CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 29, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1813-19

General Plan Amendment (GPA) No. 107-98

Zone Change Case (ZCC) No. 183-20

APPLICANT: Panattoni Development Company, Inc.

Attention: Mark Payne, Partner

2442 Dupont Drive Irvine, California 92612

PROPERTY OWNER: Stauffer Management Company LLC

1800 Concord Corporation Wilmington, DE 19897

REQUEST: Consider approval of Site Plan and Design Review

No. 1813-19 and recommend that the City Council adopt General Plan Amendment No. 107-98 and Zone Change No. 183-20 and Mitigated Negative Declaration for a proposed tilt-up warehouse facility.

PROPERTY INVOLVED: 2112 East 223rd Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Palmer
		Vice-Chair Madrigal			Rahman
		Cainglet			Rashad
		Fe'esago			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

I. Introduction

<u>Applicant</u>

Panattoni Development Company, Inc. Attention: Mark Payne, Partner 2442 Dupont Drive Irvine, California 92612 Property Owner
Stauffer Management Company LLC
1800 Concord Corporation
Wilmington, DE 19897

II. Project Description

Panattoni Development, Inc. represented by Mark Payne, requests approval of DOR No. 1813-19 and recommendation of approval to the City Council for GPA No. 107-98 and ZCC No. 183-20 and certification of Mitigated Negative Declaration to construct three tilt-up warehouses totaling 292,400 square feet with associated surface parking. The project is a speculative proposal as there are no specific tenants identified at this time. Future tenants will be subject to the Carson Municipal code for development and operational standards.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Founded in 1986 by Carl Panattoni, Panattoni Development Company, Inc. ("PDC") along with our European and Canadian affiliates (collectively "Panattoni") is one of the largest privately held, full-service real estate development companies in the world. Panattoni operates from 24 offices in the United States, Canada and Europe. Since inception, they have developed more than 376 million square feet of space including more than 125 million square feet of build-to-suit projects. US operations are headquartered in Irvine, CA.

The applicant is proposing the following concurrent applications:

General Plan Amendment

Historically, the designation of the site had been Heavy Industrial. In 2004, with the adoption of the General Plan, the land use designation for the project site was changed to Business Park. This designation was placed on the site and its immediate surroundings to provide a buffer between heavy industrial uses to the south (Tesoro Refinery) and the auto dealerships on the north side of 223rd Street. However, the City has never adopted a zoning designation to implement the Business Park Designation. The applicant is proposing to change the land use designation to Light Industrial (LI) to accommodate the proposed use.

Zone Change

State Planning Law requires consistency between zoning and the City's General Plan Land Use Designation. The current zoning is MH-D (Manufacturing, Heavy, Design Overlay). The proposed General Plan land use designation is Light Industrial. In order to comply with the zoning and general plan land use consistency requirements, the applicant has filed Zone Change Case No. 183-20 to change the zone from MH-D to ML-D (Manufacturing, Light, Design Overlay).

III. Project Site and Land Uses

The subject property is located in the MH-D zone and is designated Business Park under the Land Use Element of the General Plan. The subject property is located between Wilmington Avenue and Alameda Street, south of 223rd Street.

Land uses surrounding the proposed project site are primarily light and heavy industrial uses.

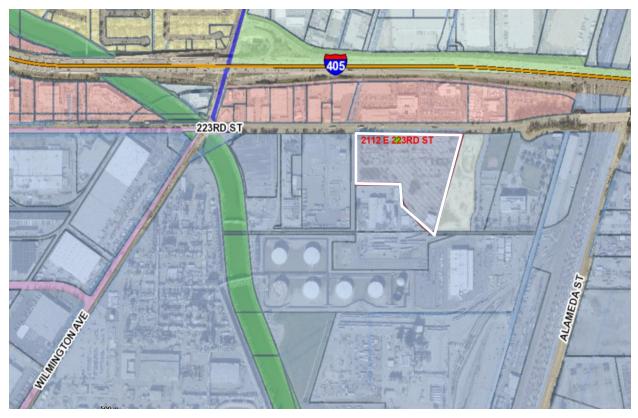


Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information			
General Plan Land Use	Business Park		
Zone District	MH-D (Manufacturing, Heavy, Design Overlay)		
Site Size	622,099 square feet (14.2 ac)		
Present Use and Development	Vacant land; soil remediation building		
Surrounding General Plan / Zoning	North: Regional Commercial/Commercial Automotive (CA) South: Heavy Industrial (HI) / Manufacturing, Heavy - Design Review (MH-D) East: Light Industrial (LI) / Manufacturing, Light - Design Overlay (ML-D) West: Heavy Industrial (HI) / Manufacturing, Heavy - Design Review (MH-D)		
Access	Ingress/Egress: 223 rd Street		

IV. Analysis

Site History

Land uses surrounding the subject property include commercial automotive uses to the north, heavy industrial refining uses to the south, a manufacturing and warehouse use to the east and light industrial uses to the west. The warehousing proposal is considered a light industrial use and is consistent with the existing surrounding commercial and industrial land uses. The City's General Plan allows this type of use in the Light Industrial (HI) land use designation.

Between 1959 and 1982, the project site was developed with a polyvinyl chloride (PVC) manufacturing facility operated by American Chemical Company and Stauffer Chemical Company (Stauffer). The plant was deactivated in 1982 and the site buildings, chemical storage tanks and processing equipment were removed. The site has been vacant since 1982. The site is currently undergoing remediation activities with the Department of Toxic and Substances Control (DTSC). Monitoring wells are operating on-site and a Bioremediation Compound building is located in the southern portion of the project site. The DTSC and Stauffer entered into a "consent order" on June 27, 1994 to remediate contamination at the site which resulted in the following action items:

- Approval of a soils Remedial Action Plan for DTSC on June 25, 1997;
- Installation of a vapor liquid extraction (VLE) system in December 1998;
- Approval of a groundwater Remedial Action Plan by DTSC on May 17, 2011;
- Demolition of the VLE system began on November 2011 and completed in January 2012;
- Quarterly groundwater monitoring and reporting to DTSC by Stauffer;
- Filing of a "land use covenant" for soil and groundwater with the Los Angeles County Recorder's Office on September 4, 2013. The covenant prohibits residential and sensitive land uses and requires vapor barriers beneath new buildings unless the California Department of Toxic Substances Control (DTSC) accepts "analysis" that indicates they are unnecessary.

The groundwater impacted by the previous contamination is not used for potable uses. The project site will be serviced by the California Water Service Company which derives its supply from local groundwater wells and imported water through the Metropolitan Water District.



Site Plan

The subject property measures approximately 14.2 acres. The proposal includes three concrete tilt-up light industrial buildings (Buildings "A," "B," and "C") ranging from approximately 61,400 to 134,000 square feet. Two buildings will be located along the northern portion of the property and a third building on the southern portion of the property. Each building includes office space, associated surface parking, landscaping, and truck loading docks and truck parking.

The City has approved a Capital Improvement Project to replace the existing sidewalk, curb, and gutter along the project's frontage at 223rd Street beginning in September 2020. That portion of East 223rd Street along the project frontage will be subject to a 5-year moratorium pending completion of the CIP, prohibiting any excavation or disturbance within the roadway except as approved by the City Engineer. A bike lane will be implemented as part of 223rd street Improvements.

Access

The proposed warehouse facility will have pedestrian and three vehicular access points from 223rd Street. The internal driveways will provide full access to the warehouse facility and are designed to meet Fire Department turning radius requirements.

Fencing

A 6-foot-high tube steel wrought iron look fence is proposed along the east, south, and west project boundaries. Six wrought iron gates, setback at minimum of 100 feet from 223rd Street, will be provided to control access for the three industrial buildings and the existing groundwater treatment facility.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 1,500 square feet of warehouse and 1 parking space for every 300 square feet of office area. However, per Carson Municipal Code Section 9162.24 (Automobile Parking Spaces Required for Mixed Uses), office space incidental to a manufacturing, warehouse or other industrial use shall have its required parking spaces computed at the same ratio as the industrial use, provided the office space does not exceed ten (10) percent of the total gross floor area. Because office space does not exceed 10 percent of the total gross floor in each of the buildings, 1 parking space is required for every 1,500 square feet of office space. The proposed warehouse and office facility requires 196 parking spaces: 183 for warehouse (274,500 sf/1,500 =183) and 13 for office (19,000 sf/1,500 = 13). The applicant proposes 387 parking spaces.

Building "A" requires 90 parking spaces: 85 for warehouse (127,000 sf/1,500 =84.67) and 5 for office (7,000 sf/1,500 = 4.67). The applicant proposes 211 parking spaces; 145 standard stalls, 59 compact stalls and 7 ADA compliant parking stalls. Of the 145 standard stalls, 4 will be clean air vehicle stalls and 13 will be electric vehicle stalls.

Building "B" requires 65 parking spaces: 60 for warehouse (90,000 sf/1,500 = 60) and 5 for office (7,000 sf/1,500 = 4.67). The applicant proposes 88 parking spaces; 81 standard stalls, 3 compact stalls and 4 ADA compliant parking stalls. Of the 81 standard stalls, 3 will be clean air vehicle stalls and 5 will be electric vehicle stalls.

Building "C" requires 42 parking spaces: 38 for warehouse (56,400 sf/1,500 = 37.6) and 3 for office (5,000 sf/1,500 = 3.33). The applicant proposes 74 parking spaces; 63 standard stalls, 8 compact stalls and 3 ADA compliant parking stalls. Of the 63 standard stalls, 2 will be clean air vehicle stalls and 4 will be electric vehicle stalls.

Building and Architecture

The project architecture is reflective of a 'Contemporary' architecture style that incorporates various wall planes and massing elements that adds interest to the proposed elevations. The proposed building height ranges from 34 feet to 42 feet. The proposed exterior elevations consist of painted concrete tilt-up panels and blue-glazed glass. The exterior of the buildings will be beige and light and dark grey while the exterior building materials will include metal awnings. A total of 54 truck loading docks are proposed along the southern perimeters of Buildings A and B, and along the northern perimeter of Building C.

Signage

Carson Municipal Code Section 9146.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage for the first one hundred (100) feet, plus one-half (1/2) times the frontage in excess of one hundred (100) feet. The proposed warehouse facility has approximately 1,083 feet of lot frontage along 223^{rd} Street allowing 692 (First 100 feet x 2 = 200 sf; 983 feet x .5 = 491.75 sf) square feet of signage. The applicant has not proposed signage at this time.

Landscaping

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires automobile parking facilities and any parking facilities visible from the public right-of-way to have interior landscaping with permanent irrigation of not less than 5%. The project proposes to install approximately 20 feet adjacent to 223rd Street, to meet the required 20 feet of front yard setback. In addition, interior parking lot landscaping is provided all along the along the project's frontage and internal drive aisles. A total of 30,522 square feet is provided which totals to about 5.2% of the land area.

New 24-inch box London Plane and Bailey acacia trees and 36-inch Crape Myrtles will be installed along 223rd Street. Permanent irrigation utilizing best water conversation practices will be installed for both on-site and off-site landscaped areas. Internal parking area trees include 24-inch box fern pine, 15-gallon Italian cypress, 24-inch box African sumac, and 15-gallon Brisbane box trees. In addition, shrubs, groundcover, and shrub masses will be dispersed throughout the project site. The project's frontage along 223rd Street will include a new sidewalk with layered groundcover, shrub masses, street trees, as well as a continuous screen shrub hedge to screen public views of the project site and provides an aesthetically pleasing street scene along 223rd Street. The landscaped frontage along East 223rd Street, as well as Buildings A and B, will screen the proposed truck loading docks within the central portion of the site from public views. Heating, ventilation, and air conditioning (HVAC) equipment will be roof-mounted, and also screened from public view via parapets.

The proposed landscape is approximately 30,522 square feet. All new landscape exceeding 2,500 square feet and irrigation will be required to comply with the State's Water Efficient Landscape Ordinance (WELO).

V. CFD/DIF Discussion

Community Facilities District (CFD)

The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 to fund the ongoing costs of city services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD. A uniformed-standardized city-wide rate was adopted pursuant to Resolution No. 19-009 and accompanying Fiscal Impact Analysis (FIA) report.

The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized city-wide rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under Industrial Zone 2. The rate for Industrial Zone 2 has been established at \$5,722.15 per acre per year. Based on a 14.2-acre site, the current estimated CFD annual amount is \$81,712.30, subject to annual adjustments.

Interim Development Impact Fee (DIF)

The applicant, property owner, and/or successor to whom these project entitlements are assigned shall be responsible for payment of one-time development impact fee at the rate of \$2.56 per square foot of industrial building to fund the development's proportional share of city-wide capital infrastructure improvements. Based on the proposed 292,400 square foot building, the developer will be responsible for development impact fees in the amount of \$748,544, provided that if the project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate.

VI. Zoning and General Plan Consistency

The proposed use is not allowed in the Business Park General Plan Land Use designation and the applicant is proposing to change the land use designation to Light Industrial (LI) to accommodate the proposed use.

The current zoning is MH-D (Manufacturing, Heavy, Design Overlay). In order to comply with the zoning and general plan land use consistency requirements, the applicant has filed Zone Change Case No. 183-20 to change the zone from MH-D to ML-D (Manufacturing, Light, Design Overlay).

VII. <u>Environmental Review</u>

Pursuant to the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration (MND) was prepared and made available for public review from June 18, 2020 through July 17, 2020. A Notice of Intent to Adopt a Draft Mitigated Negative Declaration was posted with the City Clerk, LA County Clerk, Carson Library, on-site, and sent to responsible agencies. An electronic copy of the document was also posted the Planning Division website on (http://ci.carson.ca.us/CommunityDevelopment/Panattoni.aspx). Comments were received requesting additional information, studies, mitigation measures, notification of future public actions, recirculation of the Draft MND, compliance with CEQA and CARB (California Air Resource Board) requirements; and 4) recommending that an Environmental Impact Report (EIR) should be prepared.

Potentially significant impacts of Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation and Tribal Cultural Resources were identified during the Initial Study. Per the Negative Declaration, with the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible and below a level of significance. At the close of the review period the LA County Sanitation District, South Coast Air Quality Management (SCAQMD), California Department of Transportation (Caltrans) and the Golden State Environmental Justice Alliance (GSEJA) submitted comments which are addressed in the Final MND, also available at the link above, and potential concerns have been addressed via Conditions of Approval for the project (COAs # 90, 91, 92, 93, 94, and 95).

VIII. Public Notice

Notice of public hearing was published in the newspaper on July 16, 2020. Notices were mailed to property owners and occupants within a 750' radius and posted to the project site by July 16, 2020. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

The applicant was unable to host a community meeting due to the COVID-19 health crisis. Alternatively, on June 24, 2020, the applicant mailed comment notices to properties within a 750-foot radius of the proposed project. The notices described the project, requested community feedback and shared a link to view the site plan and renderings on the City's website.

No comments were received.

IX. Recommendation

That the Planning Commission:

 ADOPT Resolution No. 20-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1813-19, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 107-19, ZONE CHANGE CASE NO. 183-20 AND MITIGATED NEGATIVE DECLARATION FOR A PROPOSED TILT-UP WAREHOUSE FACILITY AT 2112 E. 223RD STREET."

X. Exhibits

- 1. Draft Resolution
 - A. Legal Description
 - B. Conditions of Approval
- 2. Development Plans

Prepared by: Max Castillo, Assistant Planner

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 20-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1813-19 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 107-19, ZONE CHANGE CASE NO. 183-20 AND MITIGATED NEGATIVE DECLARATION FOR A PROPOSED TILT-UP WAREHOUSE FACILITY AT 2112 E. 223rd. STREET.

WHEREAS, on November 19, 2020, the Department of Community Development received an application from the applicant, Mark Payne, on behalf of Panattoni Development Company for real property located at 2112 E. 223rd Street and legally described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1813-19, General Plan Amendment No. 107-19 and Zone Change Case No. 183-20, to construct three tilt-up warehouses totaling 292,400 square feet with associated surface parking; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice for a public hearing on July 28, 2020, did conduct a duly noticed public hearing as required by law to consider said applications. Notice of the hearing was originally published in the newspaper and posted and mailed to property owners and properties within a 750-foot radius of the project site by July 16, 2020.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

- 1. With respect to **Site Plan and Design Review No. 1813-19** construct three tilt-up warehouses totaling 292,400 square feet with associated surface parking:
 - a) The proposed project will be consistent with the General Plan of the City of Carson with the approval of General Plan Amendment No. 107-19. The project site has a General Plan Land Use designation of Business Park and the applicant proposes to amend this designation to Light Industrial.
 - b) The proposed project is currently compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The project architecture incorporates various wall planes and massing elements that will be compatible with the surrounding light industrial and commercial uses. Building height will range from 34 feet to 42 feet. The proposed exterior elevations consist of painted

- concrete tilt-up panels and blue-glazed glass. The exterior of the buildings will be beige and light and dark grey while the exterior building materials will include metal awnings.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The project site is located on 223rd Street between two other major arterial streets: Wilmington Avenue and Alameda Street. The project site is located within close vicinity of the 405 Freeway (north). The development will have pedestrian and vehicular accessibility via three entry points located at East 223rd Street. The proposed driveways and interior vehicular circulation are designed to meet the Fire Department turning radius requirements, as well as truck and vehicular traffic.
- d) All signage associated with this project will comply with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed three concrete tilt-up light industrial buildings will be constructed in one single phase.

2. With respect to **General Plan Amendment No.107-19**, the Planning Commission finds that:

- a) The proposed General Plan Amendment is consistent with the City's General Plan goals and policies. The proposal to change the General Plan land use designation from Business Park to Light Industrial is consistent and compatible with the existing surrounding industrial uses and upon approval will be consistent and compatible with the surrounding General Plan land use designations.
- b) The Business Park designation was placed on the site and its immediate surroundings to provide a buffer between heavy industrial uses to the south (Tesoro Refinery) and the auto dealerships on the north side of 223rd Street. In order to uphold the intent of the General Plan, this transition in land use is preserved with the proposed design of the buildings. First, the proposed size of the buildings discourages large users with heavy emphasis in truck traffic to move into the buildings. Second, the architecture of the building visible from 223rd Street resembles an office building and creates an illusion of a business park. In addition, the car-oriented uses (the parking lot) are partially visible from the street, while the more intense uses (truck loading areas) are located to the back and screened from the street.

3. With respect to **Zone Change Case No. 183-20**, the Planning Commission finds that:

- a) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the zoning from MH-D (Manufacturing, Heavy, Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), would be compatible with the surrounding uses and compatible/consistent with the surrounding zoning designations upon approval. The "down zoning" of the property is a preferred method to reduce the impacts of the heavy industrial uses on the community.
- b) The proposal to change the Zoning from MH-D to ML-D is consistent and compatible with existing surrounding light industrial uses and will be consistent with the surrounding Zoning Map.

SECTION 3. The Planning Commission finds that the proposed project, as mitigated pursuant to the Mitigated Negative Declaration, which is available for public review at http://ci.carson.ca.us/CommunityDevelopment/Panattoni.aspx and is incorporated into this Resolution by reference ("MND"), will not have a significant effect on the environment.

SECTION 4. Design Overlay Review No. 1813-19 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Site Plan Design Review No. 1813-19 and recommends that the City Council (1) approve General Plan Amendment No. 107-19, (2) approve Zone Change Case No. 183-20, and (3) approve the MND, subject to the Conditions of Approval set forth in Exhibit "B" attached hereto and incorporated herein by reference.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action and subject to approval of General Plan Amendment No. 107-19, Zone Change Case No. 183-20, and the MND by City Council unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 28th day of July, 2020.

	CHAIRPERSON
ATTEST:	
SECRETARY	

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 398.11 ACRE TRACT ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER, BY DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN 10 ACRE PARCEL OF AND DESCRIBED IN THE DEED TO THE AMERICAN CHEMICAL CORPORATION, RECORDED ON JULY 10, 1959 AS INSTRUMENT NO. 4139 IN BOOK D-533 PAGE 307, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 89 DEGREES 45' 25" WEST 469.06 FEET; THENCE NORTH 0 DEGREES 14' 35" WEST 434.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45' 25" EAST 444.06 FEET; THENCE SOUTH 0 DEGREES 14' 35" EAST 42.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 296.34 FEET; THENCE SOUTHERLY ALONG SAID CURVE 178.22 FEET (THROUGH ON ANGLE OF 34 DEGREES 24' 00") TO A POINT; THENCE SOUTH 37 DEGREES' 29' 07" EAST 67.14 FEET; THENCE SOUTH 42 DEGREES 44' 35" EAST 112.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 296.04 FEET; THENCE EASTERLY ALONG SAID CURVE 123.38 FEET (THROUGH AN ANGLE OF 23 DEGREES 48' 56") TO A POINT, A RADIAL LINE AT SAID POINT BEARS NORTH 23 DEGREES 26' 29" EAST; THENCE NORTH 89 DEGREES 43' 25" EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO WHITE STAR OIL COMPANY, RECORDED IN BOOK 2819 PAGE 159, OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 17 DEGREES 11' 52" LAST 972.53 FEET TO THE SOUTHERLY LINE WILMINGTON STREET, (NOW 223RD STREET) 66.00 FEET WIDE; THENCE SOUTH 89 DEGREES 45' 25" WEST, ALONG SAID WILMINGTON STREET, 1082.51 FEET TO A LINE BEARING SOUTH 0 DEGREES 14' 35" EAST AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID LINE, SOUTH 0 DEGREES 14' 35" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBONS AND AL OTHER MINERALS IN, UNDER OR RECOVERABLE FROM SAID REAL PROPERTY HEREINABOVE DESCRIBED AND THE RIGHT TO EXPLORE, MINE, DRILL AND OPERATE FOR THE SAME AND TO PRODUCE AND REMOVE THE SAME BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY HEREINABOVE DESCRIBED FOR SAID PURPOSES, AS EXCEPTED BY RICHFIELD OIL CORPORATION, A CORPORATION, IN DEEDS RECORDED JULY 10, 1959 IN BOOK D-533 PAGE 307. OFFICIAL RECORDS. AS DOCUMENT NO. 4139 AND AS RESERVED IN DEED RECORDED JUNE 14, 1942 AS DOCUMENT NO. 4764 IN BOOK D-1649 PAGE 371. OF OFFICIAL RECORDS.

APN: 7315-008-049

CITY OF CARSON COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT "B" CONDITIONS OF APPROVAL DESIGN OVERLAY REVIEW NO. 1813-19 GENERAL PLAN AMENDMENT NO. 107-19 ZONE CHANGE CASE NO. 183-20

I. GENERAL CONDITIONS

1. *Interim Development Impact Fee:* In accordance to Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2020-2021 fees (effective through June 30, 2021) the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of a one-time development impact fee at the rate of \$2.56 per square foot of industrial building constructed. The proposed development includes development impact fees estimate of \$748,544 (292,400 sq. ft. X \$2.56/ sq. ft. = \$748,544). If the Project increases or decreases in size, the development impact fee amount will be adjusted accordingly at the same rate.

Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the amount.

See the following City webpage for additional information: https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx

2. Funding Mechanism for Ongoing Services/Community Facilities District: The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the "CFD") to fund the ongoing costs of city services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD (the CFD Services). A uniformed-standardized city-wide rate was adopted pursuant to Resolution No. 19-009 ("Resolution") and accompanying Fiscal Impact Analysis ("FIA") report.

