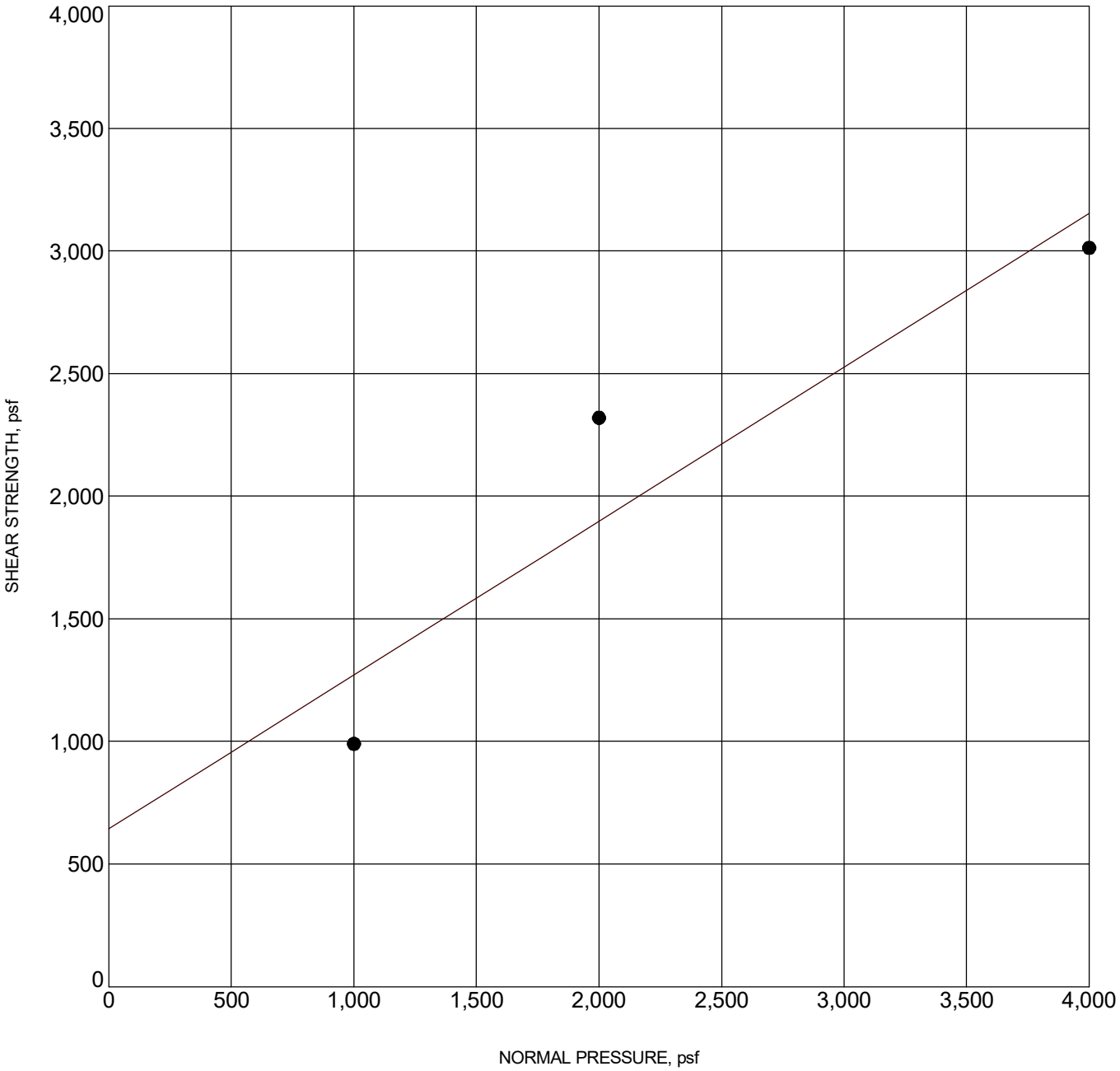


BOREHOLE	DEPTH	Classification	γ_d	MC%	c	ϕ
● **B-1**	**5.0**	**Residual Shear**			**643.5**	**32**

APPENDIX C
Liquefaction Analysis

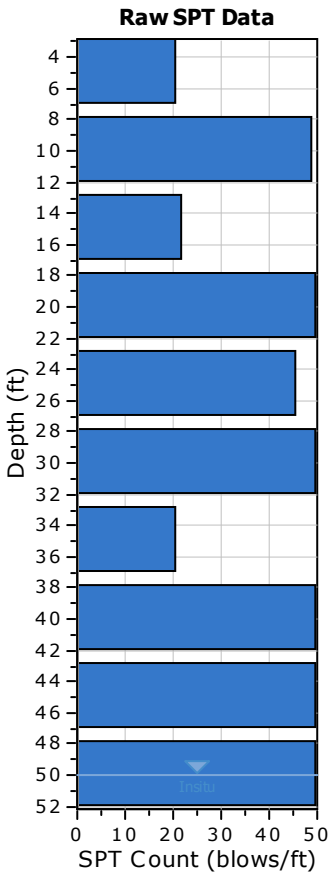
SPT BASED LIQUEFACTION ANALYSIS REPORT

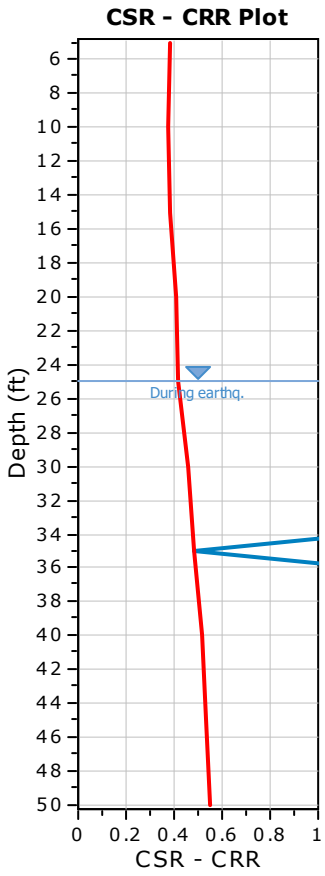
Project title : 5140 Pacific Blvd **SPT Name: B-1**