The Developer shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized city-wide rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under Industrial Zone 2 rate at \$5,722.15 per acre per year through June 30, 2021. Based on a 14.28 acre development, the current estimated annual amount for ongoing services is \$81,712.30, subject to annual adjustments.

Prior to recordation of final tract map or permit issuance, whichever comes first, Developer shall demonstrate compliance under this section either through: 1) Annexing into a City CFD or 2) Establishing a funding mechanism to provide an ongoing source of funds for ongoing services, acceptable to the City. See the following City webpage for additional information: https://ci.carson.ca.us/communitydevelopment/CFD.aspx

- 3. The approvals that are the subject of these conditions shall become null and void two years following the effective date of approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Manager. This condition does not supersede an individual time limit for performance of specific conditions or improvements.
- 4. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
- 5. Developer shall submit two revised sets of plans (including Site Plan & Elevations) incorporating all the Conditions of Approval to be reviewed and approved by the Planning Division prior to scheduling the project for City Council hearing.
- 6. Developer shall comply with all city, county, state and federal regulations applicable to this project.
- 7. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
- 8. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
- 9. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
- 10. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
- 11. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by the Entitlement Agreement, which shall govern over any conflicting provisions of any other approval.
- 12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
- 13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.

14. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

II. PLANNING DIVISION

15. The project does not propose and is not designed for cold storage uses. In the event that such use is proposed, the City shall analyze such use in accordance with all laws, regulations, and policies, and would require additional environmental analysis, if applicable.

III. AESTHETICS

- 16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division
- 17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
- 18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division prior to issuance of building permits.
- 19. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
- 20. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

21. No outdoor storage of materials shall be permitted on the property at any time.

IV. <u>FENCE/WALLS</u>

- 22. Perimeter walls and fences shall be architecturally coordinated with the project building and subject to the approval of the Planning Division prior to issuance of any permits.
- 23. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face
- 24. All chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used including in areas visible from the public right-of-way.

V. <u>LANDSCAPE/IRRIGATION</u>

- 25. Comply with the provisions of the Los Angeles County Green Building Code Section "Water Efficient Landscaping."
- 26. The proposed landscaping exceeds 2,500 square feet. Prior to building permit issuance, submit landscape and water efficient plans for all development-related landscape and irrigation in accordance with the Water Efficient Landscape Ordinance (WELO).
- 27. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation and shall include best water conservation practices that comply with h the Water Efficient Landscape Ordinance (WELO).
- 28. Installation of 6" x 6" concrete curbs is required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
- 29. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
- 30. Prior to Issuance of Building Permit, the Developer shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.
- 31. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.

VI. LIGHTING

- 32. Developer shall provide adequate lighting for the parking areas and provide a lighting plan prior to issuance of any permits.
- 33. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
- 34. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

VII. PARKING/TRAFFIC

- 35. All driveways shall remain clear. No encroachment into driveways shall be permitted.
- 36. All areas used for movement, parking, loading, or storage of vehicles shall be paved and clearly marked and in accordance with Section 9162.0 of the Zoning Ordinance.
- 37. Any portion of the Site not stripped shall be considered undeveloped and shall not be used by the Developer for any purpose.
- 38. None of the required parking spaces shall be used for storage of vehicles/trucks or any other equipment.

VIII. SIGNAGE

- 39. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23 of the Zoning Ordinance.
- 40. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

IX. TRASH

- 41. Trash collection from the project site shall comply with the requirements of the City's trash collection company.
- 42. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
- 43. Prior to Issuance of Building Permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

X. <u>UTILITIES</u>

- 44. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
- 45. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
- 46. Developer shall remove at its own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended
- 47. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
- 48. The applicant shall make available electrical charging outlets to accommodate electric vehicles. Any charging electric equipment shall be installed pursuant to the Los Angeles County Electrical Code.

XI. BUILDING AND SAFETY DIVISION

49. Applicant shall submit development plans for plan check review and approval.

- 50. Developer shall obtain all appropriate building permits and an approved final inspection for the proposed project.
- 51. Prior to issuance of building permit, proof of worker's compensation and liability insurance for Developer must be on file with the Los Angeles County Building and Safety Division

XII. <u>FIRE DEPARTMENT</u>

52. The final revised plans for the proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements prior to issuance of Building Permits.

XIII. ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

- 53. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
- 54. A construction permit is required for any work to be done in the public right-of-way.
- 55. Payment and Performance bonds for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
- 56. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of any permit by Engineering Division.
- 57. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson Engineering Division, prior to issuance of grading permits.
- 58. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson Engineering Division, prior to the issuance of construction permits.
- 59. Per a planned city Capital Improvement Project, 223rd Street, directly abutting the development, will be subject to a 5-year moratorium pending completion of the planned city Capital Improvement Project. No excavation or disturbance within the roadway will be permitted except as approved by the City Engineer.
 - a. For any right-of-way landscape improvements, the developer shall be responsible for relocating conflicting trees/structures for any proposed driveway curb cuts.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

- 60. Per City of Carson Municipal Code Section 5809, Developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
- 61. Developer shall apply for a *Construction Activities Stormwater General Permit* from the State Water Resources Control Board.
- 62. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
- 63. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to Julio Gonzalez via E-mail <u>JGonzalez@Carson.ca.us</u>

- 64. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver copy to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us
- 65. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division.
- 66. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson Engineering Division.
- 67. If or when required, as determined by the City Engineer, provide CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities.
- 68. A soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory. Developer shall comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
- 69. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of the development that is the subject of these conditions. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
- 70. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City or other appropriate agency or entity.
- 71. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted. The following are required as a part of the project's improvement plans:
 - a. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along 223rd Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b. Remove unused driveway approach if any, within the public right of way along 223rd Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - c. The developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet, unless approved by the City Traffic Engineer and City Engineer.
 - d. Install striping and pavement legend per City of Carson PW Standard Drawings.
 - e. Paint Curbs Red along 223rd Street within or abutting this proposed development, to the satisfaction of the City Traffic Engineer. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.

- f. Sewer Main Improvements (if any) along 223rd Street as determined by the aforementioned sewer area study.
- g. Storm Drain Improvements (if any) along 223rd Street as determined by the aforementioned requirement.
- 72. Off-site improvements (e.g. driveways, sidewalk, parkway drains, trees, curb/gutter etc.) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of grading permit, Developer shall obtain clearance from City of Carson Engineering Division.
- 73. The owner shall annex the area to the LA County Lighting Maintenance District, for the purpose of operating and maintain the streetlights to be installed to the satisfaction of the LA County Light Maintenance District. Additional Street Lighting Installation or upgrades to existing street lights may be required as a part of the annexation.
 - a. Street lighting plans cannot be approved prior to completion of annexation process.
 - i. Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
 - ii. Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.
- 74. Comply with the street lighting requirements as stipulated by the LA County Public Works, Traffic Safety and Mobility Division, Street Lighting Section and any City Street Lighting requirements
 - a. Provide streetlights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of Public Works or as modified by Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

- 75. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
- 76. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at <u>jgonzale@carson.ca.us</u>
- 77. .Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
- 78. .RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer

- 79. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
- 80. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board
- 81. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds
- 82. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Developer shall comply with all mitigation measures recommended by the water purveyor.
- 83. The Developer shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Carson Public Works Inspector and the City Engineer.
- 84. The Developer shall construct and guarantee the construction of all required drainage infrastructure in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
- 85. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
- 86. Developer shall comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
- 87. If needed, the Developer shall grant an easement to the City, and any other appropriate regulatory agency, or entity to the extent reasonably necessary, for the purposes of ingress, egress, construction and maintenance of all infrastructures constructed and handicap access to ensure the safety of the public, for this development, to the satisfaction of the City Engineer.
- 88. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

XIV. BUSINESS LICENSE

89. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

XV. MITIGATION MEASURES

90. *Cultural Resources*. MM-CUL-1: If previously unidentified cultural resources are encountered during ground-disturbing activities, work in the immediate area shall halt and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the

event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the project owner and City of Carson to implement Native American consultation procedures. Construction shall not resume until the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.

91. *Geology and Soils*. MM-GEO-1: If evidence of subsurface paleontological resources is found during construction, excavation and other construction activity in that area shall cease and the construction contractor shall contact the City of Carson Community Development Director. With direction from the Community Development Director, a paleontologist certified by the County of Los Angeles shall evaluate the find prior to resuming grading in the immediate vicinity of the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.

92. Hazards and Hazardous Materials.

- a. MM-HAZ-1: The Applicant shall retain a qualified Phase II/Site Characterization Specialist to conduct verification soil vapor sampling during any excavation activities at depth that which would present a concern to worker safety. Should any samples determine that residual contamination in soil vapor present a risk to construction workers during excavation activities, the Phase II/Site Characterization Specialist shall have the authority to either implement additional safety precautions and/or temporarily suspend construction activity at said location for the protection of workers or the public.
- b. MM-HAZ-2: Observations shall be made by the contractor during grading and utility trenching for the presence of unknown pipelines, buried infrastructures, containers, debris, and/or soil potentially impacted by chemicals compounds or fuel and oil hydrocarbons. Indications of impacted soil may include chemical or fuel odors, unusual coloration, apparent moisture, and staining. If any of the above are encountered, a qualified environmental professional with Phase II/Site Characterization experience shall be consulted to provide field monitoring using appropriate instrumentation, and to assist with segregation of excavated material for proper disposal at a licensed waste-handling facility.
- 93. *Noise.* MM-NOI-1: Prior to the initiation of construction, the Applicant shall prepare a paving control plan to ensure that the paving process does not result in damage to the western and southern industrial structures. The paving control plan shall be subject to the Building and Safety Department's approval prior to issuance of a grading permit. To reduce groundborne vibration levels, the paving control plan shall stipulate that static (non-vibratory) rollers shall be used as an alternative to vibratory rollers within 15 feet of the western and southern Poly One Corporation industrial structures (Assessor's Parcel Number [APN] 7315-008-022).

94. Transportation.

a. MM-TRA-1: .Prior to the project operations, the project Applicant shall enter into an Operational Labor Agreement with the City of Carson to implement a local hiring program consisting of reasonable efforts such as local job fairs and to reduce employee vehicle miles travelled (VMT) to the City's threshold of 16.7 VMT per Employee or less. The Operational Labor Agreement shall specify that the Property Owner, or designee,

provides to the City Traffic Engineer on an annual basis an Employee VMT Monitoring Table, or other VMT monitoring system, as approved by the City Traffic Engineer, that identifies commute distance bins and the proportion of employees within each bin to determine the project's average home-based work VMT per employee. A sample Employee VMT Monitoring Table is included as Attachment B of the Panattoni Warehouse Project: Vehicle Miles Traveled Analysis, prepared by Fehr and Peers, dated May 19, 2020. The Employee VMT Monitoring Table, or other approved VMT monitoring system, shall be approved by the City of Carson Traffic Engineer prior to project operations.

If, through preparation of the Employee Monitoring Table, or other approved VMT monitoring system, it is determined that the project would still exceed the City's threshold of 16.7 VMT per Employee, the project Applicant shall be responsible for identifying and implementing travel demand measures to demonstrate the project's VMT per employee are reduced to less than significant levels. These measures may include, but are not limited to, identifying and paying for off-street parking, providing transit passes to employees, providing commuter incentives, providing transit subsidies, providing parking cash-outs, commute marketing program, or implementing carpool/vanpool incentives. The project Applicant shall be responsible for demonstrating the effectiveness of these measures through the VMT monitoring system to reduce the project's VMT per employee to the City's threshold of 16.7, as verified by the City Traffic Engineer.

Should the City of Carson adopt a VMT threshold, the project Applicant or future Property Owner has the option to submit an updated VMT analysis to the City Engineer for review and approval. Should the VMT analysis show that the project is less than significant per the City's adopted VMT threshold, this mitigation measure shall no longer apply. Should an updated VMT analysis determine that the project has the potential to impact State transportation facilities, the Applicant shall submit the TMP for review and comment by Caltrans, prior to approval by the City Engineer.

- b. MM-TRA-2: Prior to the initiation of construction, the project Applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Carson Traffic Engineer. Should a Caltrans transportation permit be required for the project, the Applicant shall submit the TMP for review and comment by Caltrans, prior to approval by the City of Carson Traffic Engineer. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flagperson to direct traffic during heavy equipment use. The TMP shall specify that one direction of travel in each direction must always be maintained for East 223rd Street throughout project construction. The TMP shall be incorporated into project specifications for verification prior to final plan approval.
- 95. *Tribal Cultural Resources*. MM-CUL-1: .Prior to issuance of any grading permits, the project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC's) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/ consultant shall be present on-site during the construction phases that involves ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring,

grading, excavation, drilling, and trenching within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs that provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Upon discovery of any tribal cultural or archaeological resources, all construction activities shall cease in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist (Mitigation Measure CUL-1) and the tribal monitor/consultant. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe requests preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource" (per Mitigation Measure CUL-1), time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be made available by the Applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, or associated grave goods defined in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

Upon discovery of human remains, the tribal monitor/consultant and/or qualified archaeologist (Mitigation Measure CUL-1) shall immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) shall then notify the Tribe, the qualified lead archaeologist, and the construction manager who shall call the coroner. Work shall continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to

be Native American, the coroner shall notify the NAHC as mandated by state law who shall then appoint a Most Likely Descendent (MLD).

If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

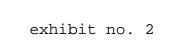
Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24hour guard shall be posted outside of working hours. Every effort to diverting the project and keep the remains in situ and protected shall be made. However, if the project cannot be diverted, burials can then be removed, as approved by the Tribe. The Tribe shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure complete recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains, in accordance with existing laws and regulations.

Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Archaeological and Native American monitoring and excavation during construction shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The qualified archaeologist (Mitigation Measure CUL-1) shall ensure that all other personnel are appropriately trained and qualified.

2112 E. 223rd STREET

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223rd STREET

2112 E. 223rd STREET CARSON, CA 90810

DEVEL PANAT

OWNER:
STAUFFER MANAGEMENT COMPANY LLC, A DELAWARE
LIMITED LIABILITY COMPANY, SUCCESSOR—BY—MERGER
TO ATKEMIX THIRTY SEVEN, INC
A DELAWARE CORPORATION
1800 CONCORD PIKE
WILMINGTON, DE 19897

APPLICANT:
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NO. DESCRIPTION

SITE PLAN & DESIGN REVIEW SUB. 11/19/19

SITE PLAN & DESIGN REVIEW SUB. #2 06/24/20

SITE PLAN & DESIGN REVIEW SUB. #3 07/07/20

TITLE SHEET

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JOB NO: PANO47.02

DATE: 11/14/19

DRAWN: GAA

FILE NAME: BANGAT. 4.4

PAN047_1.1



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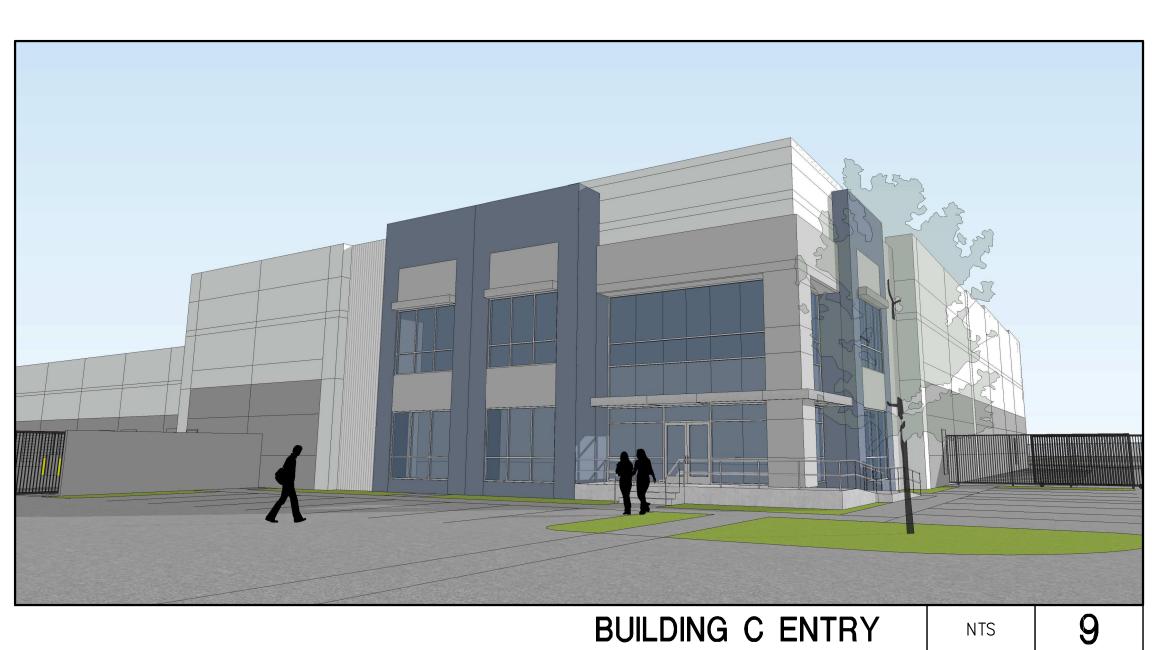
.. 223rd STREET ON, CA 90810