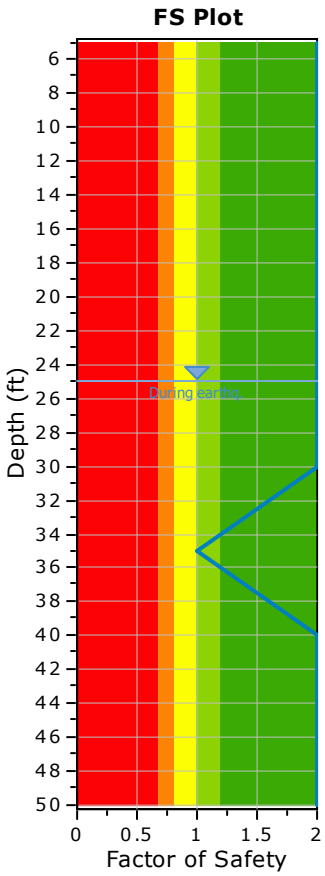
Location : Vernon, CA

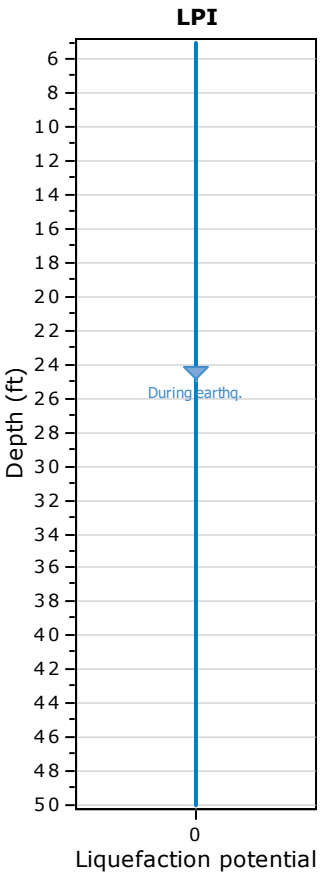
:: Input parameters and analysis properties ::

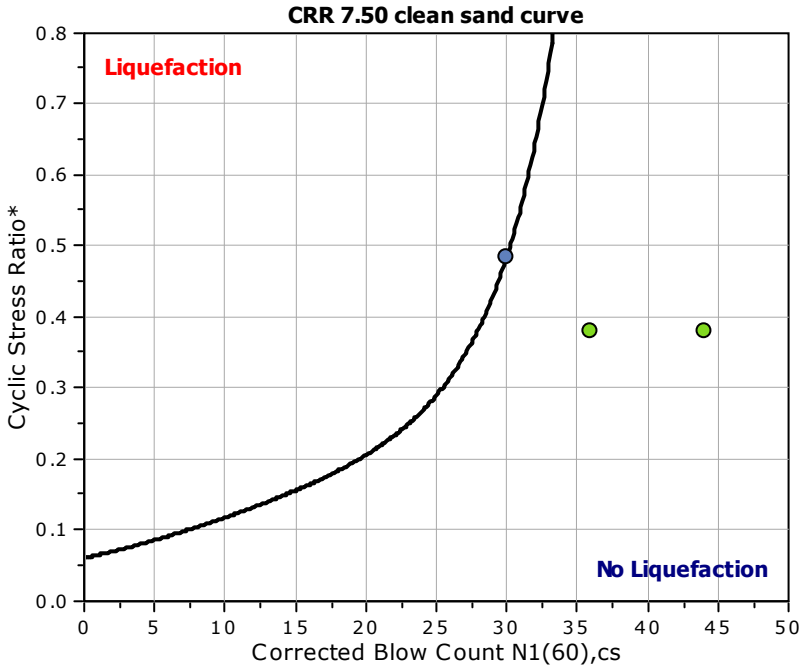
Analysis method:	Boulanger & Idriss, 2014	G.W.T. (in-situ):	50.00 ft
Fines correction method:	Boulanger & Idriss, 2014	G.W.T. (earthq.):	25.00 ft
Sampling method:	Sampler wo liners	Earthquake magnitude M_w:	6.80
Borehole diameter:	200mm	Peak ground acceleration:	0.85 g
Rod length:	3.30 ft	Eq. external load:	0.00 tsf
Hammer energy ratio:	1.28		











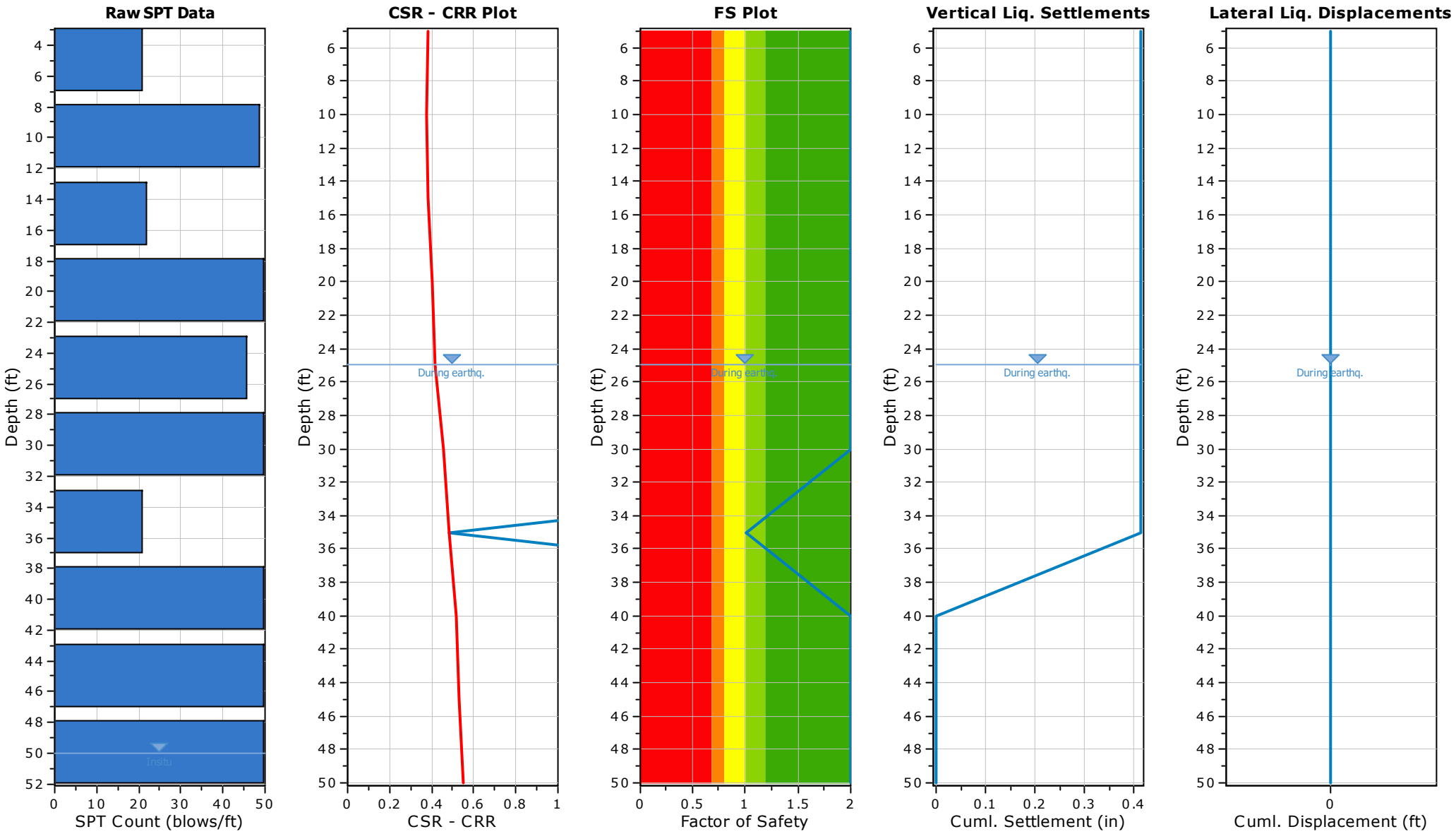
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

:: Overall Liquefaction Assessment Analysis Plots ::



:: Field input data ::

Test Depth (ft)	SPT Field Value (blows)	Fines Content (%)	Unit Weight (pcf)	Infl. Thickness (ft)	Can Liquefy
5.00	21	22.00	112.00	7.50	Yes
10.00	49	10.00	112.00	5.00	Yes
15.00	22	10.00	127.00	5.00	Yes
20.00	50	10.00	127.00	5.00	Yes
25.00	46	10.00	105.00	5.00	Yes
30.00	50	10.00	105.00	5.00	Yes
35.00	21	10.00	124.00	5.00	Yes
40.00	50	57.00	124.00	5.00	Yes
45.00	50	25.00	131.00	5.00	Yes
50.00	50	25.00	131.00	4.00	Yes

Abbreviations

Depth: Depth at which test was performed (ft)
SPT Field Value: Number of blows per foot
Fines Content: Fines content at test depth (%)
Unit Weight: Unit weight at test depth (pcf)
Infl. Thickness: Thickness of the soil layer to be considered in settlements analysis (ft)
Can Liquefy: User defined switch for excluding/including test depth from the analysis procedure

:: Cyclic Resistance Ratio (CRR) calculation data ::

Depth (ft)	SPT Field Value	Unit Weight (pcf)	σ_v (tsf)	u_o (tsf)	σ'_{vo} (tsf)	m	C_N	C_E	C_B	C_R	C_S	$(N_1)_{60}$	FC (%)	$\Delta(N_1)_{60}$	$(N_1)_{60cs}$	$CRR_{7.5}$
5.00	21	112.00	0.28	0.00	0.28	0.26	1.42	1.28	1.15	0.75	1.20	39	22.00	4.77	44	4.000
10.00	49	112.00	0.56	0.00	0.56	0.26	1.18	1.28	1.15	0.85	1.20	87	10.00	1.15	88	4.000
15.00	22	127.00	0.88	0.00	0.88	0.32	1.06	1.28	1.15	0.85	1.20	35	10.00	1.15	36	4.000
20.00	50	127.00	1.20	0.00	1.20	0.26	0.97	1.28	1.15	0.95	1.20	81	10.00	1.15	82	4.000
25.00	46	105.00	1.46	0.00	1.46	0.26	0.92	1.28	1.15	0.95	1.20	71	10.00	1.15	72	4.000
30.00	50	105.00	1.72	0.00	1.72	0.26	0.88	1.28	1.15	1.00	1.20	78	10.00	1.15	79	4.000
35.00	21	124.00	2.03	0.00	2.03	0.36	0.79	1.28	1.15	1.00	1.20	29	10.00	1.15	30	0.485
40.00	50	124.00	2.34	0.00	2.34	0.26	0.81	1.28	1.15	1.00	1.20	72	57.00	5.61	78	4.000
45.00	50	131.00	2.67	0.00	2.67	0.26	0.78	1.28	1.15	1.00	1.20	69	25.00	5.07	74	4.000
50.00	50	131.00	3.00	0.00	3.00	0.26	0.76	1.28	1.15	1.00	1.20	67	25.00	5.07	72	4.000