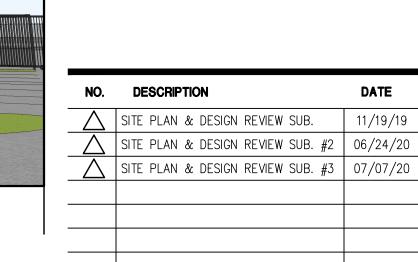
BUILDING A & B PERSPECTIVE





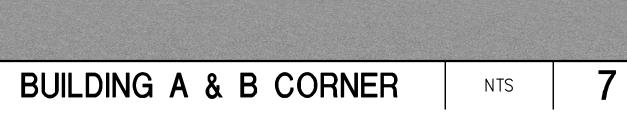




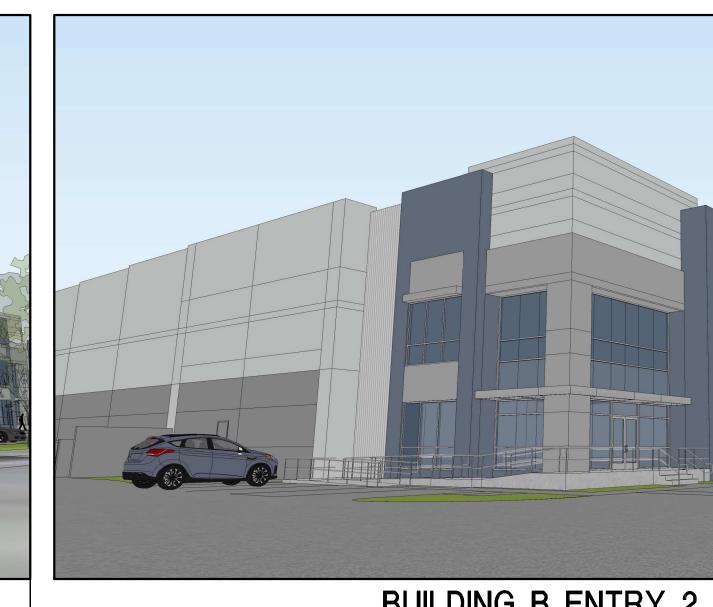




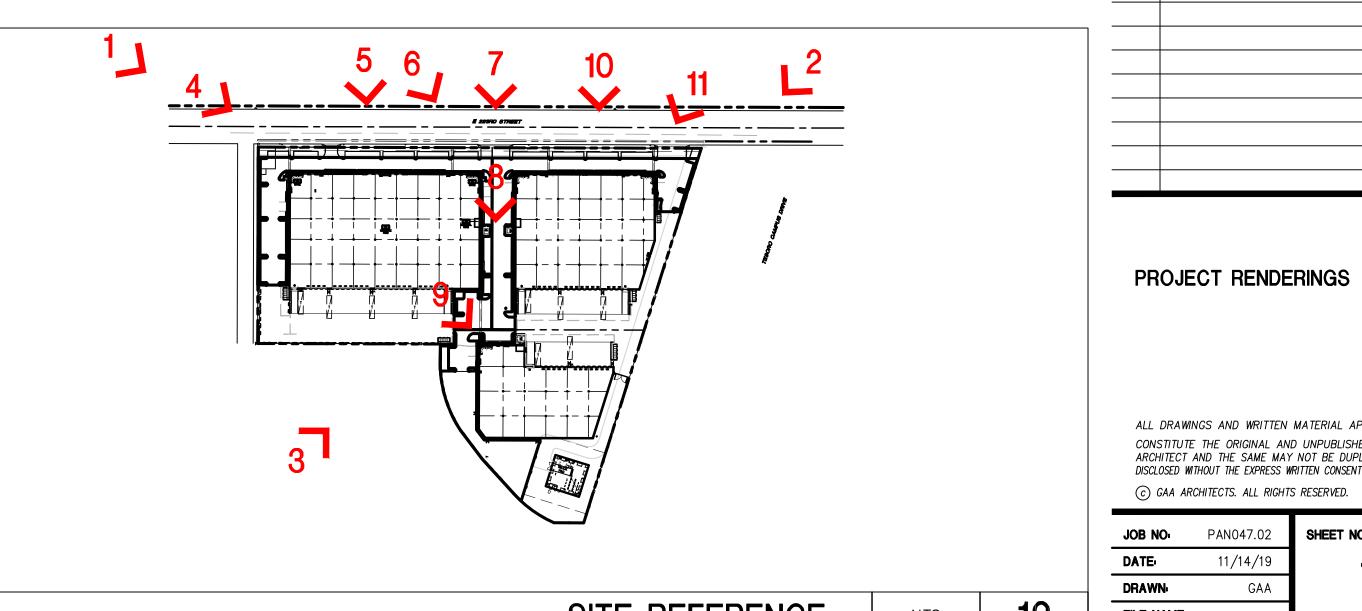
BULIDING B - E 223RD STREET PERSPECTIVE







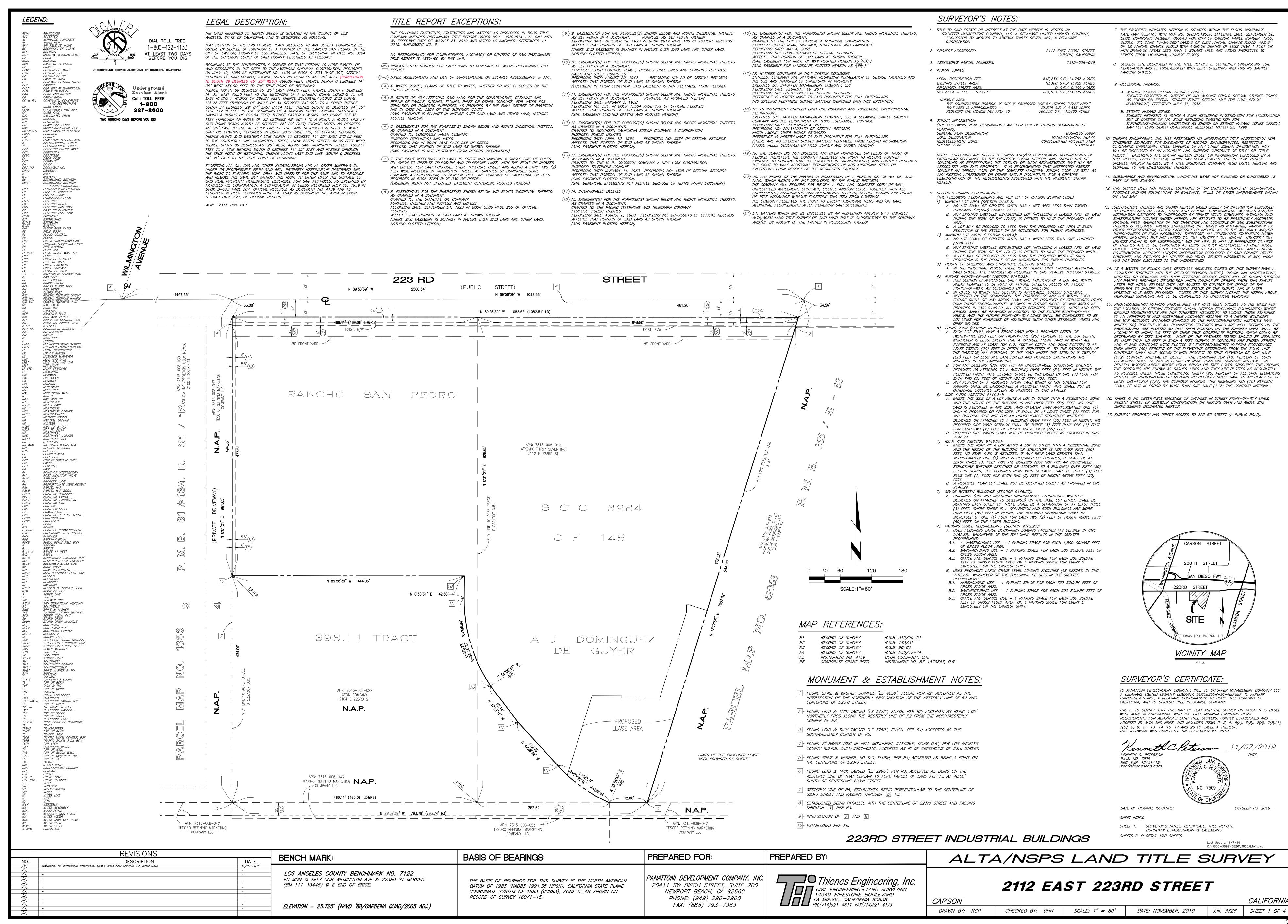
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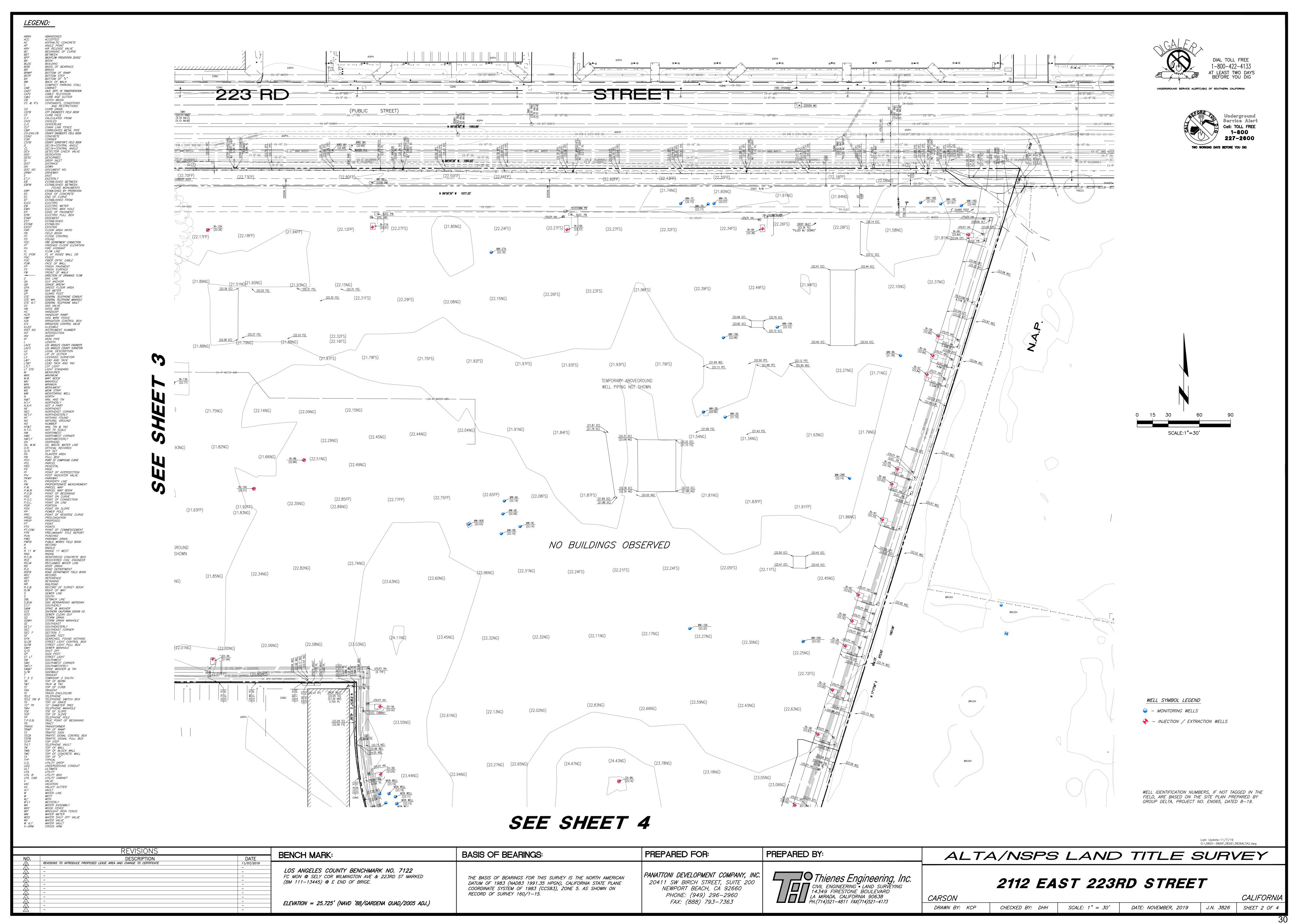


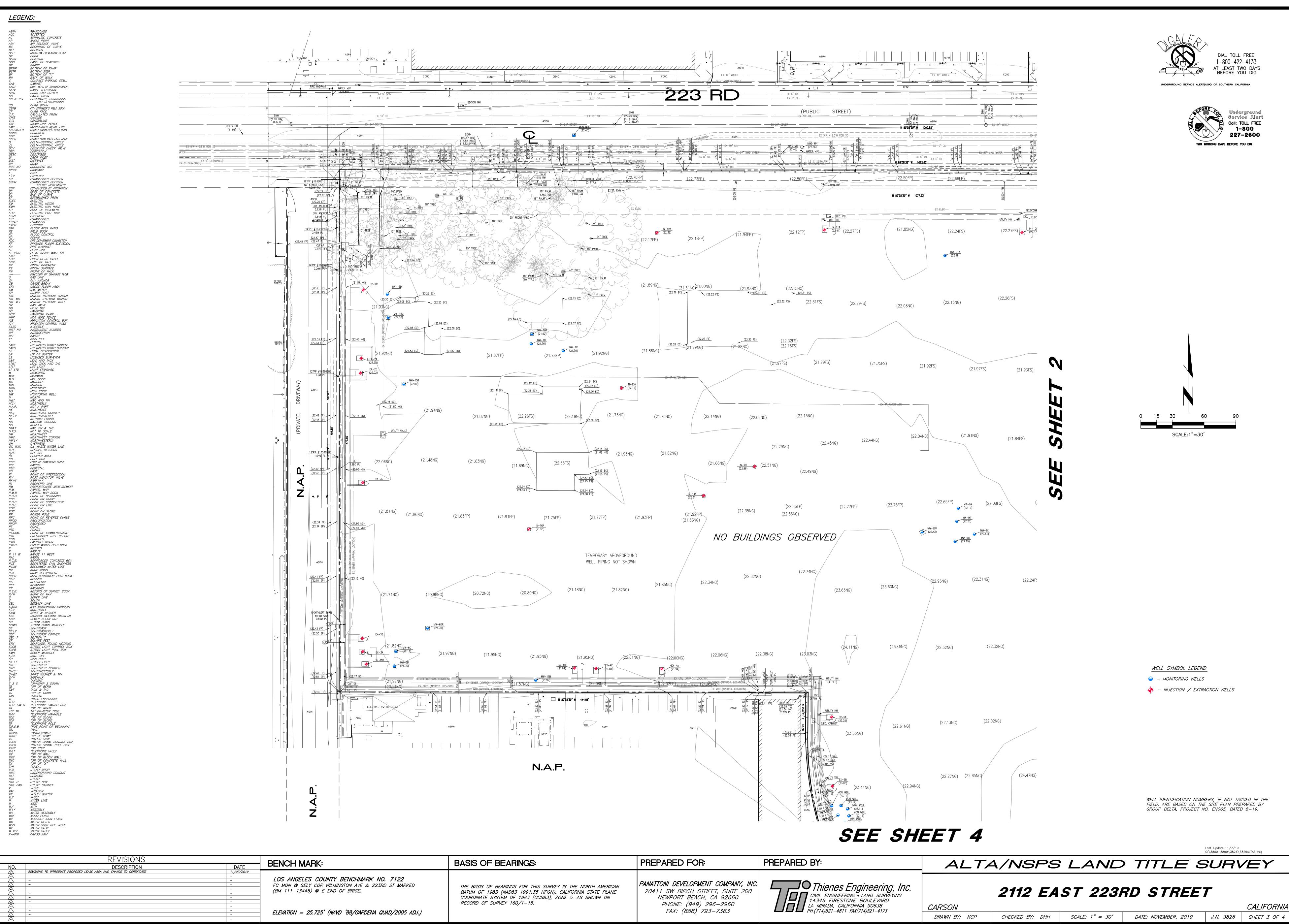
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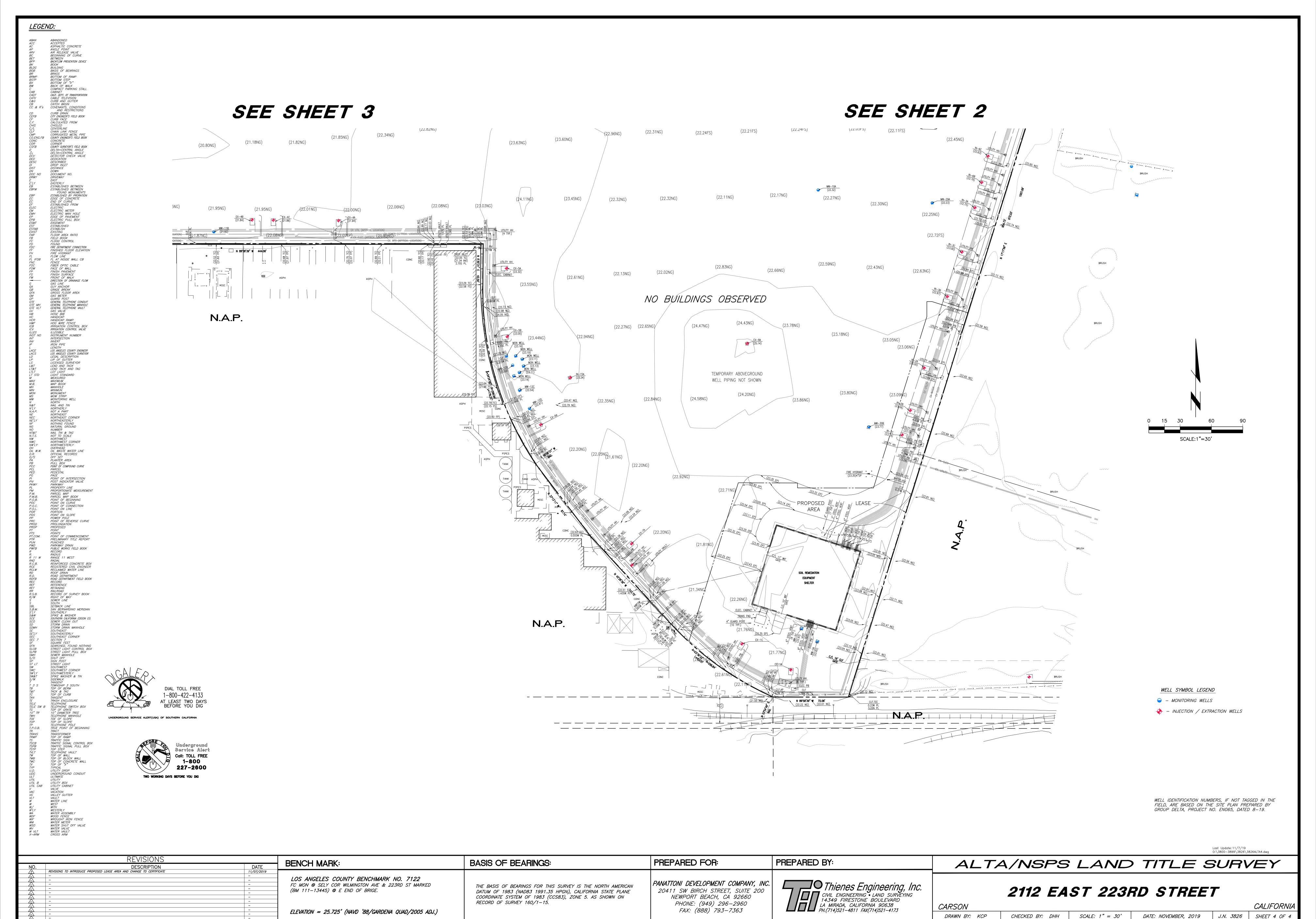
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DATE:	11/14/19	
DRAWN:	GAA	
FILE NAME:	PAN047_T2	

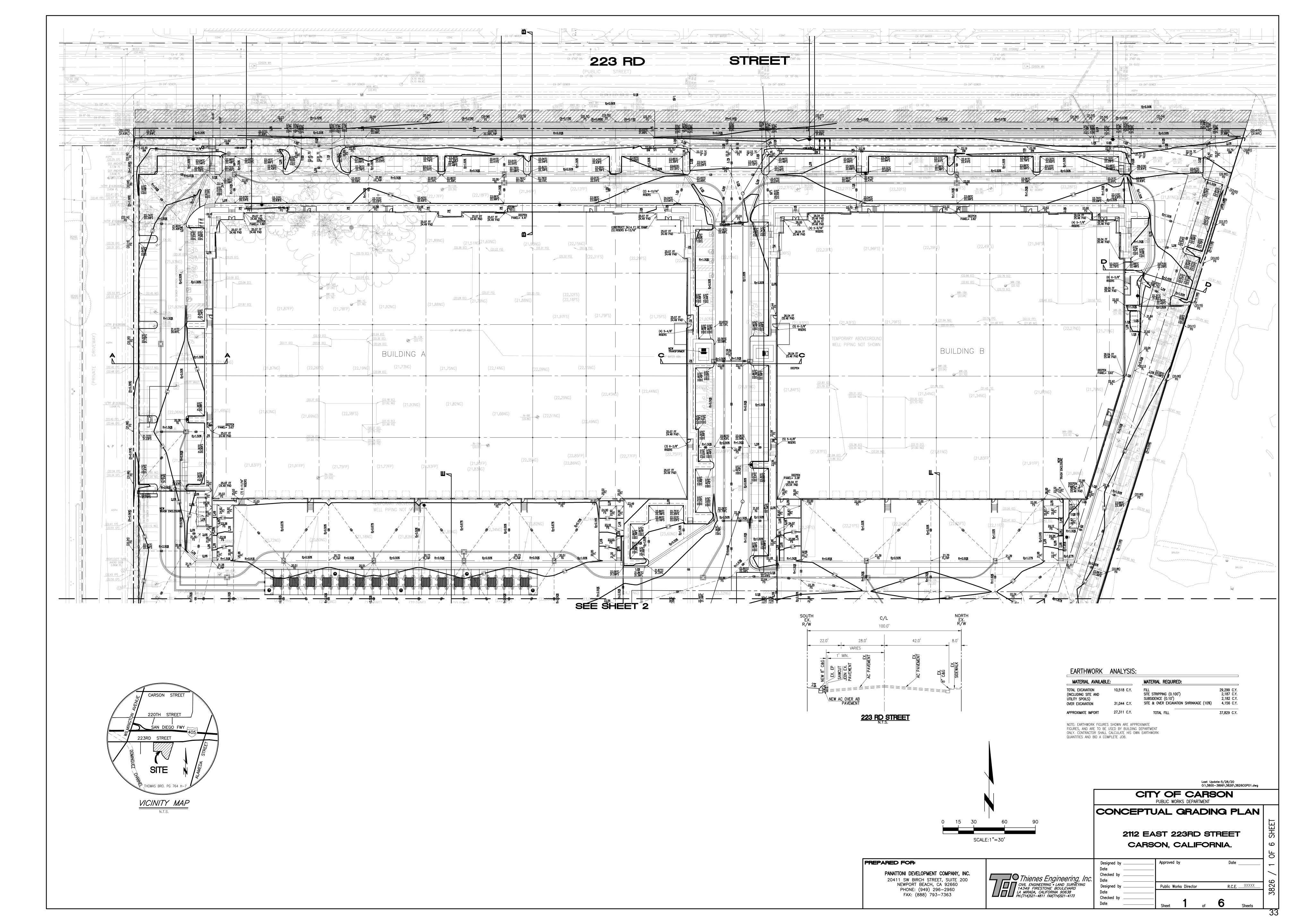
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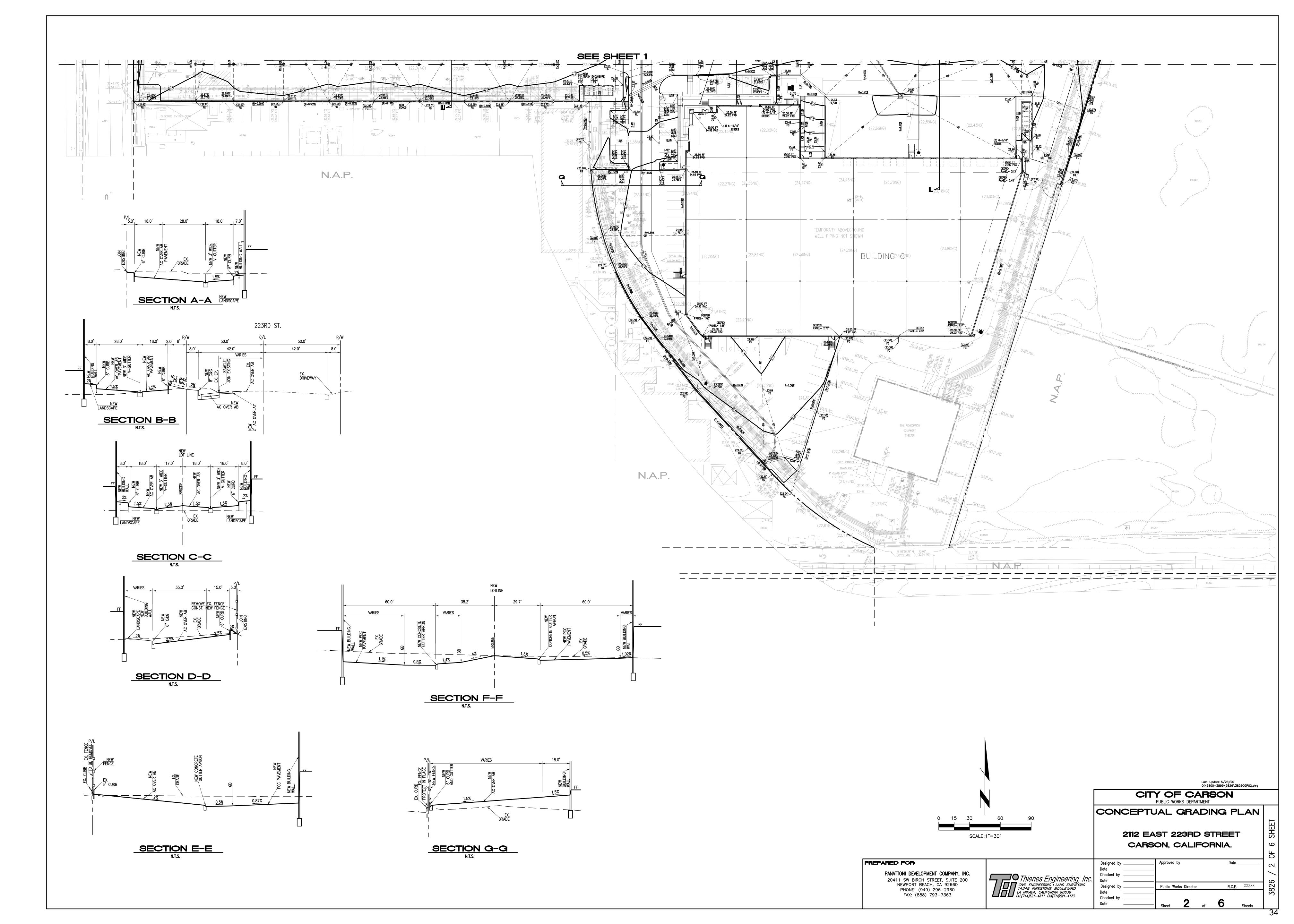