Abbreviations

σ_v: Total stress during SPT test (tsf)
u_o: Water pore pressure during SPT test (tsf)
σ'_{vo}: Effective overburden pressure during SPT test (tsf)
m: Stress exponent normalization factor
C_N: Overburden corretion factor
C_E: Energy correction factor
C_B: Borehole diameter correction factor
C_R: Rod length correction factor
C_S: Liner correction factor
$N_{1(60)}$: Corrected N_{SPT} to a 60% energy ratio
$\Delta(N_1)_{60}$ Equivalent clean sand adjustment
$N_{1(60)cs}$: Corected $N_{1(60)}$ value for fines content
$CRR_{7.5}$: Cyclic resistance ratio for M=7.5

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF_{max}	$(N_1)_{60cs}$	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*	FS
5.00	112.00	0.28	0.00	0.28	0.99	1.00	0.547	2.20	44	1.30	0.420	1.10	0.382	2.000

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	r_d	α	CSR	MSF_{max}	$(N_1)_{60cs}$	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*	FS
10.00	112.00	0.56	0.00	0.56	0.97	1.00	0.536	2.20	88	1.30	0.411	1.10	0.374	2.000
15.00	127.00	0.88	0.00	0.88	0.95	1.00	0.524	2.20	36	1.30	0.402	1.05	0.382	2.000
20.00	127.00	1.20	0.00	1.20	0.92	1.00	0.510	2.20	82	1.30	0.391	0.96	0.405	2.000
25.00	105.00	1.46	0.00	1.46	0.89	1.00	0.494	2.20	72	1.30	0.379	0.91	0.419	2.000
30.00	105.00	1.72	0.16	1.56	0.87	1.00	0.526	2.20	79	1.30	0.404	0.88	0.456	2.000
35.00	124.00	2.03	0.31	1.72	0.84	1.00	0.546	2.00	30	1.25	0.436	0.90	0.483	1.003
40.00	124.00	2.34	0.47	1.87	0.81	1.00	0.557	2.20	78	1.30	0.427	0.83	0.514	2.000
45.00	131.00	2.67	0.62	2.04	0.78	1.00	0.560	2.20	74	1.30	0.430	0.81	0.533	2.000
50.00	131.00	3.00	0.78	2.22	0.75	1.00	0.558	2.20	72	1.30	0.428	0.78	0.547	2.000

Abbreviations

$\sigma_{v,eq}$: Total overburden pressure at test point, during earthquake (tsf)
$u_{o,eq}$: Water pressure at test point, during earthquake (tsf)
$\sigma'_{vo,eq}$: Effective overburden pressure, during earthquake (tsf)
r_d: Nonlinear shear mass factor
α: Improvement factor due to stone columns
CSR : Cyclic Stress Ratio
MSF : Magnitude Scaling Factor
$CSR_{eq,M=7.5}$: CSR adjusted for M=7.5
K_{sigma}: Effective overburden stress factor
CSR^*: CSR fully adjusted (user FS applied)***
FS: Calculated factor of safety against soil liquefaction

*** User FS: 1.00

:: Liquefaction potential according to Iwasaki ::

Depth (ft)	FS	F	wz	Thickness (ft)	I_L
5.00	2.000	0.00	9.24	5.00	0.00
10.00	2.000	0.00	8.48	5.00	0.00
15.00	2.000	0.00	7.71	5.00	0.00
20.00	2.000	0.00	6.95	5.00	0.00
25.00	2.000	0.00	6.19	5.00	0.00
30.00	2.000	0.00	5.43	5.00	0.00
35.00	1.003	0.00	4.67	5.00	0.00
40.00	2.000	0.00	3.90	5.00	0.00
45.00	2.000	0.00	3.14	5.00	0.00
50.00	2.000	0.00	2.38	5.00	0.00

Overall potential I_L : 0.00

I_L = 0.00 - No liquefaction
I_L between 0.00 and 5 - Liquefaction not probable
I_L between 5 and 15 - Liquefaction probable
I_L > 15 - Liquefaction certain

:: Vertical settlements estimation for dry sands ::

Depth (ft)	$(N_1)_{60}$	τ_{av}	p	G_{max} (tsf)	α	b	γ	ε_{15}	N_c	ε_{Nc} weight factor	ε_{Nc} (%)	Δh (ft)	ΔS (in)
5.00	39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	7.50	0.000
10.00	87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.00	0.000
15.00	35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.00	0.000
20.00	81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	5.00	0.000

:: Vertical settlements estimation for dry sands ::

Depth (ft)	$(N_1)_{60}$	τ_{av}	p	G_{max} (tsf)	α	b	γ	ε_{15}	N_c	ε_{Nc} weight factor	ε_{Nc} (%)	Δh (ft)	ΔS (in)

Cumulative settlemetns: 0.000

Abbreviations

τ_{av}: Average cyclic shear stress
p: Average stress
G_{max}: Maximum shear modulus (tsf)
α, b: Shear strain formula variables
γ: Average shear strain
ε_{15}: Volumetric strain after 15 cycles
N_c: Number of cycles
ε_{Nc}: Volumetric strain for number of cycles N_c (%)
Δh: Thickness of soil layer (in)
ΔS: Settlement of soil layer (in)

:: Vertical & Lateral displ.acements estimation for saturated sands ::

Depth (ft)	$(N_1)_{60cs}$	γ_{lim} (%)	F_α	FS_{liq}	γ_{max} (%)	e_v weight factor	e_v (%)	dz (ft)	$S_{v\text{-}1D}$ (in)	LDI (ft)
25.00	72	0.00	-3.47	2.000	0.00	1.00	0.00	5.00	0.000	0.00
30.00	79	0.00	-4.11	2.000	0.00	1.00	0.00	5.00	0.000	0.00
35.00	30	4.65	-0.09	1.003	3.48	1.00	0.69	5.00	0.415	0.00
40.00	78	0.00	-4.01	2.000	0.00	1.00	0.00	5.00	0.000	0.00
45.00	74	0.00	-3.65	2.000	0.00	1.00	0.00	5.00	0.000	0.00
50.00	72	0.00	-3.47	2.000	0.00	1.00	0.00	4.00	0.000	0.00

Cumulative settlements: 0.415 0.00

Abbreviations

γ_{lim}: Limiting shear strain (%)
F_α/N: Maximun shear strain factor
γ_{max}: Maximum shear strain (%)
e_v:: Post liquefaction volumetric strain (%)
$S_{v\text{-}1D}$: Estimated vertical settlement (in)
LDI: Estimated lateral displacement (ft)

References

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

EXHIBIT J **CASE NO.** 2021-08 DP

COVENANT AND AGREEMENT
FOR CITY OF HUNTINGTON PARK

EXHIBIT K **CASE NO.** 2021-08 DP

This page is part of your document - DO NOT DISCARD

20230522141

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/08/23 AT 08:00AM

Pages:
0008

FEES:	61.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	136.00

LEADSHEET

202308080140016

00023669651

014210390

SEQ:
01

SECURE - 8:00AM

THIS FORM IS NOT TO BE DUPLICATED

E438957

5140 PACIFIC

RECORDING REQUESTED BY
AND TO BE MAILED TO:

CITY OF HUNTINGTON PARK
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255

ATTN: CITY CLERK

COVENANT AND AGREEMENT

The undersigned hereby certify that we are the owners of real property located in the City of Huntington Park, State of California and is located and is known by the following APN:

APN: 6309-018-009

THIS COVENANT AND AGREEMENT ("Covenant and Agreement") is made on the 31st day of July 2023, by **5140 Pacific Boulevard LLC**, a California limited liability company and approved by the **City of Huntington Park**, a California municipal corporation (the "City of Huntington Park").

WHEREAS, **5140 Pacific Boulevard LLC** is the owner of the real property located in the City of Huntington Park, County of Los Angeles, State of California, which is known by **APN: 6309-018-009**, as it is more particularly described on **Exhibit A** and further detailed on **Exhibit B** attached hereto and incorporated herein; and

NOW, THEREFORE, **5140 Pacific Boulevard LLC** hereby agrees and covenants with the City of Huntington Park *to restrict the length of all trucks accessing the two loading docks off 52nd Street to a maximum of 24 feet in length and that signs regarding the maximum length of the truck permitted on the property are to be posted on the façade of the building next to the loading docks. Additionally, all loading and unloading of trucks shall occur entirely within the private property and shall not encroach on the public right of way.*

THIS "Covenant and Agreement" shall run with the Property Owner and shall be binding upon **5140 Pacific Boulevard LLC,** and shall continue in effect until released by the authority of the Director of the Department of Community Development for the City of Huntington Park ("Director") or such successor governmental officials lawfully acquiring the duties of the Director, which shall be released upon submittal of request, applicable fees and evidence that the Covenant and Agreement is no longer required by applicable law.

5140 Pacific Boulevard LLC, a California limited liability company:

By: John Farhamy, Managing Member

Signature

Dated: 7/31/23

Approved By: _____

Steve Forster
Director of Community Development
City of Huntington Park

Dated: 8/1/23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 6309-018-009

PARCEL 2:

LOTS 1,2 AND 3 IN BLOCK 22 OF HUNTINGTON PARK EXTENSION NO. 2, PARTLY WITHIN THE CITY OF HUNTINGTON PARK AND PARTLY WITHIN THE CITY OF VERNON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THAT PORTION OF PACIFIC BOULEVARD (EAST ROADWAY) PARTLY IN THE CITY OF VERNON AND PARTLY IN THE CITY OF HUNTINGTON PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF HUNTINGTON PARK EXTENSION NO. 1, RECORDED IN BOOK 8 PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE NORTH BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 3, BLOCK 22, OF SAID HUNTINGTON PARK EXTENSION NO. 1, ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1 OF BLOCK 22 OF SAID HUNTINGTON PARK EXTENSION NO. 1, ON THE EAST BY THE EASTERLY LINE OF SAID PACIFIC BOULEVARD (EAST ROADWAY) SAID EASTERLY LINE OF PACIFIC BOULEVARD (EAST ROADWAY), BEING ALSO THE WESTERLY LINE OF LOTS 1,2 AND 3, BLOCK 22, PER MAP OF SAID HUNTINGTON PARK EXTENSION NO. 1, AND ON THE WEST BY A LINE PARALLEL WITH AND DISTANT EASTERLY 60 FEET, MEASURED AT RIGHT ANGLES, FROM THE FOLLOWING DESCRIBED LINE:

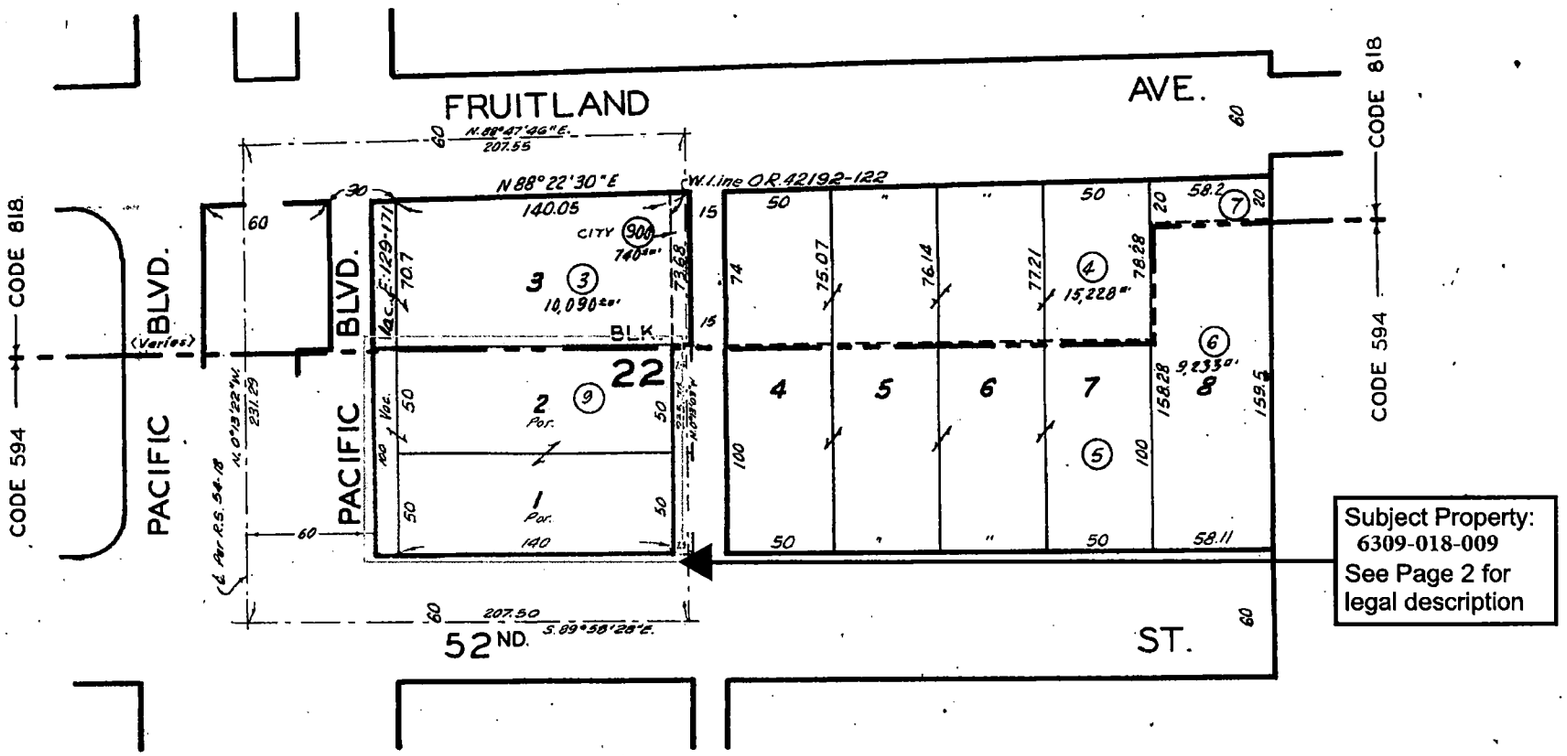
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF 52ND STREET AS SHOWN ON MAP FILED IN BOOK 54 PAGE 18 OF RECORD OF SURVEYS IN SAID RECORDER'S OFFICE WITH THAT LINE IN SAID PACIFIC BOULEVARD DESIGNATED AS "CENTER LINE OF OCCUPIED ALLEY" ON SAID RECORD OF SURVEY MAP, SAID POINT OF INTERSECTION BEING SHOWN AS MARKED BY A BRASS MONUMENT ON SAID MAP, AND FILED BOOK 7 PAGE 19, OF THE CITY ENGINEER OF THE CITY OF HUNTINGTON PARK, CALIFORNIA; THENCE ALONG SAID LINE SO DESIGNATED NORTH 0° 13' 22" WEST 232.29 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF FRUITLAND AVENUE, AS SHOWN ON SAID RECORD OF SURVEYS AND FILED BOOK 11 PAGE 12 OF SAID CITY OF ENGINEER AS MARKED BY LEAD AND TACK

6309 | 18

SCALE 1" = 60'