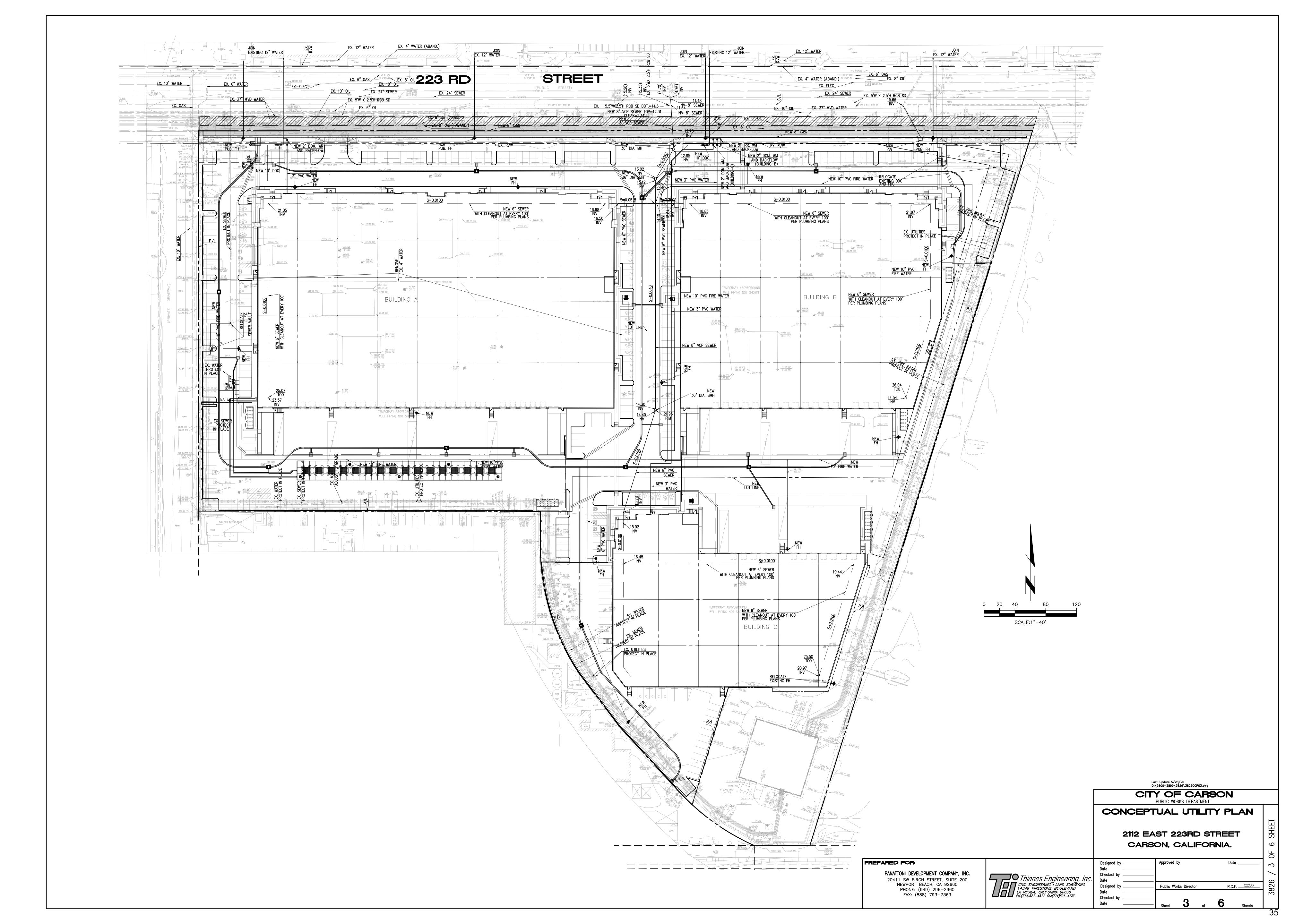


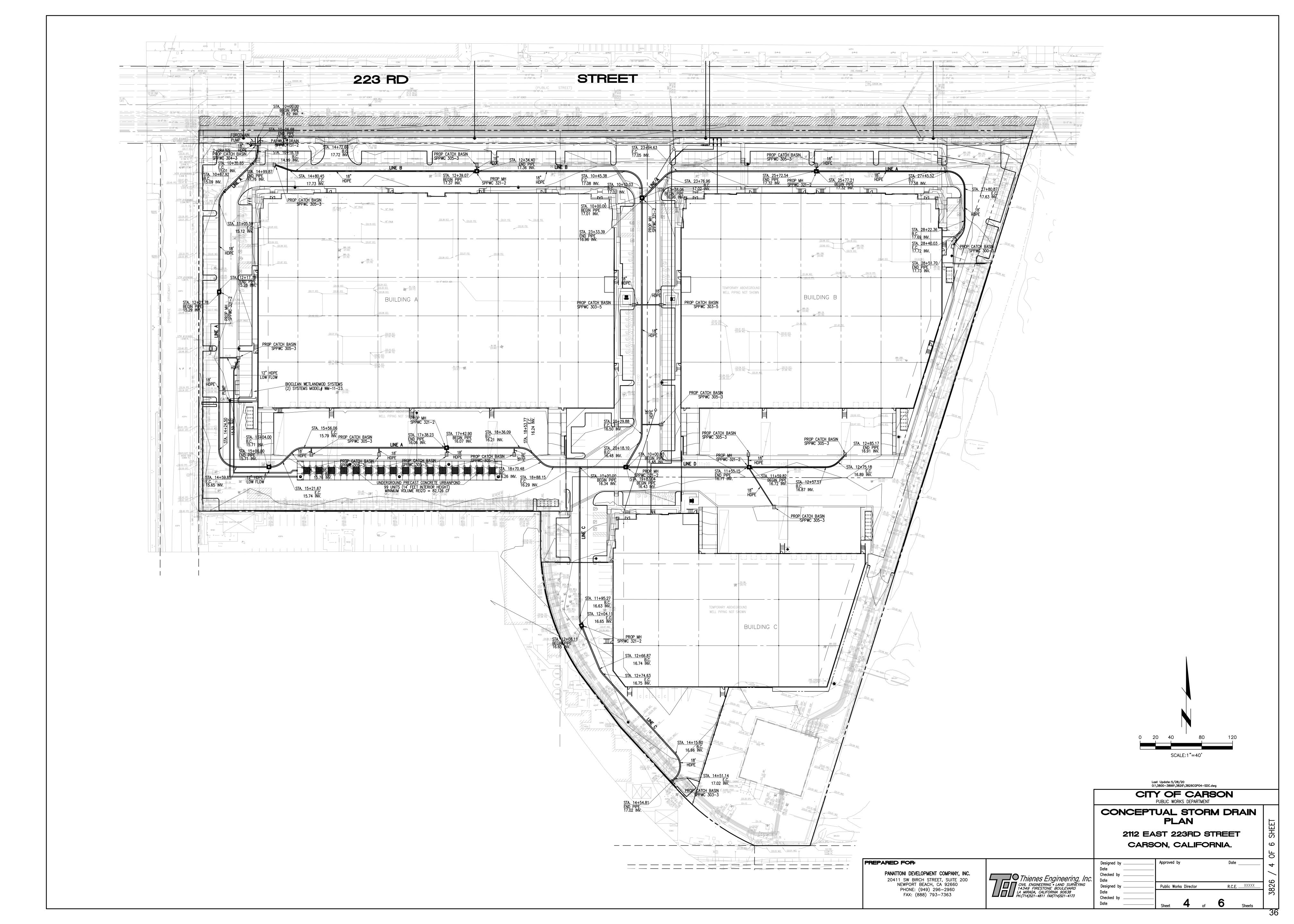


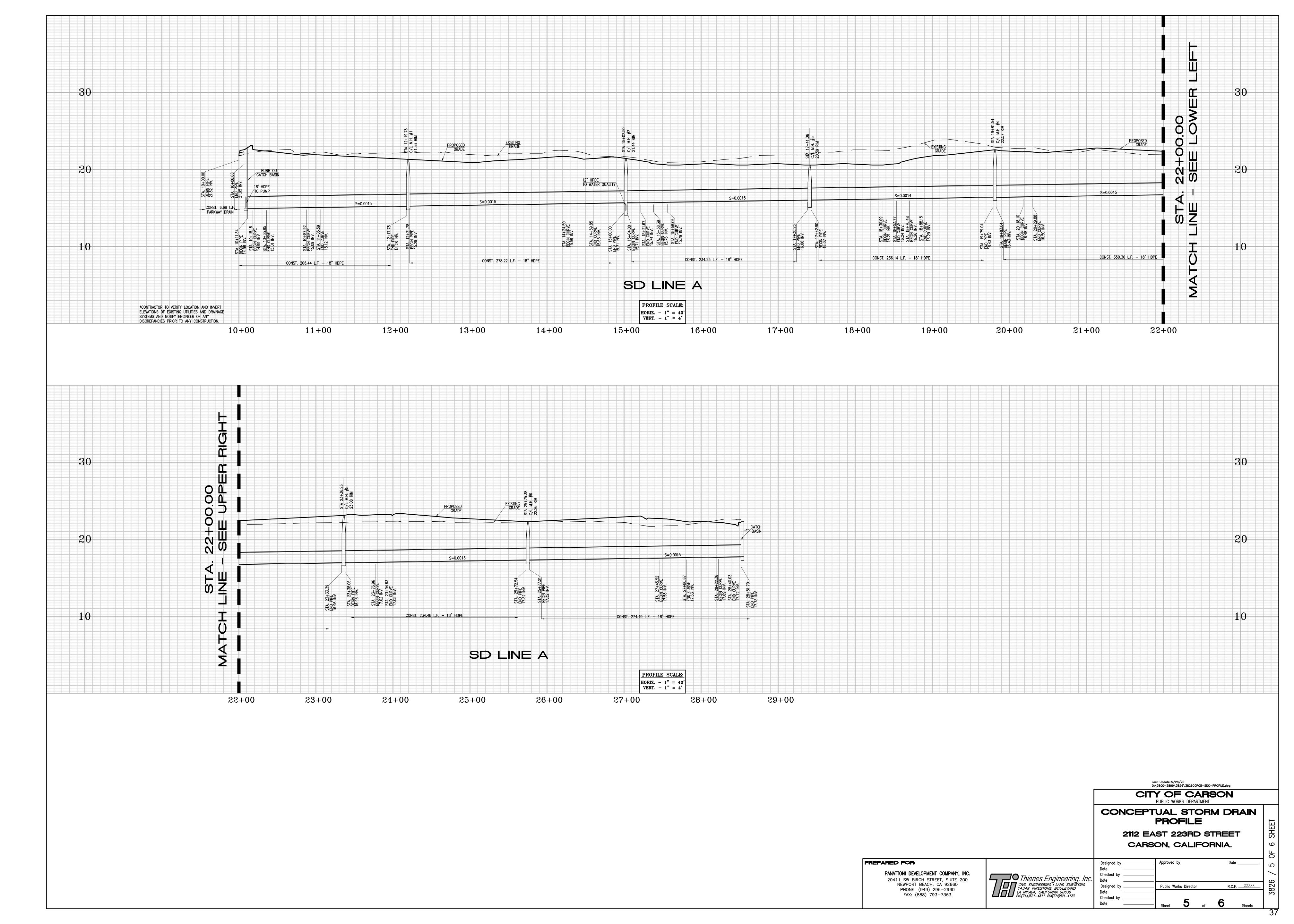


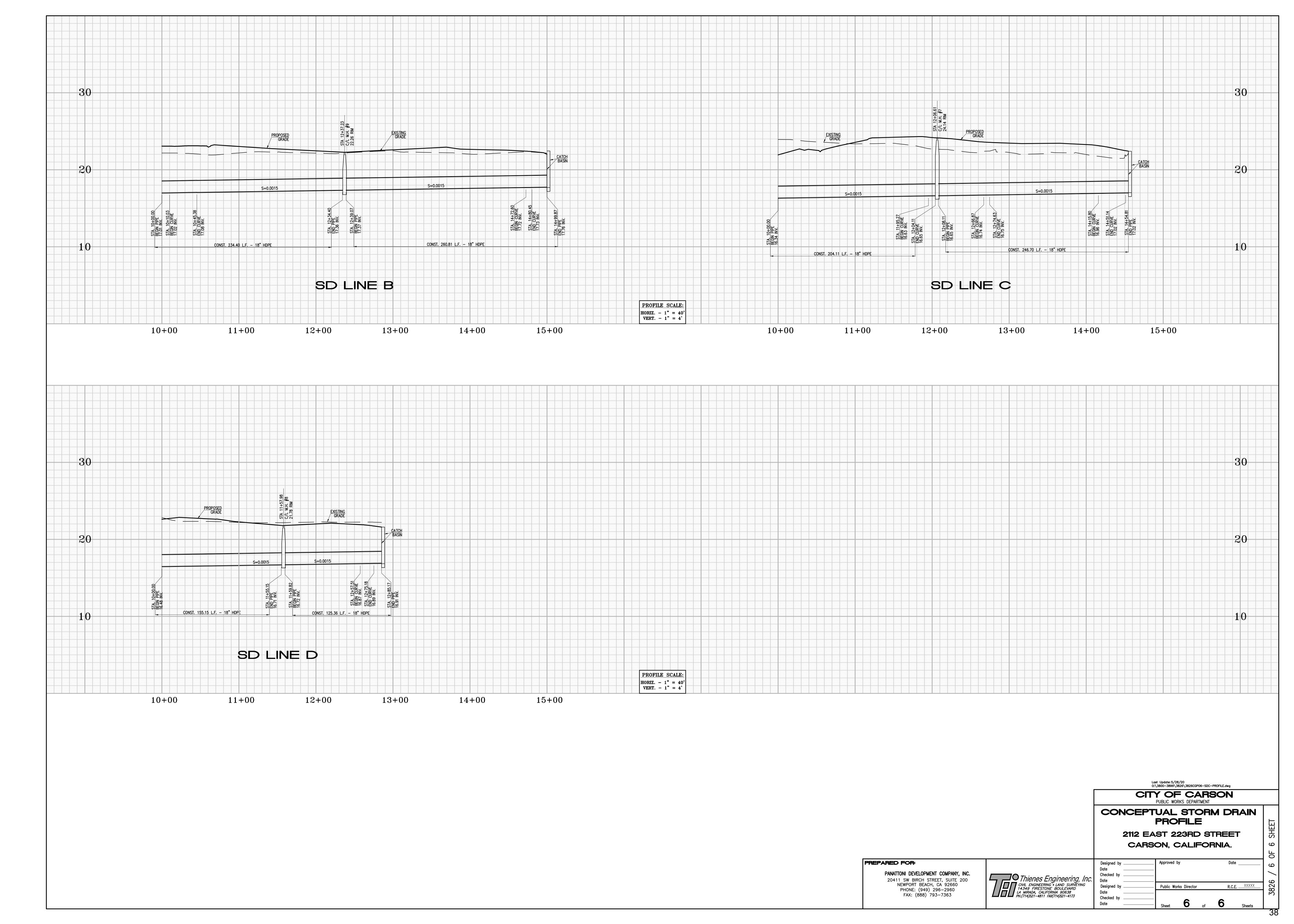




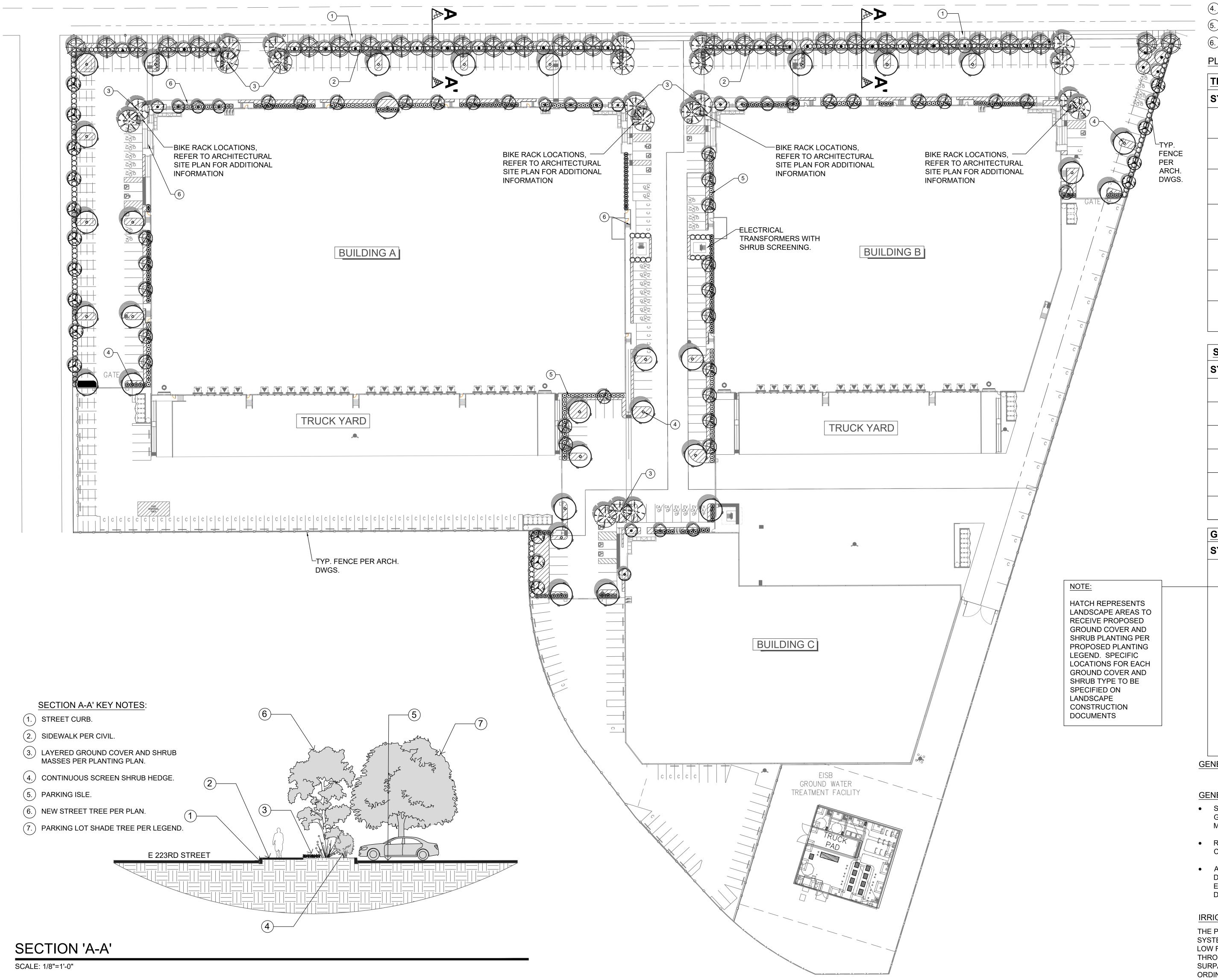








E 223RD STREET



FALLBROOK, CA 92028 PH: 760-842-8993

DESIGN KEY NOTES:

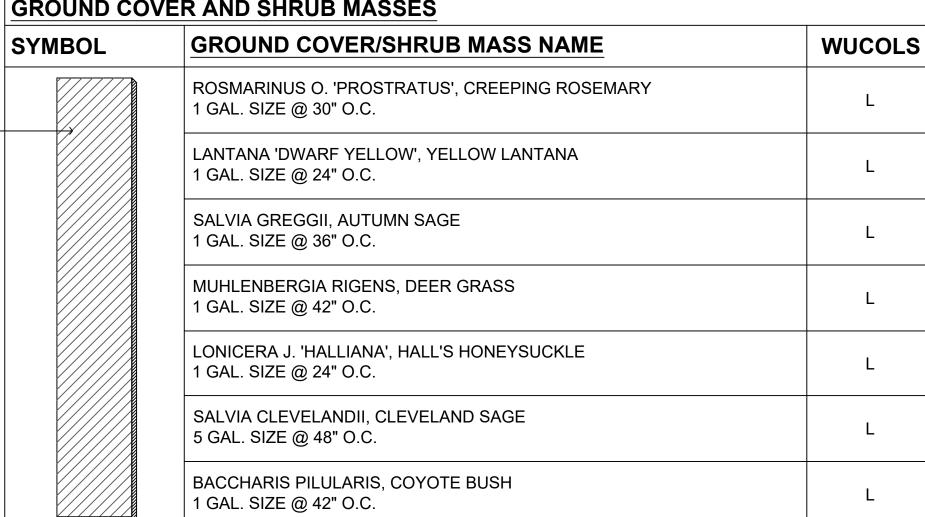
- .) TYP. SIDEWALK ALONG 223RD STREET. TO BE CONFIRMED CIVIL ENG.
-) TYP. SCREEN SHRUBS ALONG BACK OF PARKING LOT. SCREEN CARS
- 3.) TYP. FLOWERING ACCENT TREES PER LEGEND.
-) PARKING LOT CANOPY TREE PER LEGEND.
- (5.) TYP. FOUNDATION SHRUBS.
- (6.) TYP. CONC. SIDEWALK.

PLANTING LEGEND

TREES	TREES					
SYMBOL	SYMBOL TREE NAME					
	28	М				
	VERTICAL TREE AGAINST BUILDING PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE.	32	М			
(o)	VERTICAL TREE AT BUILDING CUPRESSUS SEMPERVIRENS, ITALIAN CYPRESS 15 GAL. SIZE.	16	L			
•	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	30	L			
	BACKDROP TREE ALONG 223RD STREET ACACIA BAILEYANA, BAILEY ACACIA 24" BOX SIZE.	29	L			
	PROPERTY LINE SCREEN TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	18	М			
	FLOWERING ACCENT TREE LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 36" BOX SIZE.	21	М			

SYMBOL	WUCOLS	
OTHIDOL	SHRUB NAME	WOODEO
	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE	L
•	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
0	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
•	ROSMARINUS 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE	L
0	TECOMA STANS, YELLOW BELLS 5 GAL. SIZE	L
\otimes	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	М

GROUND COVER AND SHRUB MASSES



GENERAL NOTES:

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS TRANSFORMERS, BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

IRRIGATION NOTE

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER. LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

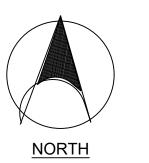
CONCEPTUAL PLAN NOTE:

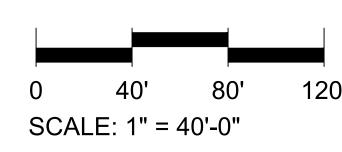
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN **EXAMINING ALTERNATE DEVELOPMENT** STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

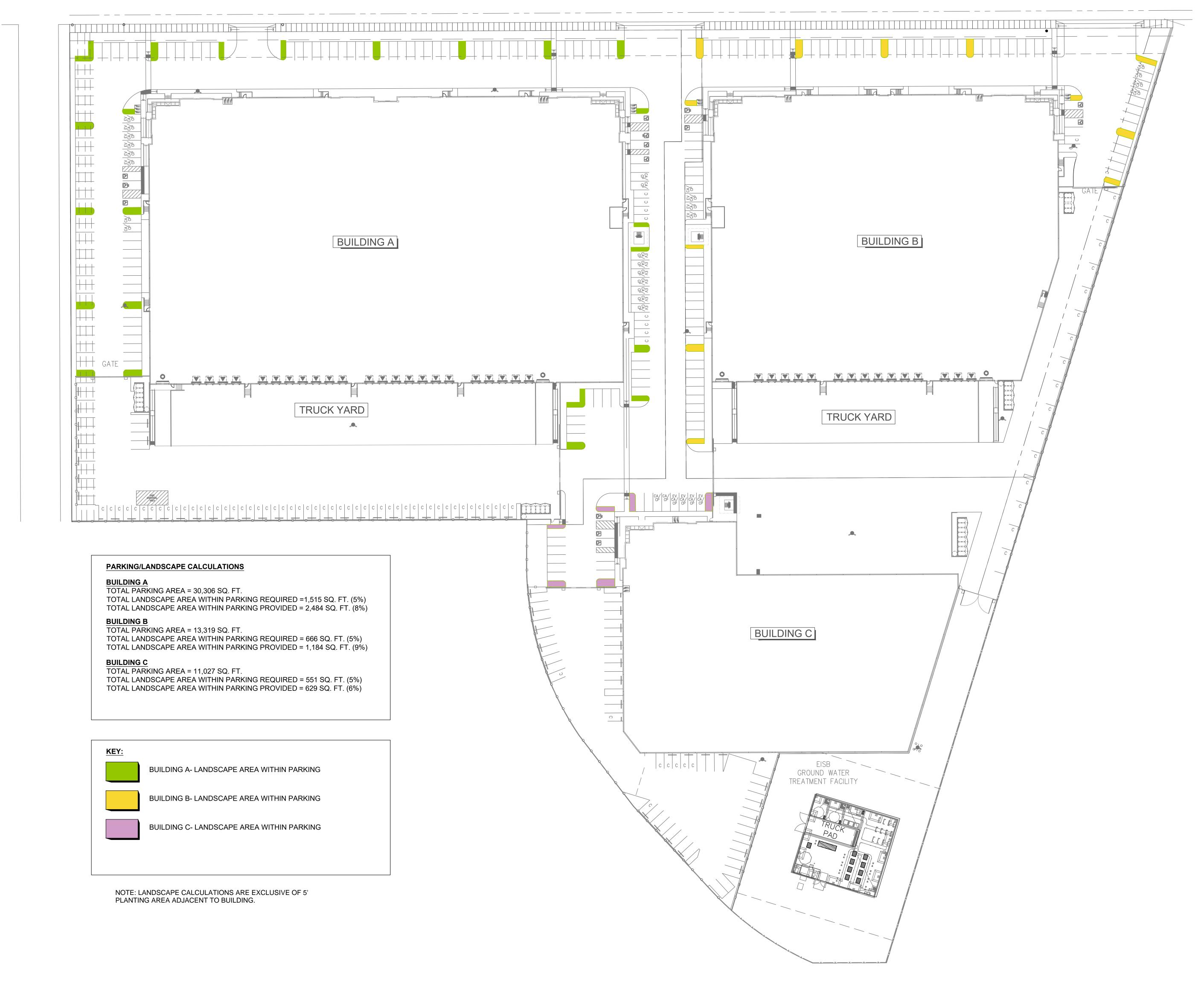
H = HIGH WATER NEEDS M = MODERATE WATER NEEDS L = LOW WATER NEEDS VL= VERY LOW WATER NEEDS