1987

EXHIBIT A



HUNTINGTON PARK EXTENSION NO. 1

M. B. 8 - 181

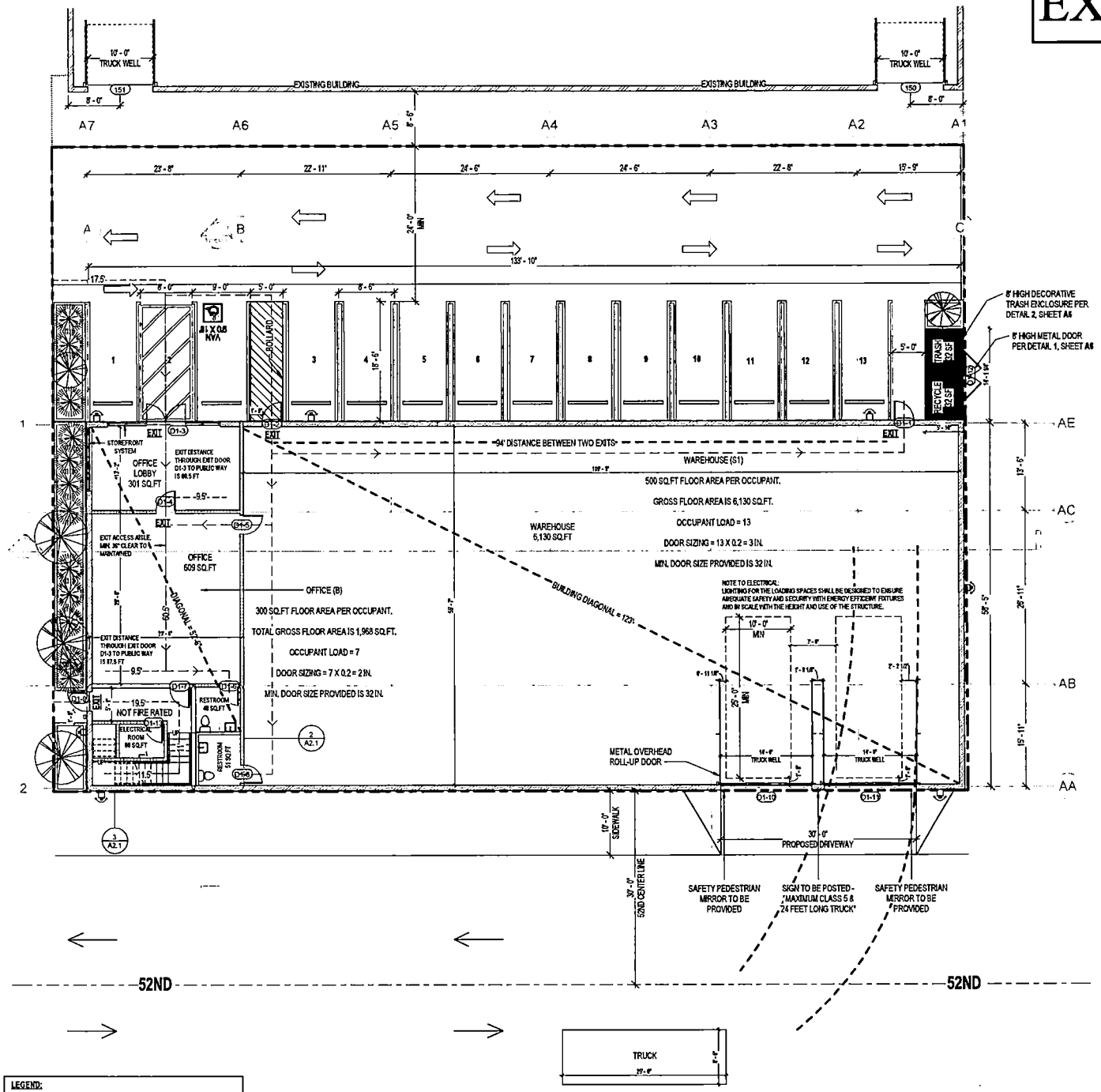
CODE
594
818

FOR PREV. ASSM'T. SEE: 1985 - 18

ASSE

COUNTY OF L

EXHIBIT B


10' - 0" TRUCK WELL
EXISTING BUILDING
EXISTING BUILDING
10' - 0" TRUCK WELL
A7
A6
A5
A4
A3
A2
A1
24' - 0" MIN
133' - 10"
8' HIGH DECORATIVE TRASH ENCLOSURE PER DETAIL 2, SHEET A6
8' HIGH METAL DOOR PER DETAIL 1, SHEET A6
TRASH 97 SF
RECYCLE 97 SF
BOLLARD
OFFICE LOBBY 301 SQ.FT
OFFICE 609 SQ.FT
OFFICE (B)
300 SQ.FT FLOOR AREA PER OCCUPANT.
TOTAL GROSS FLOOR AREA IS 1,968 SQ.FT.
OCCUPANT LOAD = 7
DOOR SIZING = 7 X 0.2 = 2 IN.
MIN. DOOR SIZE PROVIDED IS 32 IN.
"94' DISTANCE BETWEEN TWO EXITS"
WAREHOUSE (S1)
500 SQ.FT FLOOR AREA PER OCCUPANT.
GROSS FLOOR AREA IS 6,130 SQ.FT.
OCCUPANT LOAD = 13
DOOR SIZING = 13 X 0.2 = 3 IN.
MIN. DOOR SIZE PROVIDED IS 32 IN.
WAREHOUSE 6,130 SQ.FT
BUILDING DIAGONAL = 123'
NOTE TO ELECTRICAL: LIGHTING FOR THE LOADING SPACES SHALL BE DESIGNED TO ENSURE ADEQUATE SAFETY AND SECURITY WITH ENERGY EFFICIENT FIXTURES AND IN SCALE WITH THE HEIGHT AND USE OF THE STRUCTURE.
METAL OVERHEAD ROLL-UP DOOR
RESTROOM 48 SQ.FT
RESTROOM 48 SQ.FT
ELECTRICAL ROOM 66 SQ.FT
NOT FIRE RATED
STOREFRONT SYSTEM
EXIT ACCESS AISLE, MIN. 36" CLEAR TO BE MAINTAINED
EXIT DISTANCE THROUGH EXIT DOOR D1-3 TO PUBLIC WAY IS 87.5 FT
EXIT DISTANCE THROUGH EXIT DOOR D1-3 TO PUBLIC WAY IS 66.5 FT
10' - 0" SIDEWALK
30' - 0" PROPOSED DRIVEWAY
30' - 0" CENTER LINE
SAFETY PEDESTRIAN MIRROR TO BE PROVIDED
SIGN TO BE POSTED - "MAXIMUM CLASS 5 & 24 FEET LONG TRUCK"
SAFETY PEDESTRIAN MIRROR TO BE PROVIDED
52ND
52ND
TRUCK
29' - 6"
AE
AC
AB
AA
LEGEND:
CCTV CAMERA MODEL: Alarm.com ADC-V722W DIMENSIONS: 2.5" X 4.4"
EMERGENCY LIGHT WITH BATTERY BACK-UP NO LESS THAN 90 MINS.
ADA PATH OF TRAVEL - MIN. 36 INCHES CLEAR THROUGHOUT & NO CHANGES IN ELEVATION