CONCEPTUAL LANDSCAPE PLAN PANATTONI 223RD INDUSTRIAL

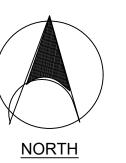
E 223RD STREET

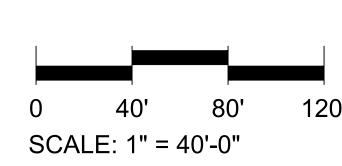


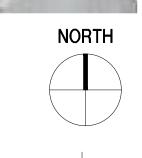




PARKING/LANDSCAPE CALCULATIONS PANATTONI 223RD INDUSTRIAL







SITE UTILIZATION MAP

1"=60-0"

G A R C H I T E C T S

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49 553 913

E. 223rd STREET

2112 E. 223rd STREET CARSON, CA 90810

OPED FOR:

DEVEL(PANAT

NO.	DESCRIPTION	DATE
\triangle	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
\triangle	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
\triangle	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

SITE UTILIZATION

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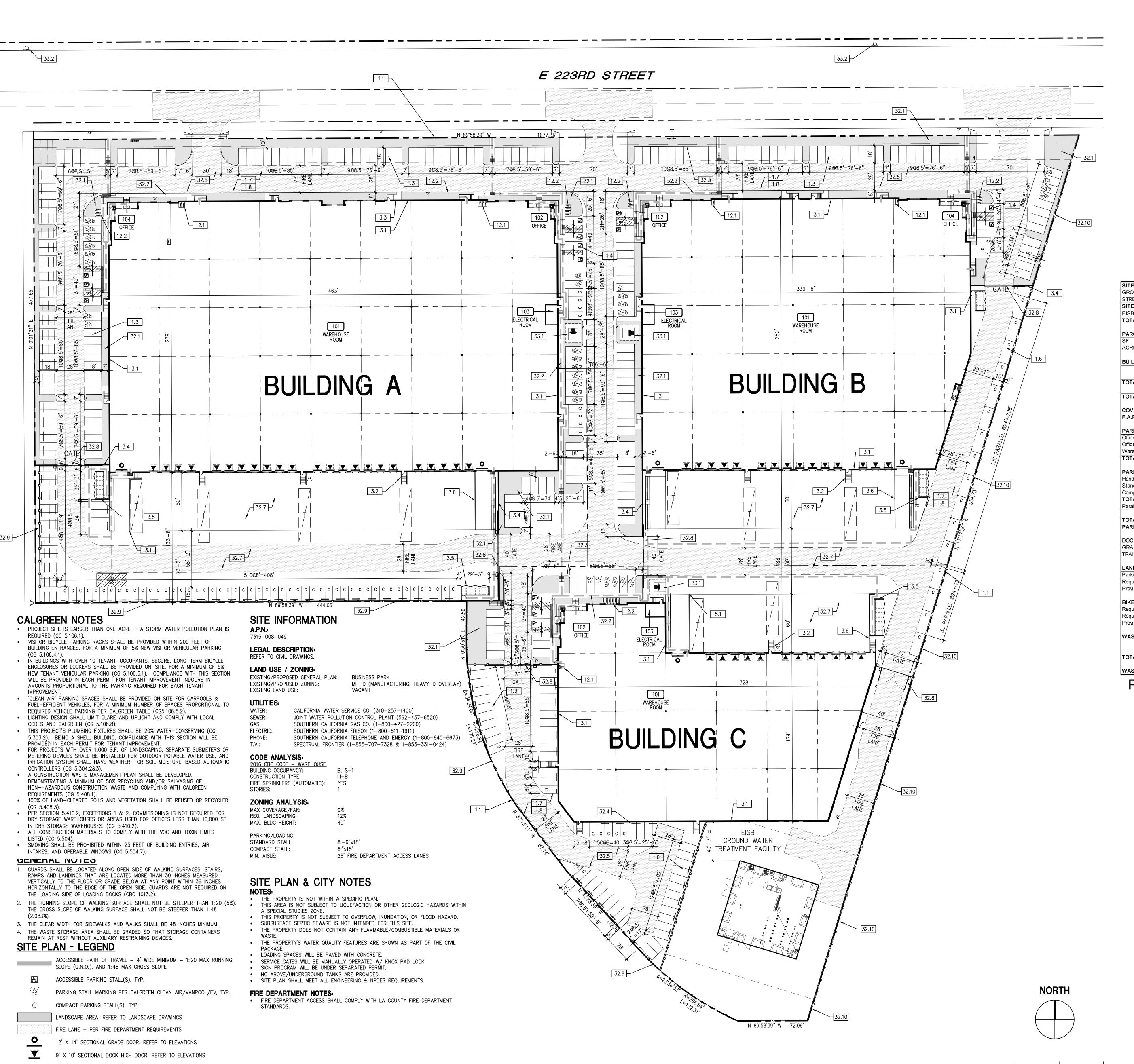
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JOB NO: PANO47.02

DATE: 11/14/19

DRAWN: GAA

FILE NAME: DANO47. A1.0



1.0 GENERAL 1.1 PROPERTY LINE / R.O.W. - REFER TO CIVIL DRAWINGS 1.2 EASEMENT — RÉFER TO CIVIL DRAWINGS 1.3 STANDARD PARKING STALL(S) - TYP. 1.4 ADA-ACCESSIBLE PARKING STALL(S) 1.5 CLEAN AIR / VAN POOL / EV PARKING STALL(S) PER CALGREEN 5.106.5.2 1.6 COMPACT PARKING STALL(S)

1.7 2-WAY DRIVE AISLE: 24'W MIN. 1.8 FIRE DEPT. ACCESS DRIVE: 30'W MIN. 3.0 CONCRETE

3.1 TILT-UP CONCRETE BUILDING WALL 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL 3.3 CONCRETE STAIR W/ HANDRAIL 3.4 TILT-UP CONCRETE SCREEN WALL, PTD. 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP. 3.6 TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE

5.0 METAL FABRICATIONS 5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2

12.0 FURNISHINGS 12.1 BICYCLE RACK PER CAL GREEN

 REFER TO TABULATIONS 12.2 BICYCLE RACK PER CITY CODE 9165.3 OR CALGREEN WHICHEVER IS HIGHER - REFER TO TABULATIONS

21.0 FIRE SUPPRESSION - REFER TO FIRE PROTECTION DRAWINGS 21.1 FUTURE FIRE PUMP HOUSE.

32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O. 32.1 LANDSCAPE PLANTING AREA 32.2 CONCRETE WALKWAY

32.3 CONCRETE CURB, TYP. 32.4 PRECAST CONCRETE WHEEL STOP 32.5 VEHICULAR PAVING 32.6 CONCRETE COMMERCIAL DRIVEWAY

32.7 CONCRETE TRUCK DOCK APRON

32.8 MANUAL TUBE STEEL GATE WITH KNOX PADLOCK - 8' TALL 32.9 TUBE STEEL FENCE — 6' TALL 32.10 EXISTING 6' TALL TUBE STEEL FENCE IN ADJACENT PROPERTY

33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL 33.1 ELECTRICAL TRANSFORMER 33.2 (E) FIRE HYDRANT

KEYNOTES SITE AREA GROSS SITE AREA STREET DEDICATION 18,360 SITE AREA 624,874 EISB COMPOUND 38,538 585,987 TOTAL NET SITE AREA PARCEL SITE AREA ACRES BUILDING AREA BUILDING A BUILDING B BUILDING Ground Floor Office 2,000 127,000 90,000 56,400 92,000 TOTAL BUILDING FOOTPRINT 58,400 129,000 5,000 5,000 3,000 97,000 TOTAL BUILDING AREA COVERAGE PARKING REQUIRED Office (10% or less of GFA) Office (10%+ of GFA) 1/300 Warehouse (Large Dock-High Facility) 1/1500 TOTAL PARKING REQUIRED PARKING PROVIDED Handicap Standard Compacts (33.3% Allowed) TOTAL PROVIDED Parallel Compacts (not included) TOTAL PROVIDED (w/ parallel) PARKING RATIO 1.57/1000 0.91/1000 1.21/1000 1.28/1000 DOCK DOORS GRADE DOORS TRAILER STALLS LANDSCAPE Parking Area 666 Required (5% of total parking area) 1,515 1,184 Requirted per MC 9165.3 Required per Clagreen (5% of parking) WASTE STORAGE REQUIRED STORAGE (10.0/1000) 0-20K S.F. 200.0 S.F. 200.0 S.F. 200.0 S.F. 600.0 S.F (3.0/1000) 20K+ S.F. 342.0 S.F. 231.0 S.F. 124.2 S.F. 697.2 S.F 542.0 S.F. 431.0 S.F. 324.2 S.F. 1,297.2 S.F WASTE STORAGE PROVIDED 550.0 S.F. 444.0 S.F. 356.0 S.F. PROJECT TABULATIONS

AERIAL MAP

PROJECT LOCATION -

VICINITY MAP

AZ West # Distribution Center #

Google

Pairway Logistics

Here Rentals Q

Comidar Recycling Q

SA Recycling Q

Hellmann
Worldwide Logistics

O DG LOGISTICS

22 ind 54 Polymers USA

THE RESIDENCE OF THE PROPERTY NO. DESCRIPTION SITE PLAN & DESIGN REVIEW SUB. SITE PLAN & DESIGN REVIEW SUB. #2 | 06/24/20 SITE PLAN & DESIGN REVIEW SUB. #3 | 07/07/20

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FOR: DEVEI

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Suite 200,

SITE PLAN PROJECT TABULATIONS

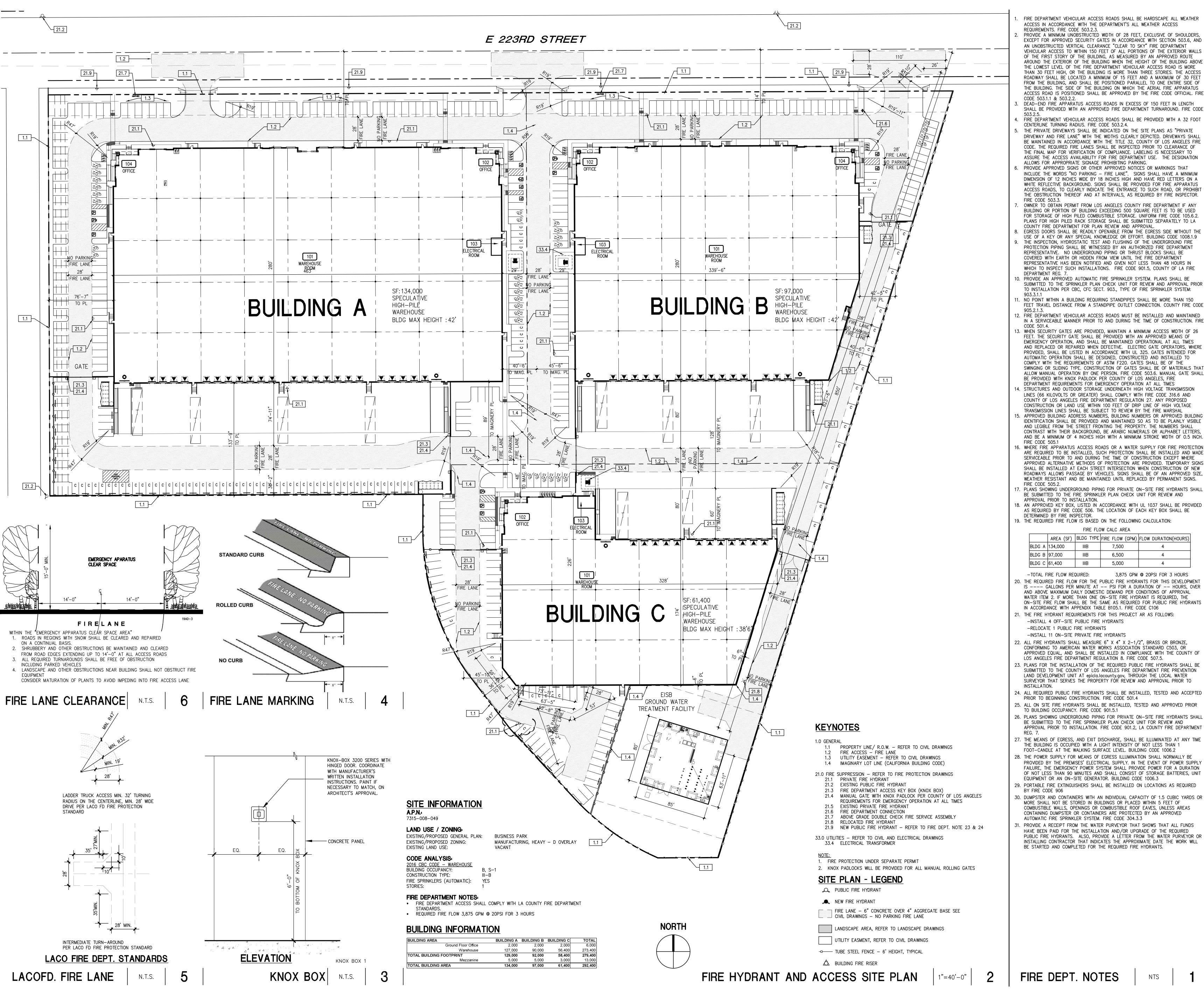
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JOB NO: PAN047.0 11/14/19 DATE: DRAWN: GAA

A1.1

SITE PLAN 1"=40'-0" **5**

FILE NAME: PAN047_1.1



FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3.

- PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 28 FEET, EXCLUSIVE OF SHOULDERS. EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING WHEN THE HEIGHT OF THE BUILDING ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICULAR ACCESS ROAD IS MORE THAN 30 FEET HIGH, OR THE BUILDING IS MORE THAN THREE STORIES. THE ACCESS ROADWAY SHALL BE LOCATED A MINIMUM OF 15 FEET AND A MAXIMUM OF 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.1.1 & 503.2.2.
- DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT
- CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4. THE PRIVATE DRIVEWAYS SHALL BE INDICATED ON THE SITE PLANS AS "PRIVATE DRIVEWAY AND FIRE LANE" WITH THE WIDTHS CLEARLY DEPICTED. DRIVEWAYS SHAL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, COUNTY OF LOS ANGELES FIRE CODE. THE REQUIRED FIRE LANES SHALL BE INSPECTED PRIOR TO CLEARANCE OF THE FINAL MAP FOR VERIFICATION OF COMPLIANCE. LABELING IS NECESSARY TO ASSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION
- ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBI THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY FIRE INSPECTOR.
- BUILDING OR PORTION OF BUILDING EXCEEDING 500 SQUARE FEET IS TO BE USED FOR STORAGE OF HIGH PILED COMBUSTIBLE STORAGE. UNIFORM FIRE CODE 105.6.2 PLANS FOR HIGH PILED RACK STORAGE SHALL BE SUBMITTED SEPARATELY TO LA
- COUNTY FIRE DEPARTMENT FOR PLAN REVIEW AND APPROVAL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9 PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 901.5, COUNTY OF LA FIRE
- DEPARTMENT REG. 7 PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION PER CBC, CFC SECT. 903., TYPE OF FIRE SPRINKLER SYSTEM:
- NO POINT WITHIN A BUILDING REQUIRING STANDPIPES SHALL BE MORE THAN 150 FEET TRAVEL DISTANCE FROM A STANDPIPE OUTLET CONNECTION. COUNTY FIRE CODE
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. MANUAL GATE SHALL BE PROVIDED WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES, FIRE DEPARTMENT REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES
- STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL APPROVED BUILDING ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING
- IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. WHERE FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHERE
- APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL
- BE SUBMITTED TO THE FIRE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 8. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED
- AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY FIRE INSPECTOR.
- 19. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: FIRE FLOW CALC AREA

	AREA (SF)	BLDG TYPE	FIRE FLOW (GPM)	FLOW DURATION(HOURS)
BLDG A	134,000	IIIB	7,500	4
BLDG B	97,000	IIIB	6,500	4
BLDG C	61,400	IIIB	5,000	4

- -TOTAL FIRE FLOW REQUIRED: 3,875 GPM @ 20PSI FOR 3 HOURS 20. THE REQUIRED FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS FOR THIS DEVELOPMENT IS ---- GALLONS PER MINUTE AT -- PSI FOR A DURATION OF -- HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND PER CONDITIONS OF APPROVAL WATER ITEM 2. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE ON-SITE FIRE FLOW SHALL BE THE SAME AS REQUIRED FOR PUBLIC FIRE HYDRANTS IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106
- . THE FIRE HYDRANT REQUIREMENTS FOR THIS PROJECT AR AS FOLLOWS: -INSTALL 4 OFF-SITE PUBLIC FIRE HYDRANTS
- -RELOCATE 1 PUBLIC FIRE HYDRANTS -INSTALL 11 ON-SITE PRIVATE FIRE HYDRANTS
- 22. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE,
- CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 507.5. 23. PLANS FOR THE INSTALLATION OF THE REQUIRED PUBLIC FIRE HYDRANTS SHALL BE SUBMITTED TO THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION
- LAND DEVELOPMENT UNIT AT epicla.lacounty.gov, THROUGH THE LOCAL WATER SURVEYOR THAT SERVES THE PROPERTY FOR REVIEW AND APPROVAL PRIOR TO 24. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- 25. ALL ON SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1 26. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL
- BE SUBMITTED TO THE FIRE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, LA COUNTY FIRE DEPARTMENT
- FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2 28. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT
- EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3 29. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED ON LOCATIONS AS REQUIRED
- 30. DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTER OR CONTAINERS ARE PROTECTED BY AN APPROVED
- AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3 PROVIDE A RECEIPT FROM THE WATER PURVEYOR THAT SHOWS THAT ALL FUNDS HAVE BEEN PAID FOR THE INSTALLATION AND OR UPGRADE OF THE REQUIRED PUBLIC FIRE HYDRANTS. ALSO, PROVIDE A LÉTTER FROM THE WATER PURVEYOR OR INSTALLING CONTRACTOR THAT INDICATES THE APPROXIMATE DATE THE WORK WILL BE STARTED AND COMPLETED FOR THE REQUIRED FIRE HYDRANTS.

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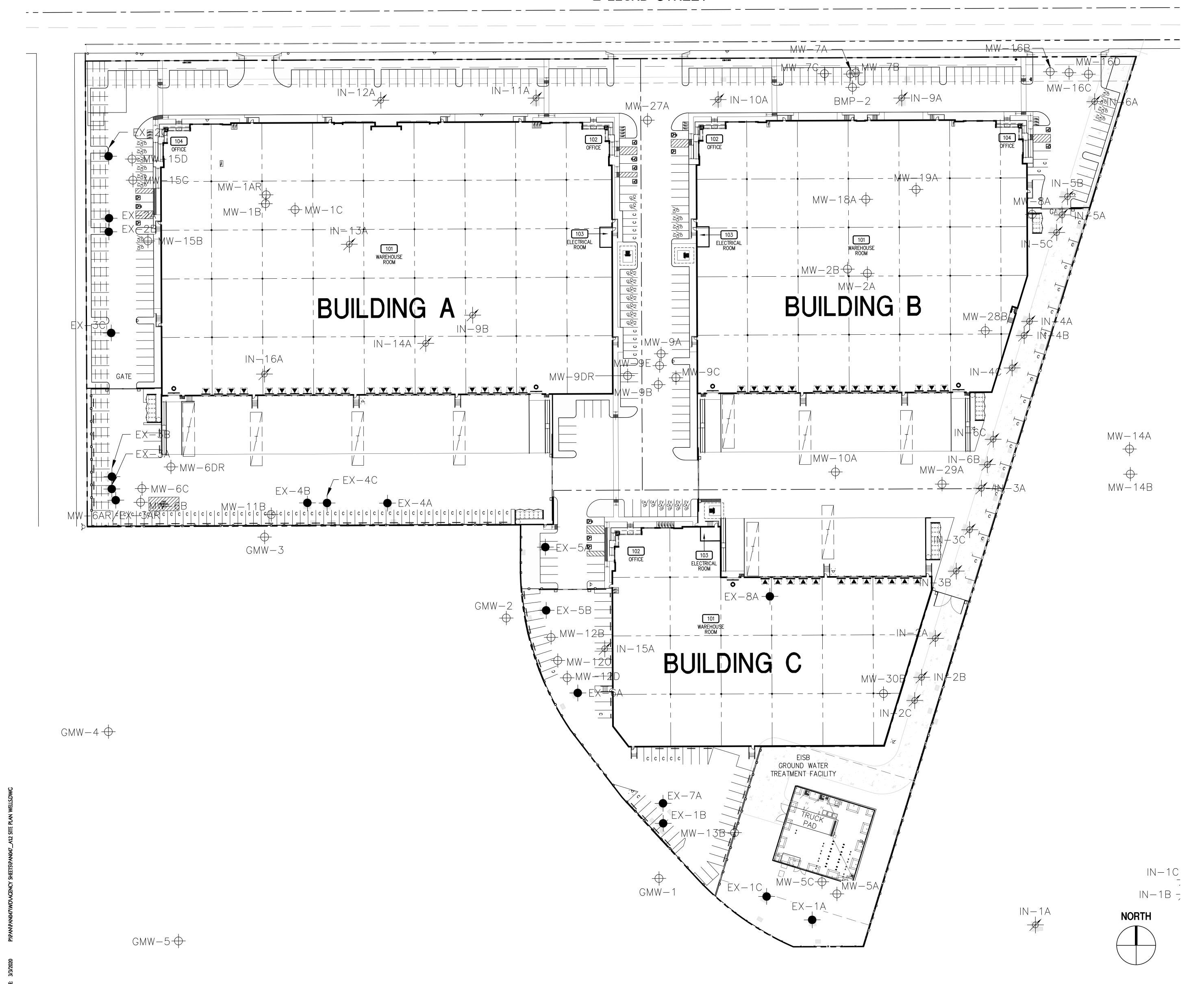
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$\overline{\Delta}$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\overline{\Delta}$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20
$\overline{\Delta}$	FIRE DEPARTMENT SUBMITTAL	05/04/20
$\overline{\Delta}$	FIRE DEPARTMENT RESUBMITTAL	05/14/20
$\overline{\Delta}$	FIRE DEPARTMENT RESUBMITTAL	05/21/20

FIRE HYDRANT AND ACCESS SITE PLAN

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E 223RD STREET





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	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20
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SITE PLAN WELL LOCATIONS

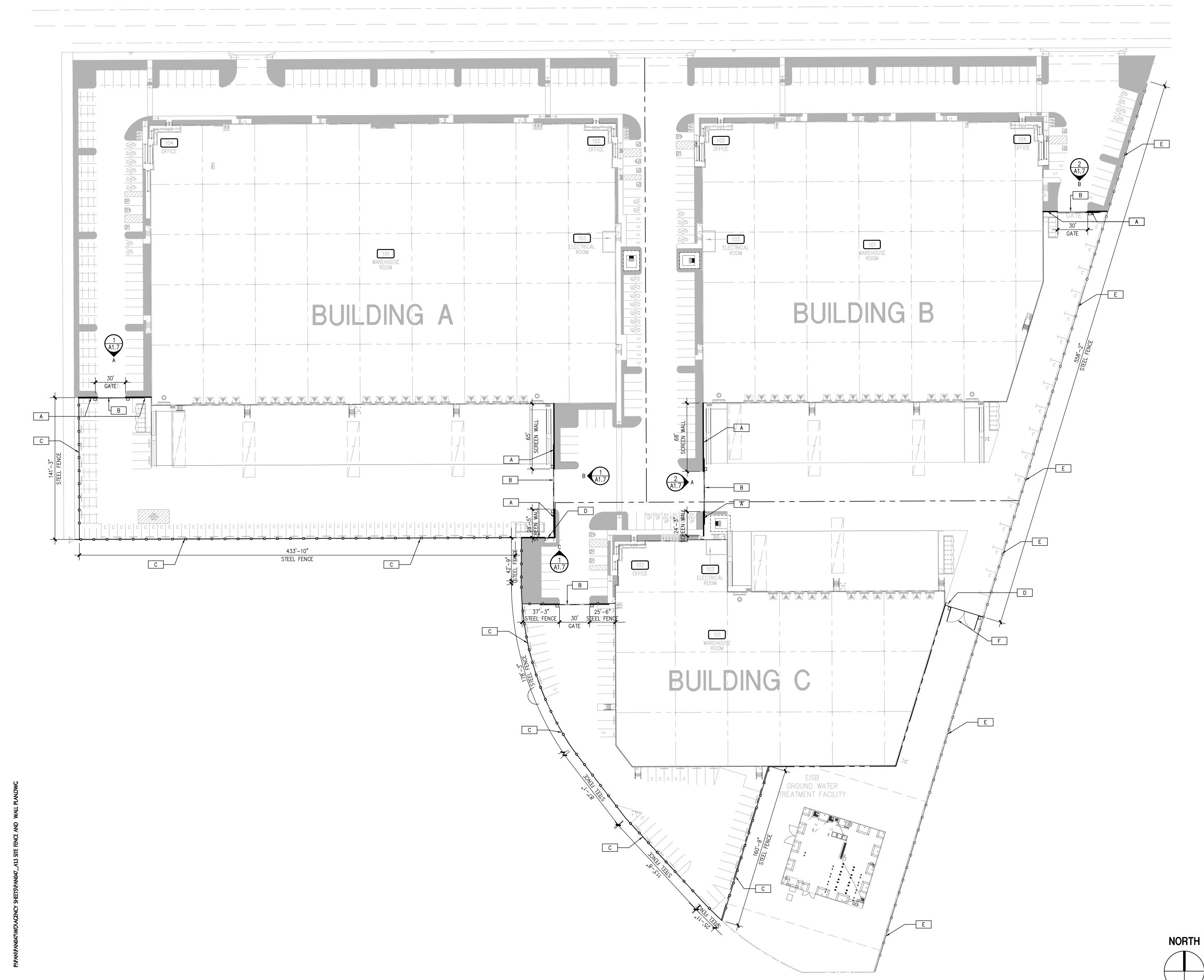
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PAN047_1.2

SITE PLAN WELL LOCATIONS 1"=40'-0" 2

E 223RD STREET



GENERAL NOTES

CONCRETE TILT-UP SCREEN WALL - 9' MAX. WALL HEIGHT. SEE 3/A1.7

MANUAL SLIDING TUBE STEEL TRUCK GATE W/ KNOX PADLOCK - 8' HEIGHT TYP.

TUBE STEEL FENCE - 6' HEIGHT, TYPICAL. SEE 4/A1.7 TUBE STEEL MAN GATE - 8' HEIGHT, TYPICAL.

MANUAL SWINGING TUBE STEEL TRUCK GATE W/ KNOX PADLOCK - 8' HEIGHT TYP.

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SITE FENCE AND WALL PLAN

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SITE FENCE AND WALL PLAN 1"=40'-0" 1



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STREET

BLDG B

223rd

BUILDING B - CROSS SECTION 1"=20'-0" 3

35' DRIVE AISLE

BUILDING A / B - CROSS SECTION 1"=20'-0" 4

BLDG A

SITE PLAN & DESIGN REVIEW SUB. #2 06/24/20 SITE PLAN & DESIGN REVIEW SUB. #3 07/07/20

SITE PLAN & DESIGN REVIEW SUB.

SITE SECTION & **BUILDING CROSS SECTIONS**

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JOB NO: PAN047.02 11/14/19

BUILDING A - CROSS SECTION 1"=20'-0" 2 KEY PLAN

PROPOSED MECHANICAL EQUIPMENT TO BE SCREENED BY 35'-11" T.O.S (VARIES) BLDG A

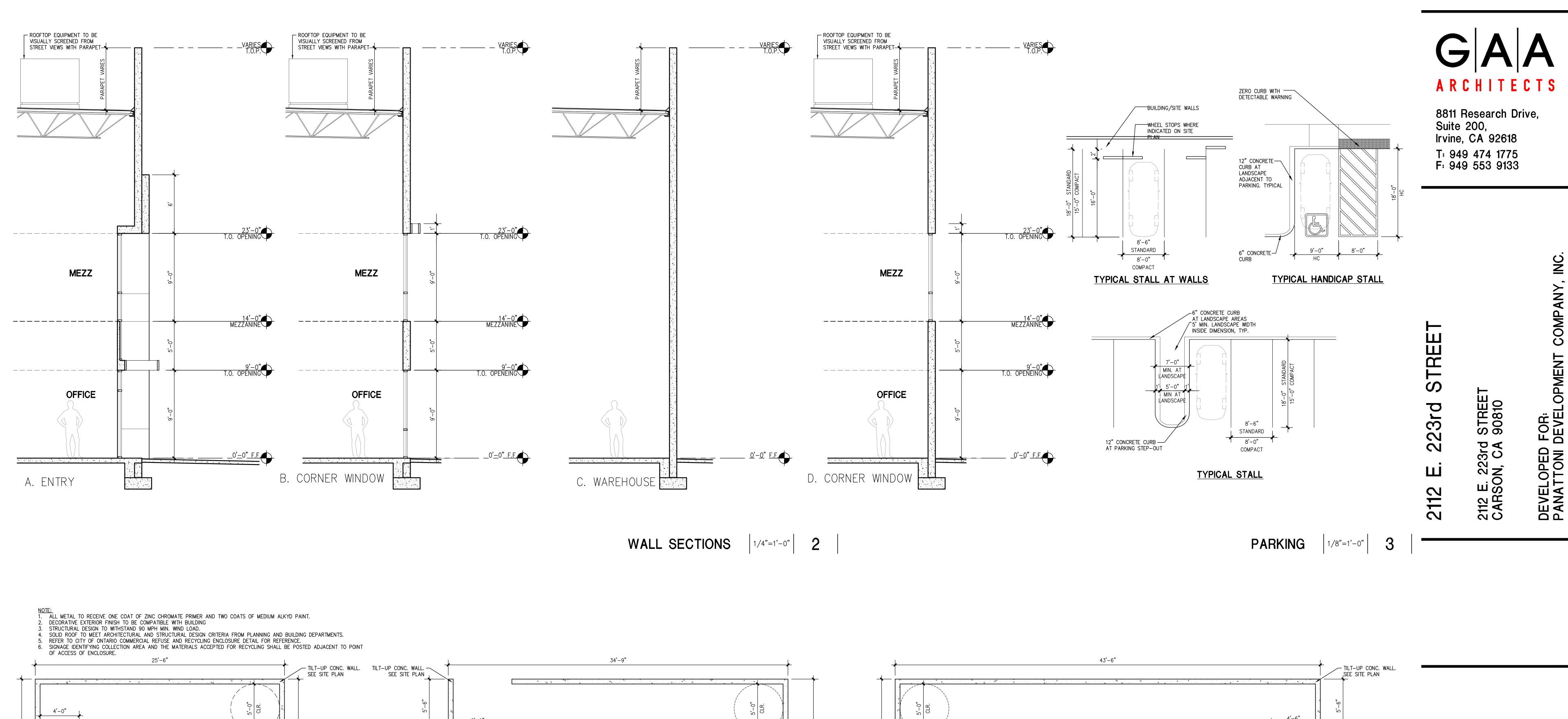
AND. PARKING DRIVE AISLE PARKING LAND.

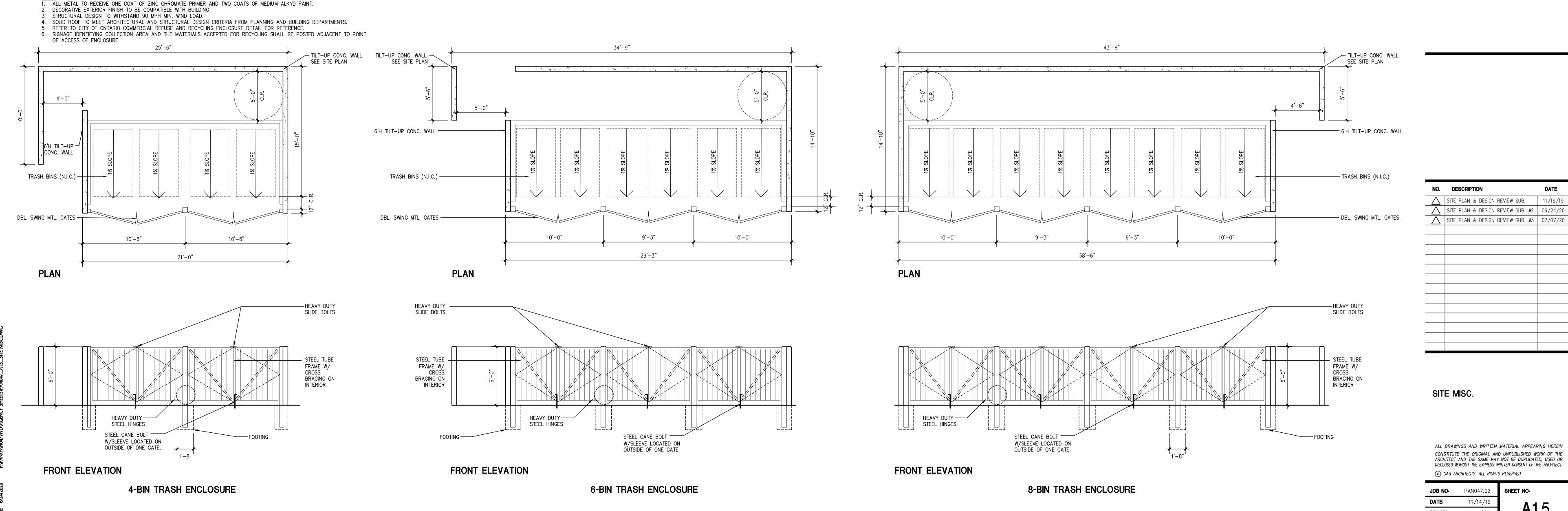
463' BLDG. A

BLDG B

BUILDING C

A1.4 FILE NAME: PAN047_A1.4

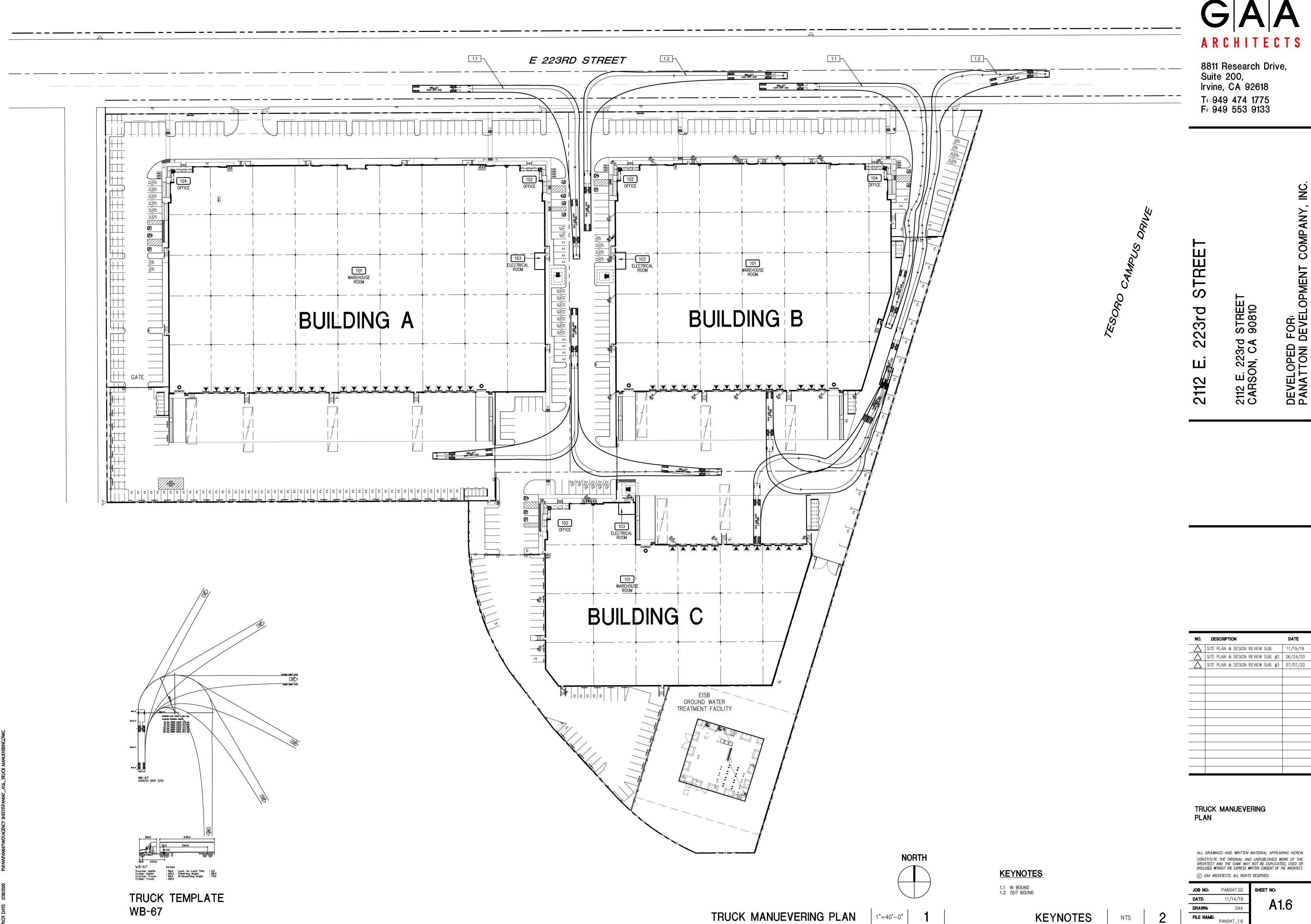




TRASH ENCLOSURES 1/4"=1'-0" 1

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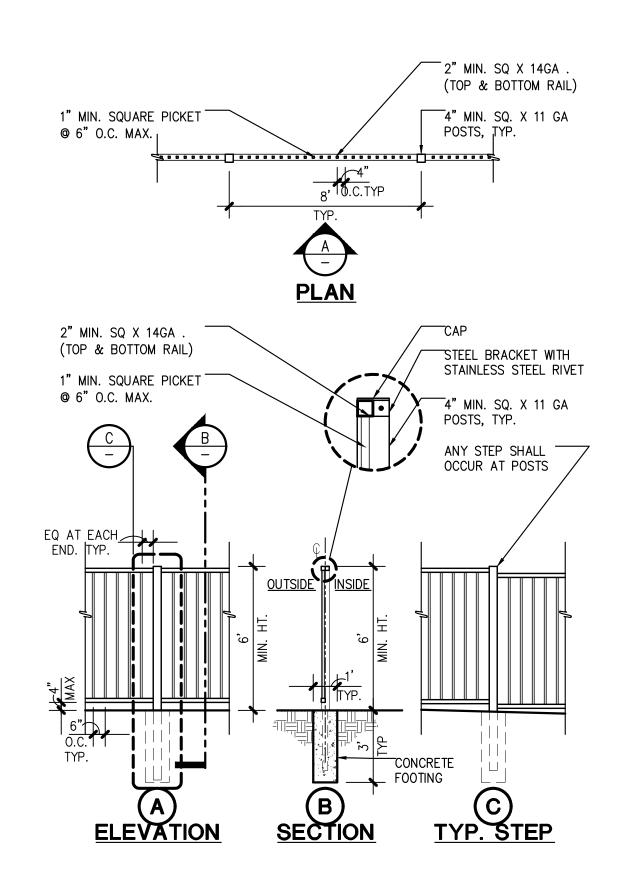
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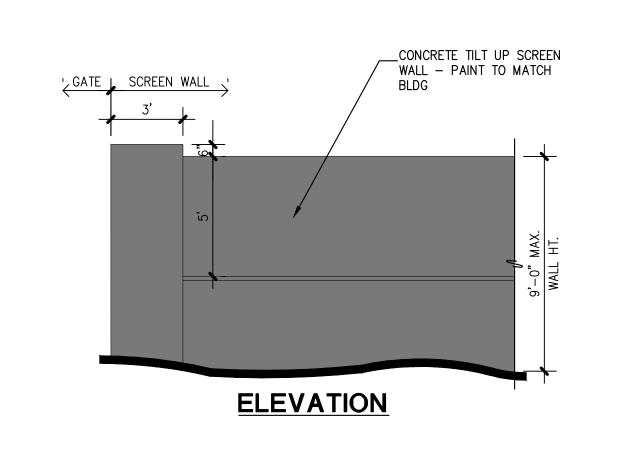


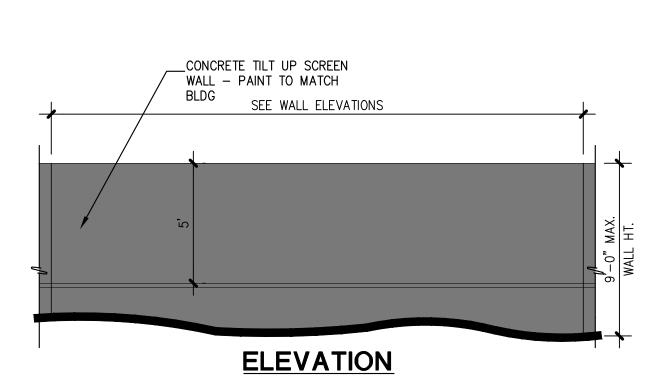
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TUBE STEEL FENCE 1/4"=1'-0" 4

— CONCRETE TILT UP SCREEN WALL — PAINT

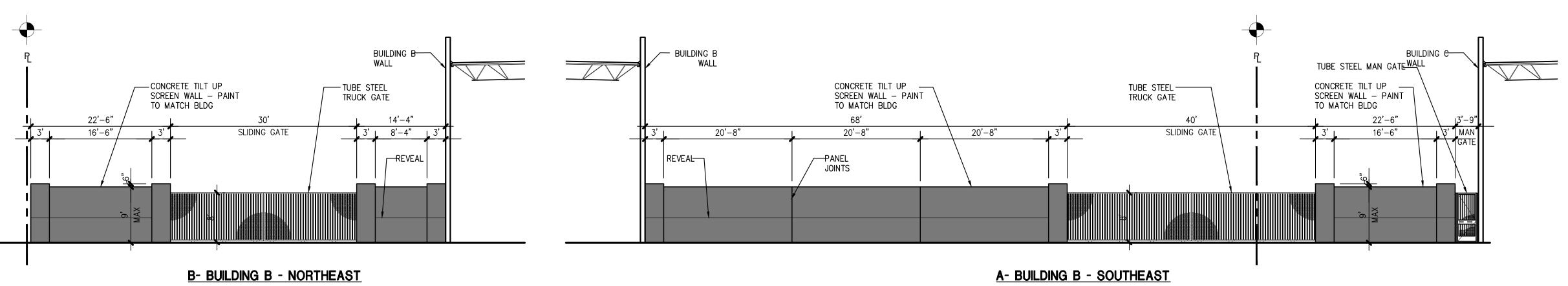
19'-8"

TO MATCH BLDG

/—PANEL

JOINTS

TILT-UP SCREEN WALL ELEVATIONS 1/4"=1'-0" 3



BUILDING A WALL

┌──REVEAL

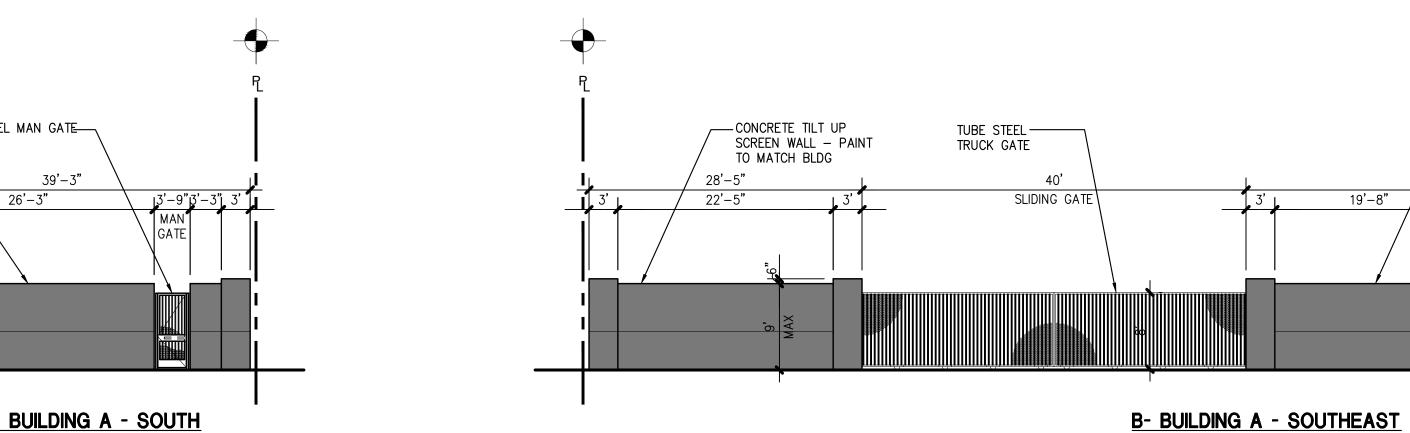
19'-8"

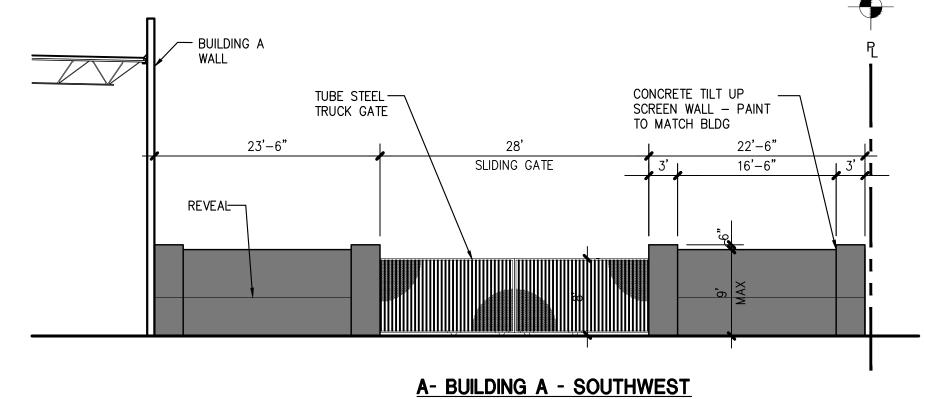


ELEVATIONS AND DETAILS

DRAWN:

SITE WALL AND GATE ELEVATION - BUILDING B 1"=20' 2





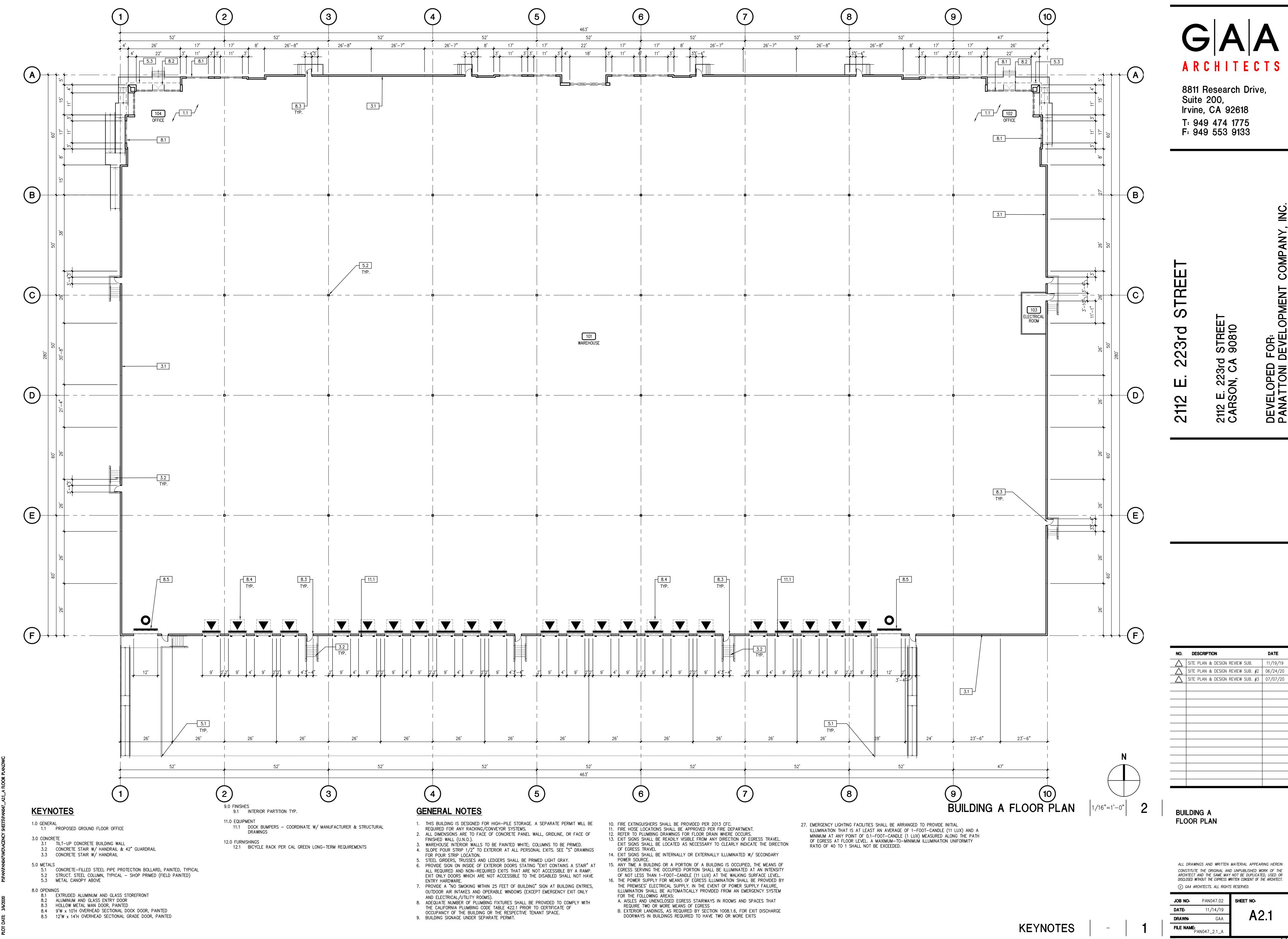
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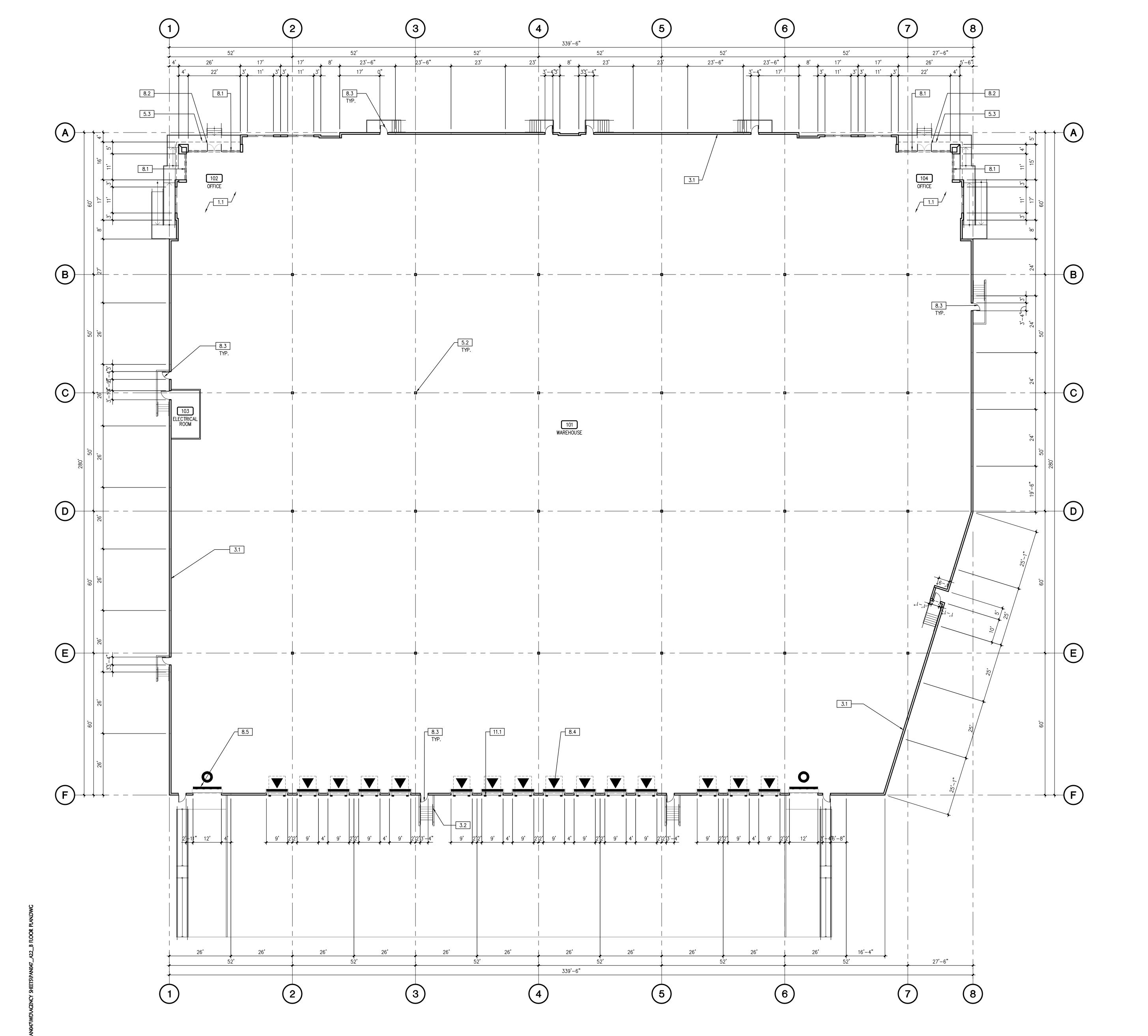
SITE WALL AND GATE ELEVATION - BUILDING A

PAN047.02 11/14/19 GAA FILE NAME: PAN047_1.7

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE

CONCRETE TILT UP ____ TUBE STEEL MAN GATE_____ SCREEN WALL — PAINT TO MATCH BLDG 26'-3" C- BUILDING A - SOUTH





1.0 GENERAL
1.1 PROPOSED GROUND FLOOR OFFICE

3.0 CONCRETE
3.1 TILT—UP CONCRETE BUILDING WALL

3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL

3.3 CONCRETE STAIR W/ HANDRAIL 5.0 METALS

5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD, PAINTED, TYPICAL 5.2 STRUCT. STEEL COLUMN, TYPICAL — SHOP PRIMED (FIELD PAINTED) 5.3 METAL CANOPY ABOVE

8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT 8.2 ALUMINUM AND GLASS ENTRY DOOR

8.3 HOLLOW METAL MAN DOOR, PAINTED 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED

9.0 FINISHES 9.1 INTERIOR PARTITION TYP.

11.0 EQUIPMENT 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL

12.1 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH-PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS. 2. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF

FINISHED WALL (U.N.O.). 3. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.

4. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION. 5. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.

6. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE

7. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS). 8. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH

THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.

9. BUILDING SIGNAGE UNDER SEPARATE PERMIT. 10. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.

11. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT. 12. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS. 13. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION

OF EGRESS TRAVEL 14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.

15. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.

16. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS: A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS

B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE

DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS 27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

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NO. DESCRIPTION SITE PLAN & DESIGN REVIEW SUB. SITE PLAN & DESIGN REVIEW SUB. #2 06/24/20 SITE PLAN & DESIGN REVIEW SUB. #3 07/07/20

BUILDING B FLOOR PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO: PAN047.02 DATE: 11/14/19 DRAWN: GAA FILE NAME: PAN047_2.2_B

1.0 GENERAL 1.1 PROPOSED GROUND FLOOR OFFICE

3.0 CONCRETE
3.1 TILT-UP CONCRETE BUILDING WALL
3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL

3.3 CONCRETE STAIR W/ HANDRAIL

5.0 METALS 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD, PAINTED, TYPICAL 5.2 STRUCT. STEEL COLUMN, TYPICAL — SHOP PRIMED (FIELD PAINTED) 5.3 METAL CANOPY ABOVE

8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT 8.2 ALUMINUM AND GLASS ENTRY DOOR

8.3 HOLLOW METAL MAN DOOR, PAINTED 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED

9.0 FINISHES

9.1 INTERIOR PARTITION TYP.

11.0 EQUIPMENT 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL

12.1 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

GENERAL NOTES

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- FINISHED WALL (U.N.O.). 3. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.
- 4. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- 5. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY. 6. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE
- 7. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
- 8. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
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- 12. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
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- B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS 27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

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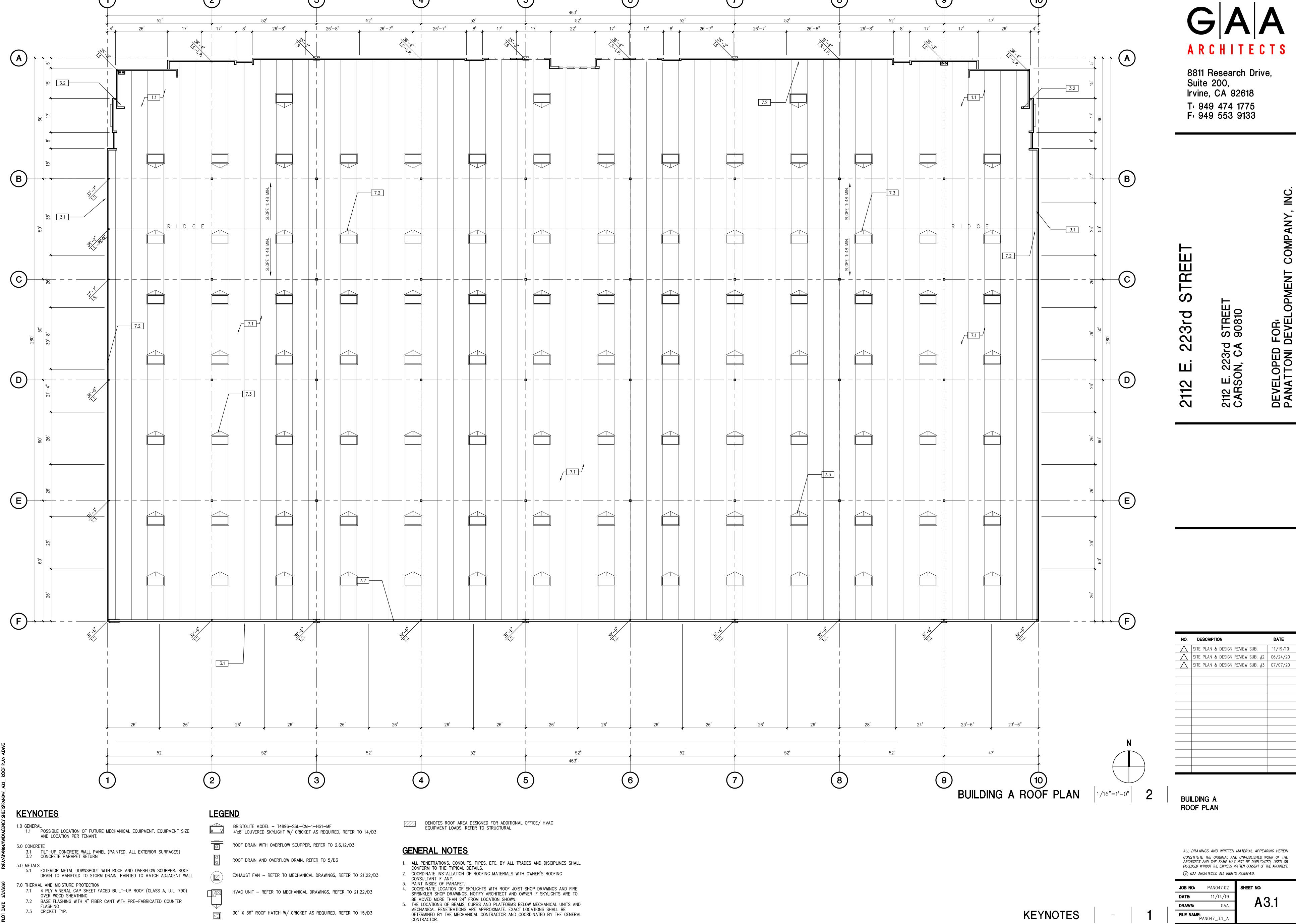
BUILDING C FLOOR PLAN

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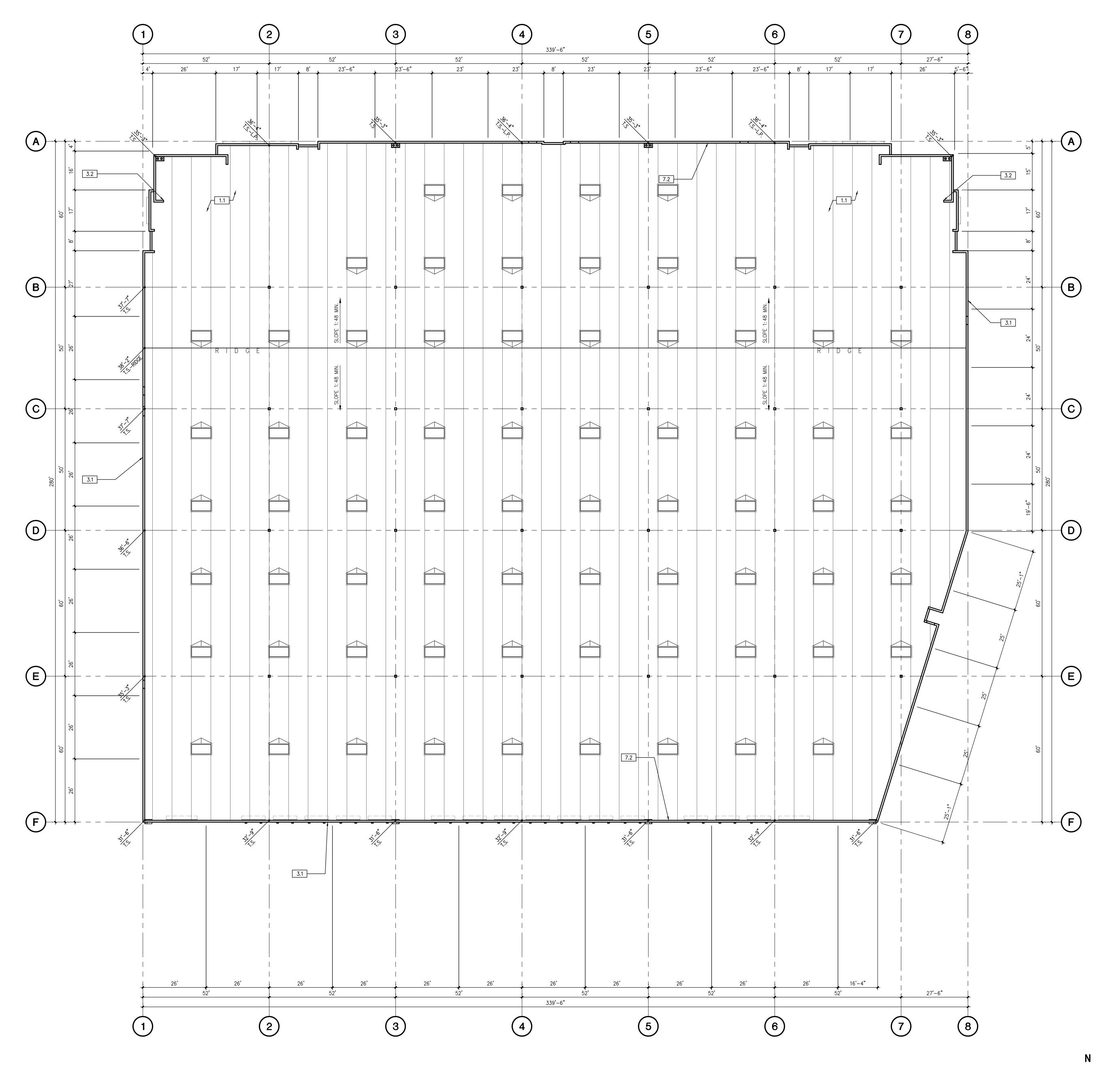


30" X 36" ROOF HATCH W/ CRICKET AS REQUIRED, REFER TO 15/D3

DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL

CONTRACTOR.

KEYNOTES



1.0 GEN

1.1 POSSIBLE LOCATION OF FUTURE MECHANICAL EQUIPMENT. EQUIPMENT SIZE AND LOCATION PER TENANT.

1.2 INTERNAL ROOF DRAIN, TYPICAL.

3.0 CONCRETE
3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
3.2 CONCRETE PARAPET RETURN

3.2 CONCRETE PARAPET RETURN

5.0 METALS

5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.

7.0 THERMAL AND MOISTURE PROTECTION

7.1 4 PLY MINERAL CAP SHEET FACED BUILT-UP ROOF (CLASS A, U.L. 790)
OVER WOOD SHEATHING
7.2 BASE FLASHING WITH 4" FIBER CANT WITH PRE-FABRICATED COUNTER
FLASHING
7.3 CRICKET TYP.

LEGEND

BRISTOLITE MODEL - T4896-SSL-CM-1-HS1-MF
4'x8' LOUVERED SKYLIGHT W/ CRICKET AS REQUIRED, REFER TO 14/D3

ROOF DRAIN WITH OVERFLOW SCUPPER, REFER TO 2,6,12/D3

ROUF DRAIN WITH OVERFLOW SCUPPER, REFER TO 2,6,12/D3

ROOF DRAIN AND OVERFLOW DRAIN, REFER TO 5/D3

EXHAUST FAN - REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3

HVAC UNIT - REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3

30" X 36" ROOF HATCH W/ CRICKET AS REQUIRED, REFER TO 15/D3

DENOTES ROOF AREA DESIGNED FOR ADDITIONAL OFFICE/ HVAC EQUIPMENT LOADS. REFER TO STRUCTURAL

GENERAL NOTES

ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
 COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING

CONSULTANT IF ANY.

3. PAINT INSIDE OF PARAPET.

4. COORDINATE LOCATION OF SKYLIGHTS WITH ROOF JOIST SHOP DRAWINGS AND FIRE SPRINKLER SHOP DRAWINGS. NOTIFY ARCHITECT AND OWNER IF SKYLIGHTS ARE TO

BE MOVED MORE THAN 24" FROM LOCATION SHOWN.

5. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.

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BUILDING B ROOF PLAN

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JOB NO:	PAN047.02	SHEET
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FILE NAME:		

1.1 POSSIBLE LOCATION OF FUTURE MECHANICAL EQUIPMENT. EQUIPMENT SIZE AND LOCATION PER TENANT.

1.2 INTERNAL ROOF DRAIN, TYPICAL.

3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)3.2 CONCRETE PARAPET RETURN

5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL. 7.0 THERMAL AND MOISTURE PROTECTION

7.1 4 PLY MINERAL CAP SHEET FACED BUILT-UP ROOF (CLASS A, U.L. 790) OVER WOOD SHEATHING 7.2 BASE FLASHING WITH 4" FIBER CANT WITH PRE-FABRICATED COUNTER 7.3 CRICKET TYP.

LEGEND

BRISTOLITE MODEL - T4896-SSL-CM-1-HS1-MF 4'x8' LOUVERED SKYLIGHT W/ CRICKET AS REQUIRE 4'x8' LOUVERED SKYLIGHT W/ CRICKET AS REQUIRED, REFER TO 14/D3

ROOF DRAIN WITH OVERFLOW SCUPPER, REFER TO 2,6,12/D3

ROOF DRAIN AND OVERFLOW DRAIN, REFER TO 5/D3

EXHAUST FAN - REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3

HVAC UNIT - REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3

30" X 36" ROOF HATCH W/ CRICKET AS REQUIRED, REFER TO 15/D3

DENOTES ROOF AREA DESIGNED FOR ADDITIONAL OFFICE/ HVAC EQUIPMENT LOADS. REFER TO STRUCTURAL

GENERAL NOTES

1. ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS. 2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING

CONSULTANT IF ANY. PAINT INSIDE OF PARAPET. 4. COORDINATE LOCATION OF SKYLIGHTS WITH ROOF JOIST SHOP DRAWINGS AND FIRE SPRINKLER SHOP DRAWINGS. NOTIFY ARCHITECT AND OWNER IF SKYLIGHTS ARE TO

BE MOVED MORE THAN 24" FROM LOCATION SHOWN. 5. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.

ARCHITECTS

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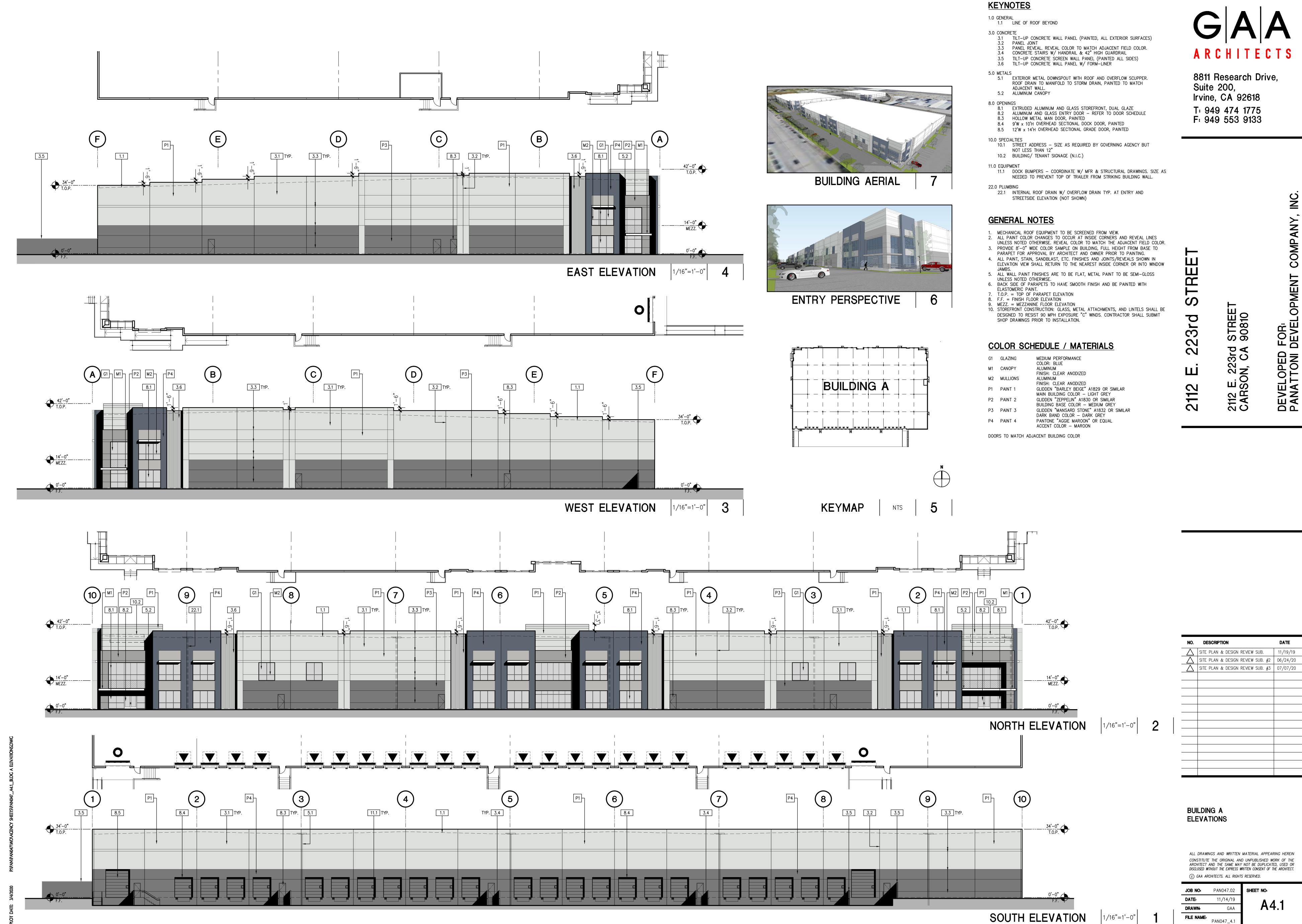
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NO.	DE	ESCRIF	TIC	ON				DATE
\triangle	SITE	PLAN	&	DESIGN	REVIEW	SUB.		11/19/19
\triangle	SITE	PLAN	&	DESIGN	REVIEW	SUB.	#2	06/24/20
 \triangle	SITE	PLAN	&	DESIGN	REVIEW	SUB.	#3	07/07/20

BUILDING C ROOF PLAN

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PAN047_4.1

MEDIUM PERFORMANCE COLOR: BLUE ALUMINUM M1 CANOPY FINISH: CLEAR ANODIZED ALUMINUM

FINISH: CLEAR ANODIZED
GLIDDEN "BARLEY BEIGE" A1829 OR SIMILAR
MAIN BUILDING COLOR — LIGHT GREY
GLIDDEN "ZEPPELIN" A1830 OR SIMILAR

BUILDING BASE COLOR — MEDIUM GREY
GLIDDEN "MANSARD STONE" A1832 OR SIMILAR
DARK BAND COLOR — DARK GREY
PANTONE "AGGIE MAROON" OR EQUAL
ACCENT COLOR — MAROON

DOORS TO MATCH ADJACENT BUILDING COLOR



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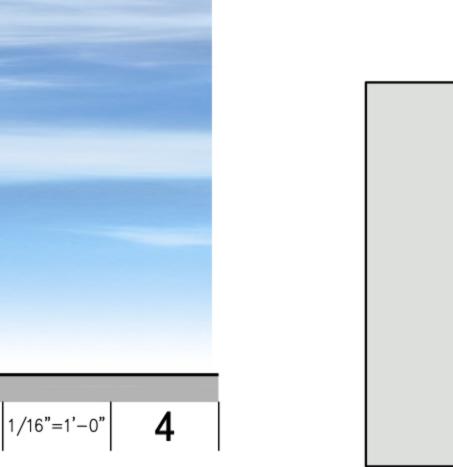
2112 E. 223rd STREET CARSON, CA 90810







P4 PAINT - SEE MATERIALS SCHEDULE



EAST ELEVATION

P1 PAINT - SEE MATERIALS SCHEDULE



P3 PAINT - SEE MATERIALS SCHEDULE



NORTH ELEVATION 1/16"=1'-0" 2

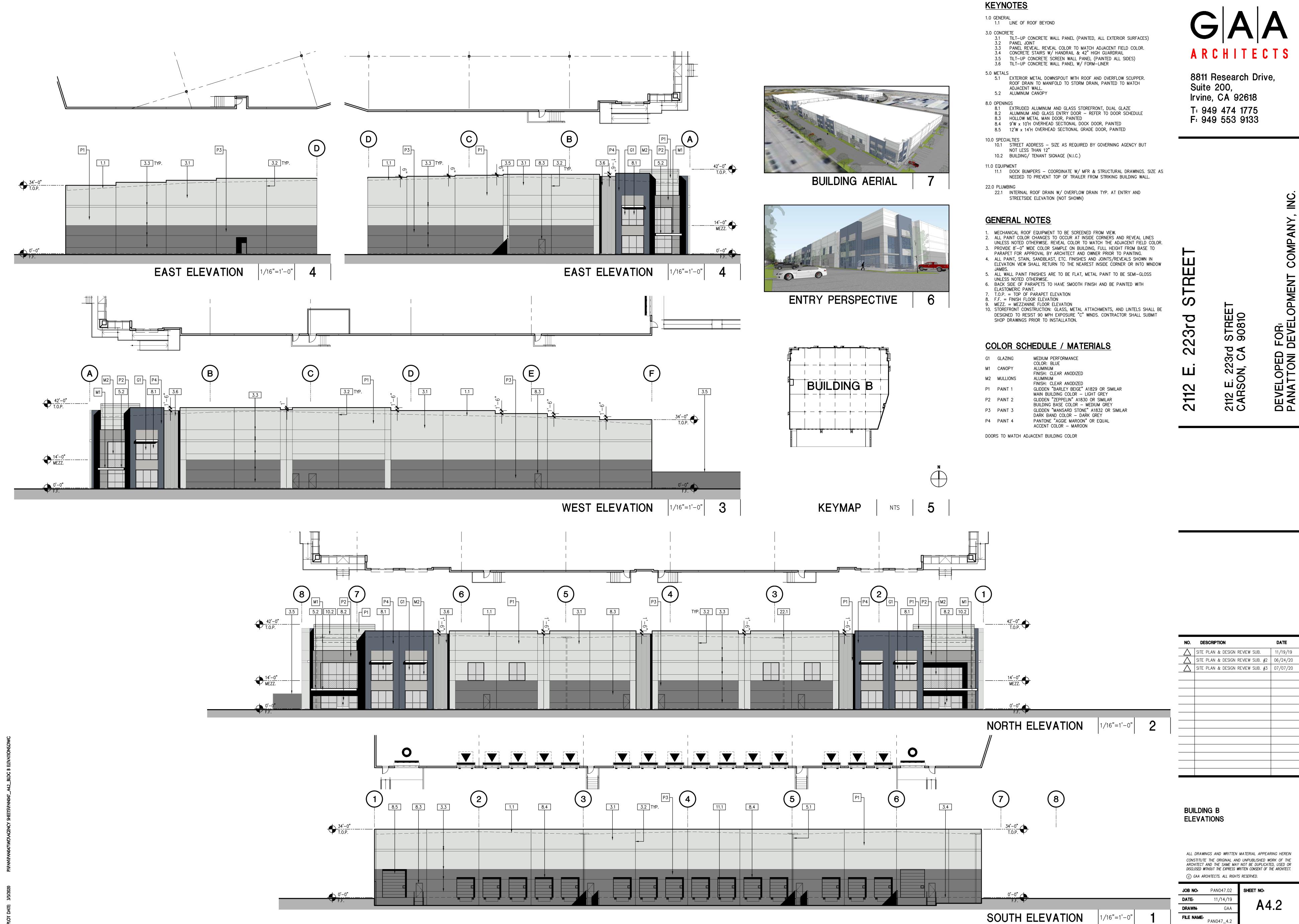
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	\triangle	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/2
	\triangle	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/2
1.			
١.			

BUILDING A COLORED ELEVATIONS

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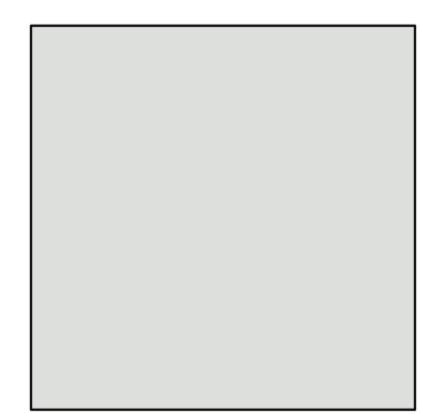


ALUMINUM
FINISH: CLEAR ANODIZED
GLIDDEN "BARLEY BEIGE" A1829 OR SIMILAR
MAIN BUILDING COLOR — LIGHT GREY
GLIDDEN "ZEPPELIN" A1830 OR SIMILAR
BUILDING BASE COLOR — MEDIUM GREY
GLIDDEN "MANSARD STONE" A1832 OR SIMILAR
DARK BAND COLOR — DARK GREY
PANTONE "AGGIE MAROON" OR EQUAL
ACCENT COLOR — MAROON

DOORS TO MATCH ADJACENT BUILDING COLOR



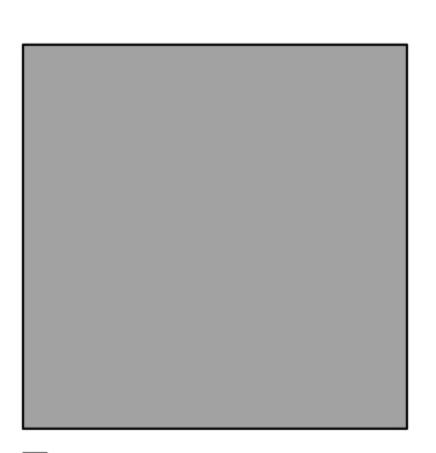




P1 PAINT - SEE MATERIALS SCHEDULE

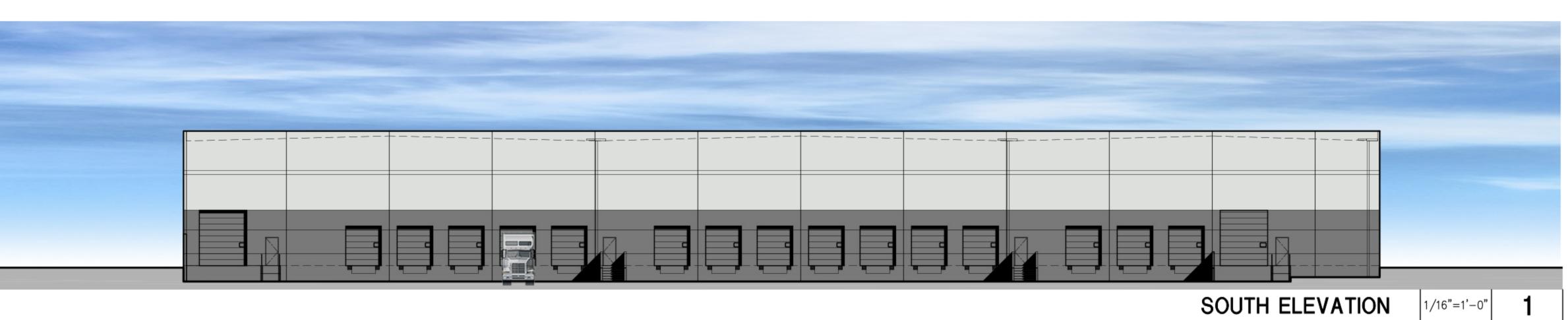






P2 PAINT - SEE MATERIALS SCHEDULE





NORTH ELEVATION 1/16"=1'-0" 2

P4 PAINT - SEE MATERIALS SCHEDULE

P3 PAINT - SEE MATERIALS SCHEDULE

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> BUILDING B **COLORED ELEVATIONS**

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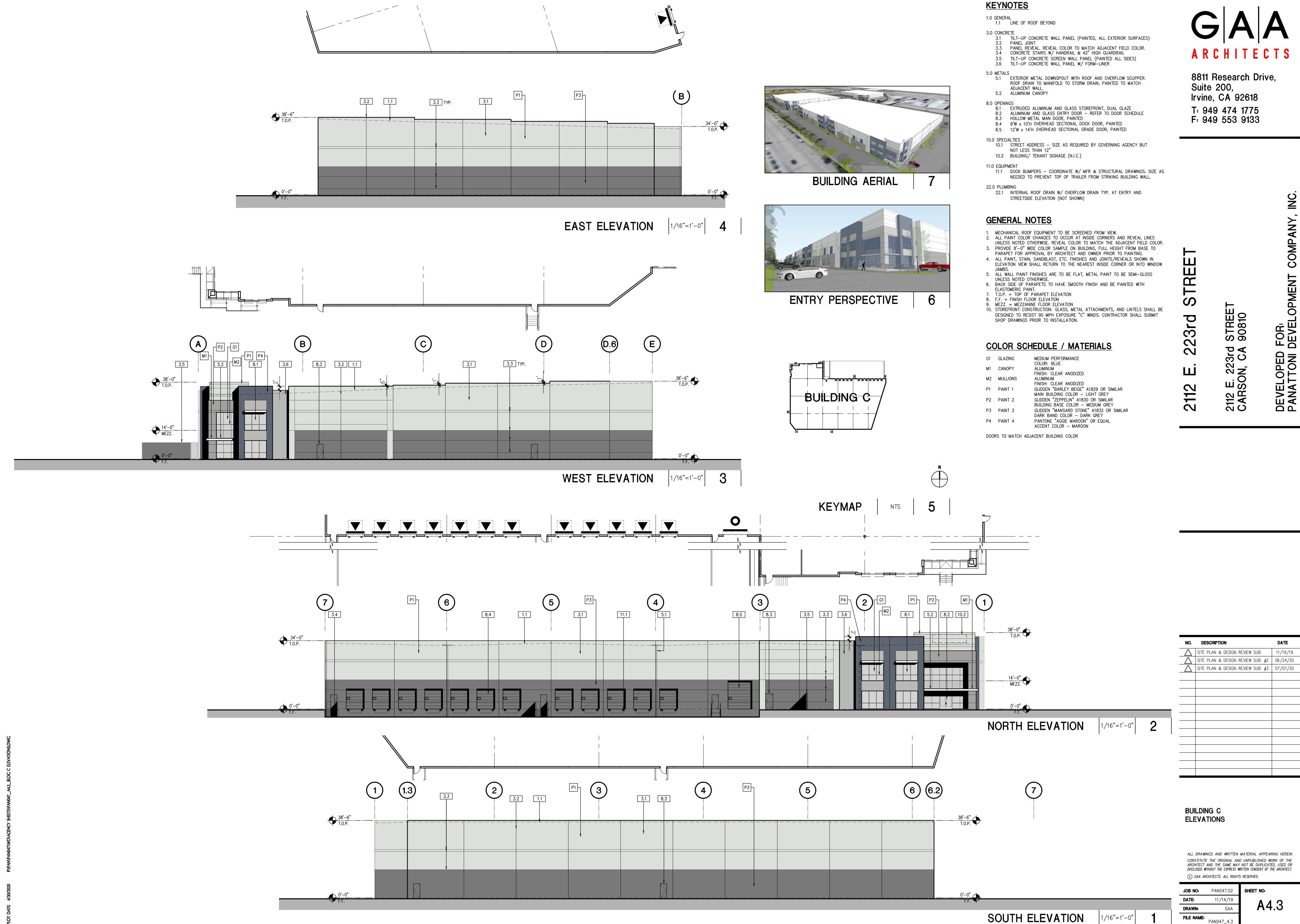
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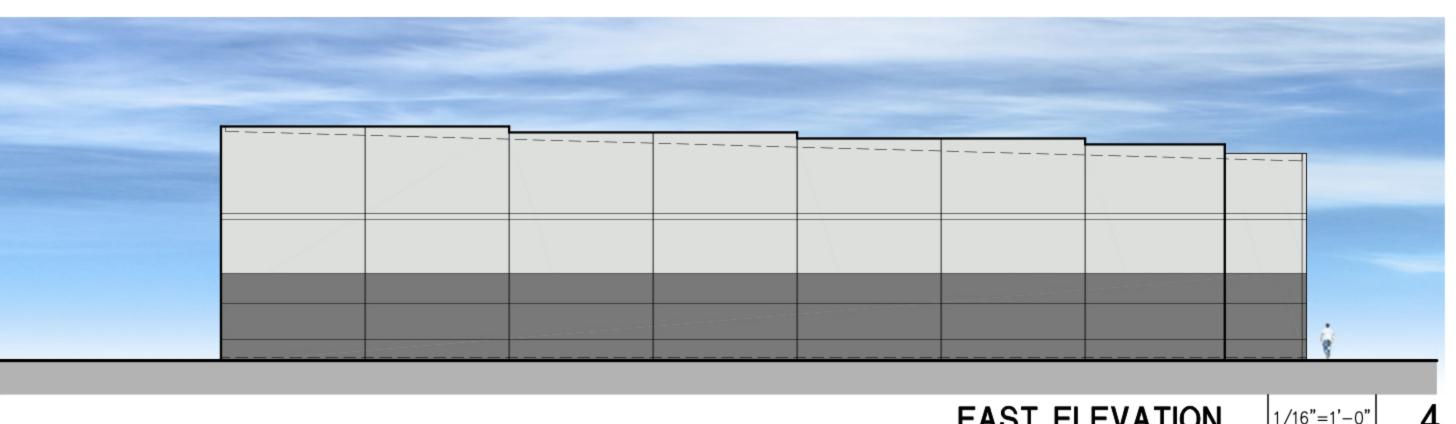


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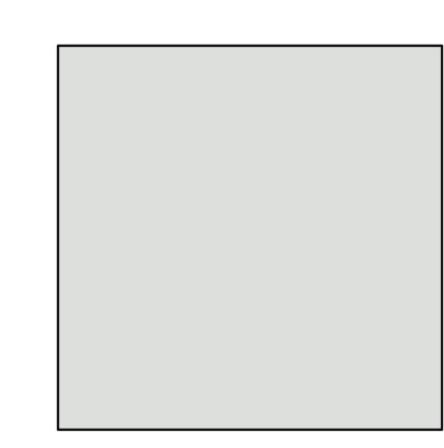
ALUMINUM

ALUMINUM
FINISH: CLEAR ANODIZED
GLIDDEN "BARLEY BEIGE" A1829 OR SIMILAR
MAIN BUILDING COLOR — LIGHT GREY
GLIDDEN "ZEPPELIN" A1830 OR SIMILAR
BUILDING BASE COLOR — MEDIUM GREY
GLIDDEN "MANSARD STONE" A1832 OR SIMILAR
DARK BAND COLOR — DARK GREY
PANTONE "AGGIE MAROON" OR EQUAL
ACCENT COLOR — MAROON

DOORS TO MATCH ADJACENT BUILDING COLOR



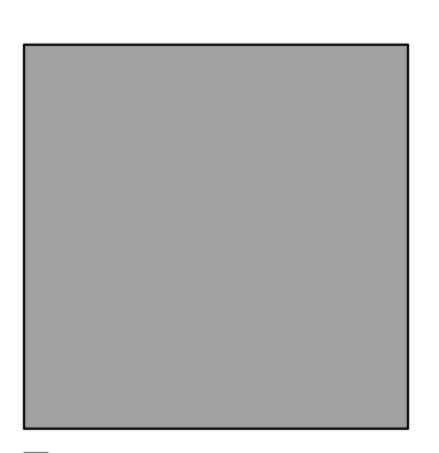
EAST ELEVATION



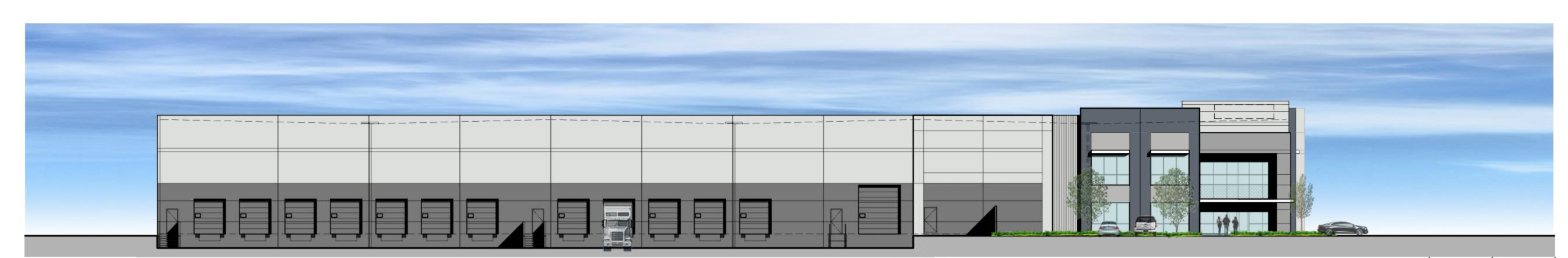
P1 PAINT - SEE MATERIALS SCHEDULE



WEST ELEVATION 1/16"=1'-0" 3



P2 PAINT - SEE MATERIALS SCHEDULE



NORTH ELEVATION 1/16"=1'-0" 2



P3 PAINT - SEE MATERIALS SCHEDULE

P4 PAINT - SEE MATERIALS SCHEDULE



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FILE NAME	PAN047_4.3C	

BUILDING C **ELEVATIONS**

SOUTH ELEVATION 1/16"=1'-0" 1