PROPOSED BUILDING FEATURES:

1- WINDOWS WRAPPING AROUND THE CORNER.
2- GLASS FROM FLOOR TO CEILING.
3- CLEAN MINIMAL LINES.
4- ROOF OVERHANGS.
5- MODERN AND CONVENTIONAL STRAIGHT FORWARD MATERIALS TO SHOW OFF THEIR NATURAL BEAUTY.
6- LARGE SMOOTH SHAPES AND ASYMMETRICAL COMPOSITION.
7- LIGHT GREY, DARK GREY PANELS, AND BROWN WOOD COLORS FOR THE FACADE PER THE CITY COLOR CODE REQUIREMENTS.
8- FIBERGLASS PLANTER BOXES FROM CHANDLER COMPANY IN LIGHT GRAY COLOR.

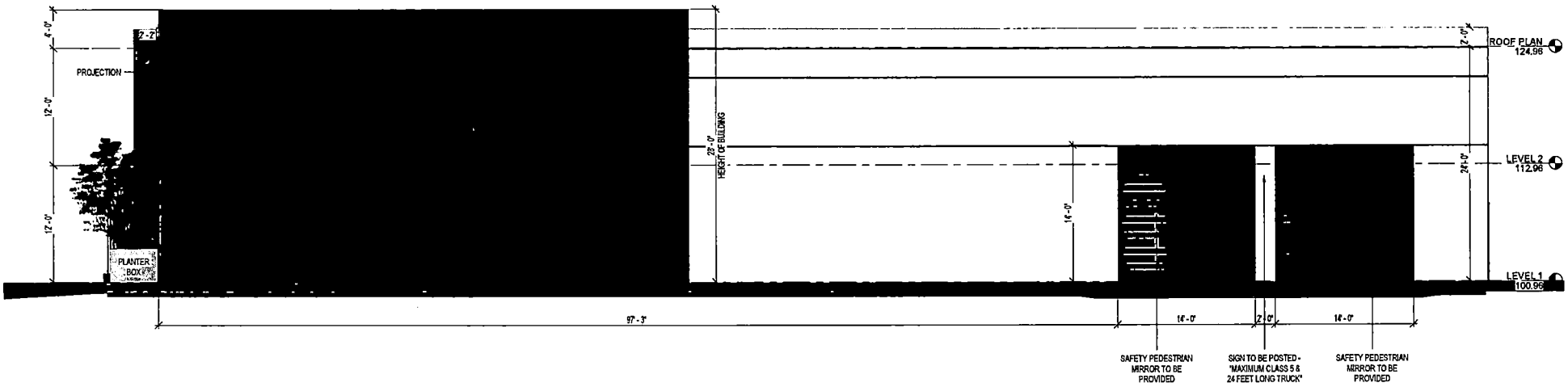
COLOR AND MATERIAL BOARD:

HARDIE PANEL VERTICAL SIDING IN SIERRA 8 TEXTURE THAT LOOK LIKE WOOD, AND MONTEREY TAUPE COLOR.

HARDIE ARCHITECTURAL PANEL IN FINE SAND-GROOVED TEXTURE, AND GRAY SLATE COLOR.

CONCRETE PAINTED WITH SILVER POLISH COLOR FROM BEHR (SL-W13)

ASTRONOMICAL COLOR PAINT FROM BEHR (N450-7)



ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On August 1, 2023 before me, Marla Flores Robles (Notary Public)
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature _____ **(Seal)**

MARLA FLORES ROBLES
Notary Public - California
Los Angeles County
Commission # 2315326
My Comm. Expires Dec 12, 2023

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF Los ANGELES

On JULY 31, 2023 before me,

ERIKA PENALOZA
(here insert name and title of the officer)

, notary public, personally appeared JOHN FARHAMY

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

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

WITNESS my hand and official seal

Signature _____

ERIKA PENALOZA
Notary Public - California
Los Angeles County
Commission # 2388717
My Comm. Expires Jan 27, 2026

(This area for official notarial seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: COVENANT AND AGREEMENT

Document Date: JULY 31, 2023

Number of Pages: 5 (Not including this page)

Signer(s) Other Than Named Above: