PLANNING COMMISSION
PLANNING COMMISSION AGENDA

Tuesday, October 1, 2024 at 6:30 p.m.

SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVENUE
SOUTH GATE, CA 90280
VIEW MEETING LIVE ONLINE AT:
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Call To Order

Pledge of Allegiance

Roll Call

City Officials

CHAIRPERSON	COMMISSIONERS
Jimmy Ozaeta	Jenny Perez
	Daisy Prieto
VICE CHAIRPERSON	Lizette Ruiz
Jovanna Laborin	

Report On Posting

I, Rodrigo Pelayo, Senior Planner, certify that a true and correct copy of the foregoing meeting agenda was properly posted on September 26, 2024, seventy-two hours prior to the scheduled meeting, as required by law.

Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission is $125.00 per meeting.

Open Session Items

1. Design Review (DR 22-03) & Variance (VAR 23-23)

Consideration for a request for approval of Design Review to allow the new construction of a 7,150 square-foot prefabricated storage building, a 1,248 square-foot prefabricated office building, including exterior site (parking lot and landscaping) improvements within an existing sodium silicate manufacturing plant; and a request for a Variance to deviate from the minimum requirements of the Zoning Code pertaining to off-street parking, landscaping, and a site perimeter wall.

Documents:

Item 1 Report 10012024.pdf
VAR 23-23_PC_ppt_10.01.24.pdf
PQ CORP PPT.pdf

Comments

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

AUDIENCE COMMENTS

CITY STAFF COMMENTS

PLANNING COMMISSION COMMENTS

Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact Community Development Department.

Notification 48 hours prior to the Planning Commission Meeting will enable the City to make reasonable arrangements to assure accessibility. Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filling the request with the City Clerk prior to 5:00 pm on Tuesday, October 15, 2024.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 8650 California Avenue, South Gate, California 90280 (323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org.

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: ***October 1, 2024***

Senior Planner: *Rodrigo Pelayo* ***Community Development Director:*** *Meredith T. Elguira*

SUBJECT: Design Review (DR 22-03) & Variance (VAR 23-23)

PROJECT PROPOSAL/REQUEST: Request for approval of Design Review to allow the new construction of a 7,150 square-foot prefabricated storage building, a 1,248 square-foot prefabricated office building, including exterior site (parking lot and landscaping) improvements within an existing sodium silicate manufacturing plant; and a request for a Variance to deviate from the minimum requirements of the Zoning Code pertaining to off-street parking, landscaping, and a site perimeter wall.

BACKGROUND:

Project Overview

- General Plan Designation: Industrial
- Zoning: (M3, Heavy Manufacturing)
- Project Location: 8401 Quartz Avenue
- Assessor's Parcel Number(s): 6215-003-017
- Site Characteristics: The subject site measures approximately 259,618 square feet (5.96 acres) and is comprised of one irregular-shaped corner parcel with double frontages. The primary frontage is along Quartz Avenue, and the secondary (rear) frontage is along Independence Avenue. The site is currently developed with a sodium silicate manufacturing plant consisting of numerous structures, including maintenance shop, a furnace building, filter room, unloading building, exterior storage tanks and silos, and conveyor equipment. There are multiple rail spurs crossing the property, used for transport. The existing buildings are similar in their exterior appearance, consisting of corrugated metal siding and gable roofs. One of the structures exhibits a combination of brick veneer base with corrugated metal siding along the wall areas above. There is a large undeveloped area at the northeasterly portion of the site. There is an existing chain link fence that spans along the westerly, southerly, and easterly frontages of the site. The site is accessible from an existing driveway located at the intersection of Quartz Avenue and Ardine Street, and a secondary gate entry along Quartz Avenue. There are underground utility and reciprocal access easements spanning from the existing driveway to an adjacent, land-locked parcel abutting to the northerly portion of the subject site.

- Surroundings: Surrounding properties include a fleet yard adjacent to the west, an asphalt paving materials manufacturing plant to the north, a small office building to the east, and the Southern Pacific railroad south of the subject site.

- Project Description: The proposal is for new construction of a 7,150 square-foot prefabricated storage building and a 1,248 square-foot prefabricated office building. Other site improvements include paving repairs to accommodate a new at-grade level parking lot, new construction of a trash enclosure, and new landscaping within the parking areas and along the easterly frontage of the subject site.

- Applicant: The PQ Corporation

- Design Team: Sun Engineering Services, LLC (Naresh Patel)

- Municipal Code Requirements for Design Review: Pursuant to the City of South Gate Municipal Code (SGMC) Chapter 11.51.060(A)(2), Design Review shall be conducted for all parcels of land fifteen thousand square feet or larger. The subject site measures approximately 5.96 acres, therefore; is subject to Design Review.

- Municipal Code Requirements for a Variance: Pursuant to SGMC Chapter 11.53.020, a Variance may be granted to allow the following, where the characteristics addressed by the variance are unique to the property and not shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners:

    A. A reduction or variation in setback and yard regulations; parking and/or loading regulations; height regulations; and the expansion, extension, alteration, or relocation of nonconforming buildings and uses.

    B. A change in the required location of accessory buildings and uses, and the designated front or frontage of the building site.

    C. A reduction or variation in area regulations, including limitations on the area covered by accessory buildings.

- Required Findings for a Variance: Pursuant to SGMC Chapter 11.53.040, before a variance may be granted, the planning commission (or the city council on appeal) shall make specific findings based on the pertinent evidence of the application and conditions of the property that all of the following conditions exist in reference to the property:

    a. The property is subject to exceptional or extraordinary physical conditions or circumstances that do not apply generally to the property or class of use in the same zone and vicinity;

b. The exceptional or extraordinary physical conditions or circumstances are a characteristic of the property in relation to the regulations of this title, and not a result by the applicant/property owner or any previous owner of the property.

c. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone and would be denied to the property based on the application of the provisions of this title without the issuance of a variance.

d. Granting the variance will not be materially detrimental to the public health, safety, or welfare, or cause adverse effect on any surrounding property or property improvements in the same vicinity and zone.

e. Granting the variance will not confer on the applicant any special privilege that is denied by this title to any other property or class of use in the same vicinity and zone.

f. Granting the variance is consistent with the intent of the general plan.

ANALYSIS:

Description of Site Improvements

The proposed project involves new construction of a 7,150 square-foot prefabricated storage building and a 1,248 square-foot prefabricated office building at the northerly edge of the subject site. The new storage building is proposed to measure approximately 65 feet in width, 110 feet in length, and 22 feet in height. The exterior design will consist of corrugated metal siding throughout the exterior walls, two roll-up doors oriented south, window openings along the northerly façade, and a corrugated metal gable roof design to match those of existing structures. The interior space will consist of an open floor plan (no interior partitions) to maximize the storage capacity.

The proposed building elevations depict a 6-inch gap between the structures. However, the office building is proposed to be attached to the new storage building with structural grade straps and connecting braces. The structure will measure approximately 22'-8" in width, 52 feet in length, and 14 feet in height. The exterior design will incorporate engineered wood siding on the exterior walls and a flat roof design with built-up thermoplastic polyolefin (TPO) roofing membrane. The interior configuration of the new office building will accommodate three office spaces, one conference room, a supply room, a break room, an Internet Technology (IT) room, and two restrooms. A recommended condition will require that the exposed connections between the structures be concealed with the engineered wood siding to match the material and design of the proposed office structure.

The new structures are proposed to be painted in a combination of earthtone colors including tan, brown, off-white, and shades of grey. The proposed color scheme of the storage building will consist of a tan color for the exterior walls, the roof will be painted grey, and the doors will be painted brown. The office building is proposed to be painted with an off-white color with grey

trim accents. A recommended condition of approval will require that the proposed color schemes be refined by incorporating accent colors on the storage building to enhance the stark appearance of the long spans of solid wall areas and the overall appearance of the structures. Furthermore, a condition of approval will require submittal of physical samples of the proposed paint color for staff review and approval. The exterior of the existing structure located at the southeast portion of the site exhibits some deferred maintenance, therefore, a recommended condition of approval will require that said structure be repainted in a color scheme compatible with that of the proposed structures to improved overall aesthetics of the site.

Other site improvements include paving repairs and alterations for the creation of an at-grade level parking lot at the northwesterly portion of the site. The proposed parking lot will consist of thirty parking spaces. An additional twelve parking spaces are proposed to be situated throughout other portions of the site. Although the plans submitted for review appear to comply with the minimum development standards and dimensions for off-street parking facilities, a recommended condition of approval will require the applicant to submit enlarged site plans of the proposed parking areas to include, but not be limited to, clear dimensions of driveway aisles, parking spaces, back-up clearances, and adjoining walkways and planters. The plans should also clearly numerate and label all parking spaces by their type (i.e. standard, compact, electric vehicles, ADA, etc.).

Pursuant to SGMC Chapter 11.24.060, a minimum of 20 square feet waste/refuse storage space is required per 1,000 square feet of building area. As a result, the project is required to provide a total of 884 square feet of waste storage area. Records from the City's franchise waste hauling servicer, United Waste Services (UWS), indicate that the existing manufacturing plant has historically generated a low waste volume, averaging one pick-up (20-cubic yard container) per month. The applicant is requesting a Variance to deviate from the minimum requirement for the trash storage facilities. As such, the project proposes the construction of a new trash enclosure which will measure approximately nine feet in width and twenty-eight feet in length, and six feet in height, totaling approximately 252 square feet, approximately 632 square feet less than the required trash storage area. The proposed enclosure will accommodate a total of four containers: two containers (2-cubic yard capacity) for regular waste and two containers (2-cubic yard capacity) for recyclable waste. The design of the proposed enclosure will consist of concreate masonry unit ("cmu") block walls with decorative metal panel doors. Staff recommends a condition of approval requiring that the trash and recyclable waste be collected at least two times per week to ensure that trash storage facility does not overflow and that the site is maintained clean and free of visible trash or debris.

Pursuant to SGMC Chapter 11.24.060, the front setback (primary frontage along Quartz Avenue) shall be at minimum, 10 feet. Furthermore, at least sixty percent of the required (primary frontage) setback area (6700 square feet) shall be landscaped. The project proposes to incorporate approximately a total of 6,964 square feet of landscaping, including new planters within the parking lot area and along the southeasterly frontage of the site. Creeping vines are also proposed to be planted along the easterly frontage of property with the intent that they grow into the existing chain link fence. A portion of an existing active railroad spur intersects the required front setback area, and as a result, approximately 6,000 square feet of landscaping is proposed to be planted within the primary frontage area. Therefore, the project will not comply the minimum requirement for landscaping. The applicant is requesting a Variance to deviate from the minimum required

landscaping within the front setback area. As such, the project proposes to incorporate deficient amount of landscaping within the parking lot located at the northerly portion of the site. Staff recommends a condition of approval requiring that all landscape planters be constructed with a 6-inch-tall curb to contain all the landscaping species. Except for the creeping vine planter beds, all other planter widths shall be not less than three feet in width to allow for adequate growth of the planting species. Another recommended condition will require the submittal of a complete set of landscape plans prepared by a landscape architect for the entire property, showing the planter designs, photographs and schedule of plant material, planter location and method of automatic permanent irrigation to ensure the landscape improvements consist of a drought-tolerant, high-quality design.

Pursuant to SGMC Chapter 11.24.060(I), any uses or activity not contained wholly within a building shall be screened on all property lines by a minimum six-foot-high site wall or fencing and shall provide sufficient visual screening. (Landscape screening shall be provided between the site wall and the primary street frontage.). The site is currently developed a chain link fence that extends almost entirely along the perimeter of the site, therefore; the project will not incorporate a solid perimeter wall. However, the applicant is requesting a Variance to deviate from the Zoning Code requirements for screening of the entire site perimeter. The applicant proposes to incorporate creeping vines to the existing fence only along a portion of the primary frontage of the site given that the southerly, westerly, and northerly have limited-to-no-visibility from the public viewshed. A recommended condition of approval will require a planter strip along the primary frontage approximately one-foot wide to allow for proper growth of the proposed creeping vines.

Business Operations

The existing manufacturing plant utilizes two primary raw materials (sand and soda ash) to develop sodium silicate. As part typical daily operations, the sand and soda ash are delivered by truck or rail and unloaded into existing silos. The raw materials are then weighed and fed to the furnace through conveyors and elevators and heated to form sodium silicate. The silicate comes out in a liquid (molten) form and is cooled. The solid silicate is then shipped off the site as a solid or is further processed to make liquid sodium silicate. The solid products are shipped out by rail, truck, or container and the liquid products are shipped by rail, truck, or drums. In addition to the furnace, the plant operates a natural gas-fired boiler, two air compressors, and several water and sodium silicate pumps. There are conveyors and elevators to move the solid products to storage and shipping areas. There are additional tanks for liquid processing and storing liquid products.

A maximum of nine employees currently works at the site at any time. Designated employees visit other plant buildings only intermittently. On-site transitions to/from various buildings are done either on foot or using forklifts or a maintenance cart. The plant currently operates Monday through Friday, 5:00 am to 4:00 pm for approximately six months of the year. During this period a maximum of nine (9) employees work at the site. The remainer of the year the plant runs 24 hours, seven days per week. During this half of the year the plant operates with only four to five (4-5) employees per working shift. On average, there is one (1) visitor per day to this plant.

An average of five trucks enters and exit per day, for deliveries and product shipment. Trucks typically access the property through the southerly gate fronting Quartz Avenue, load or unload, and exit through the same access point. The exception to this occurs when there are train cars loading/unloading on the rail spurs, in which then trucks enter and exit through the main gate. There are no proposed changes in staff, hours of operation, nor the truck delivery/pick-up schedule as part of the proposed project.

Compatibility

Overall, with implementation of recommended conditions, the proposed buildings and the parking area improvements will be in keeping with existing structures and operations of the site and the surrounding context. Specifically, the scale of the proposed structures, corrugated metal and engineered wood-clad facades, gable roof designs and material finishes are consistent and compatible with the structures within surrounding neighborhood. In addition, the proposed parking area improvements, new landscaping, and trash storage facilities, will enhance the overall maintenance and appearance of the site and immediate vicinity.

Off-Street Parking

Pursuant to SGMC Chapter 11.33.040, the minimum off-street parking requirement for manufacturing uses is 1 parking space per 3 employees on maximum shift is required; or 1 parking space per 300 square feet of building gross floor area, whichever is greater. In addition, the minimum requirement for professional office uses is 1 parking space per 200 square feet of building gross floor area; and the minimum requirement for storage buildings is 1 parking space per 1000 square feet of building gross floor area.

In accordance with the City's parking standards, a total of 135 off-street parking spaces are required for the existing manufacturing uses and proposed storage and office buildings. The parking calculations are detailed in the table below:

PARKING REQUIREMENTS	
Parking Ratio	(Manufacturing) 1 space / 300 s.f. of g.f.a Building area = 34,522 s.f.: 115.07 parking spaces (Storage) 1 space / 1,000 s.f. of g.f.a Building area = 7,150 s.f.: 7.15 parking spaces (Office) 1 space / 200 s.f. of g.f.a Building area = (existing)1308 + (new) 1,248 s.f.: 12.78 parking spaces 115.07 + 7.15 + 12.78 parking spaces = **135 parking spaces**
Required # of	135 parking spaces

parking spaces	
Proposed # of parking spaces	42 parking spaces
Deficient # of parking spaces	93 spaces

As proposed, the project would accommodate a total of 42 off-street parking spaces: thirty parking spaces will be located within the proposed parking lot, three parking spaces are proposed adjacent to the new office building, three additional spaces are proposed along the northerly edge of the existing wash room ("building 12") as depicted on the plans, four parking spaces are proposed at the westerly edge of the site, and two parking spaces are proposed in front of an office ("building 5") located near the southerly site access gate.

The subject property will be deficient 93 parking spaces. The applicant is requesting a Variance to deviate from the minimum requirement for off-street parking given that the current operations consist of an average number of nine employees on-site within work shifts. The business operations are not expected to change; however, the new office building will increase the potential capacity of employees within work shifts.

Variance Analysis

In granting approval of a Variance to deviate from the minimum requirements of the Zoning Code pertaining to off-street parking, landscaping, and a site perimeter wall, the Planning Commission must make findings in connection with the Variance, as set forth in the SGMC. A Variance may be approved only if all of the following findings are made:

A. The property is subject to exceptional or extraordinary physical conditions or circumstances that do not apply generally to the property or class of use in the same zone and vicinity ***in that the subject site consists of a unique, irregular-shaped parcel currently developed with a manufacturing plant that will remain and contains utility infrastructure and reciprocal access easements to service abutting properties that are land-locked. Furthermore, the site is adjacent to active railroad lines and two railroad spurs terminate within the subject site. These conditions create practical difficulties in adhering to the standard zoning requirements specifically, providing landscaping within the required setback areas and the minimum number of off-street parking spaces. The existing railroad spurs and easements also occupy areas within the site where parking spaces would potentially be accommodated if they didn't exist.***

Based on the current business operations only nine employees are on-site within a work shift. In anticipation that such operations will not change because of the proposed project, the City's waste hauling servicer (UWS) determined that the that the existing business operations currently generate a low volume of waste; and the proposed new storage and office uses are expected to generate a negligible increase in waste volume. Therefore,

compliance with the minimum requirements of the Zoning Code pertaining to waste storage facilities and off-street parking would cause unnecessary hardship.

B. The exceptional or extraordinary physical conditions or circumstances are a characteristic of the property in relation to the regulations of this title, and not a result by the applicant/property owner or any previous owner of the property ***in that the property is characterized by its unusual lot shape, easements serving adjoining parcels, and proximity and connection to the Southern Pacific railroad which create challenges that are not faced by other properties in the same zoning district. These conditions significantly limit the property's development potential and usability under the current regulations. Importantly, these extraordinary circumstances are a natural characteristic of the property itself and have not been created or exacerbated by the applicant or any prior owners. As such, strict adherence to the zoning regulations would impose undue hardship on the property, restricting its reasonable use and development.***

C. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone and would be denied to the property based on the application of the provisions of this title without the issuance of a variance. ***The current zoning regulations impose restrictions that effectively deny the property owner the same rights enjoyed by neighboring properties, including maximization of the allowable Floor Area Ratio (FAR) to develop and utilize the property to its full potential capacity. Without the issuance of this Variance, the property would be unable to accommodate the proposed storage facility and office building, thereby creating an inequitable situation that limits its usability compared to other properties in the area. Furthermore, granting a Variance will allow the property owner to enjoy similar rights as those enjoyed by adjacent and nearby properties, fostering fairness and consistency within the industrial community. It will enable the reasonable development and use of the property without compromising the intent of the zoning regulations or the character of the surrounding neighborhood.***

D. Granting the variance will not be materially detrimental to the public health, safety, or welfare, or cause adverse effect on any surrounding property or property improvements in the same vicinity and zone ***in that the Variance request involves locating a portion of the required amount of landscaping within other areas of the site in-lieu of the primary frontage (front setback) area, providing less off-street parking and trash storage space than what is required by the Zoning Code.***

The overall project proposal has been designed to minimize any potential impacts on the neighboring community by considering the surrounding properties and their uses. Approval of a Variance will allow for enhancements to the area, specifically allowing new construction of two buildings, a new parking lot, new landscaping elements that will enhance the property's frontage appeal and conceal older chain link fencing. Currently, the site lacks designated parking and waste storage facilities. However, with approval of a Variance, the project will provide a new parking lot and trash storage facilities to bring the property closer into compliance with the Zoning Code regulations. There are no anticipated

negative impacts on traffic, noise, or environmental factors, and the development will comply with all relevant safety standards and regulations.

E. Granting the variance will not confer on the applicant any special privilege that is denied by this title to any other property or class of use in the same vicinity and zone ***in that the proposed Variance is sought in response to the unique characteristics of the property, which include the unusual lot shape, easements serving adjoining parcels, and proximity and connection to the Southern Pacific railroad. These characteristics differentiate this property from others in the area, making a standard application of the zoning regulations impractical and unnecessarily restrictive. By granting a Variance, the property owner will be afforded reasonable use of the land, similar to what is available to neighboring properties that face comparable physical constraints.***

F. Granting the variance is consistent with the intent of the general plan ***in that the proposed project will fulfill Goal CD 2, Objective CD 2.4, Policy "P.3" of the Community Design Element. Policy "P.3" specifies, "The City should not greatly expand the amount of land for Manufacturing/Distribution uses. Existing manufacturing and distribution uses may remain in their current locations and configurations and may expand their current operations." Specifically, the property owner is seeking to expand the current storage capacity for its primary manufacturing operations within the subject site, rather than expanding into other properties within the city. The project will incorporate new landscaping and screening, which will in turn, fulfill Goal CD8, Objective CD 8.4, Policy P.6". Policy "P.6" specifies, "Industrial uses should be adequately fenced and landscaped so as to minimize the potential impact on adjoining uses."***

Conclusion

Based on the above analysis, the staff has determined that with the recommended conditions of approval, the proposed project complies with the SGMC, and all the required findings in support of Design Review and a Variance can be made.

ENVIRONMENTAL ANALYSIS:

During the initial review of the Design Review and Variance applications staff had determined that in accordance with the California Environmental Quality Act (CEQA), this project would require completion of an Initial Study - Negative Declaration. (IS/ND). However, after further review it was determined that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15303, (Class 3) "New Construction or Conversion of Small Structures", in that the project involves new construction of two commercial buildings not exceeding 10,000 square feet in floor area on a site zoned for such use, and thereby is exempt from CEQA.

COMMENTS FROM OTHER DEPARTMENTS:

Staff routed the project for comments to several City Departments including the Public Works, Code Enforcement, and the Building & Safety Division; as well as UWS, the City's franchise waste hauler. The Building & Safety Division and Public Works Department provided conditions (attached). UWS also noted that the new storage and office uses will likely generate a negligible increase in waste volume in comparison to the current operations. As such, UWS recommended that the applicant maintain on-site, at minimum, one (4-cubic yard) container for regular waste and one (4-cubic yard) container for recyclables; and that the waste/recyclables be collected at least two times per week. If the project is approved, the comments received from all departments would be incorporated as conditions of approval.

RECOMMENDATION:

Based on the evidence presented, Staff recommends that the Planning Commission find that the project is categorically exempt from the CEQA under Section 15303, (Class 3) "New Construction or Conversion of Small Structures", make the required findings and requirements set forth in the South Gate Municipal Code, and **approve the applications for Design Review (DR 22-03) and Variance (VAR 23-23)** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

1. The Applicant shall agree to defend, indemnify and hold harmless the City of South Gate, its agents, officers, and employees from any claim, action, or proceeding against the City of South Gate or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of South Gate, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of South Gate will promptly notify the Applicant of any such claim, action, or proceeding against the City of South Gate and the Applicant will either undertake the defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of South Gate fails to promptly notify the Applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the Applicant shall not, thereafter, be responsible for defending, indemnify or hold harmless the City of South Gate. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

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

3. All architectural detailing, including building materials, lighting, colors, façade improvements, finishes, and other details, shall be consistent with the submitted plans as approved by the Planning Division.

4. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

5. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Community Development Director.

6. The proposed use shall be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times pursuant to SGMC 5.08.020(A).

7. The approval for Design Review and Variance shall expire if building permits are not issued within one (1) year from the date of approval by the Planning Commission, unless an extension has been granted by the Planning Commission.

8. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement.

9. All required on-site parking spaces shall comply with the minimum dimensions as set forth within the SGMC prior to issuance of the Certificate of Occupancy.

10. The exposed structural connections between the proposed structures shall be concealed with the engineered wood siding to match the material, design, and finish of the proposed office structure.

11. The proposed color schemes shall be refined by incorporating accent colors on the storage building to enhance the stark appearance of the long spans of solid wall areas and the overall appearance of the structures. The applicant shall submit physical paint samples of the proposed building colors for staff review and approval.

12. The existing structure located at the southeast portion of the site has deferred maintenance, therefore, shall be repainted with color(s) that are compatible with those of the proposed structures.

13. The applicant shall submit for staff review and approval enlarged site plans of the proposed parking areas to include, but not be limited to, clear dimensions of driveway aisles, parking spaces, back-up clearances, and adjoining walkways and planters. The plans should also clearly numerate and label all parking spaces by their type (i.e. standard, compact, electric vehicles, ADA, etc.

14. Maintain on-site, at minimum, one (4-cubic yard) container for regular waste and one (4-cubic yard) container for recyclables. Furthermore, the waste/recyclables be collected at least two times per week to ensure the site is maintained clean and free of visible trash or debris.

15. A landscape plan design stamped by a licensed landscape architect be provided for the entire property, showing the planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy and shall thereafter be continuously and permanently maintained.

16. Landscape planters shall have 6" curbing and permanent irrigation provided within the parking areas.

17. A planter strip measuring not less than one foot in width shall be installed along the primary frontage (Quartz Avenue) of the property to support the future growth of the proposed creeping vines.

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

19. That the operator shall obtain its City of South Gate Business License prior to commencing business operations.

20. The Applicant and property owner shall agree in writing to the above conditions.

Building & Safety

21. The exterior of the storage and the office buildings shall be properly illuminated.

22. All new utilities must be underground.

Public Works Department

23. All the streets shall be designed per APWA Standard Specifications ("Green Book") and Standard Plans for Public Works Construction latest editions.

24. All the drainage design criteria shall be per the Los Angles Flood Control District and the APWA Standard Plans for Public Works Construction latest edition.

25. All the grading plans shall be designed to the requirements of the City of South Gate Department of Building and Safety.

26. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction, and to the satisfaction of the City Engineer prior to the issuance of a Certificate of Use and Occupancy.

Prior to the issuance of Building and Public Works' permit, the Applicant shall:

27. Prepare drainage, utility, and street improvement plans showing all existing and proposed public works improvements and dry and wet utilities as outlined below. Said plans shall be prepared by a registered Civil Engineer on City approved title blocks.

28. Provide an engineer's estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.

29. The Applicant shall pay Road Mitigation fees in accordance with the latest fee schedule. Industrial Development fee is calculated at $3 per square feet of gross building area, unless otherwise exempt from the Road Mitigation Ordinance or waived by the City Council.

30. Pay permit and inspection fees associated with this project in accordance with the latest Public Improvement Plan Check fee schedule at the time of permit issuance and inspection.

31. Coordinate all Public Works improvements inspection with the Public Works Department at least 48 hours prior to commencing work. Contact Lorenzo Camargo at (323) 357-5814 to arrange for a Public Works Inspection.

32. Applicant's contractor, subcontractors, and consultants working on this project must obtain and pay City Business License and permits fees.

33. Prior to the City's acceptance of the public improvements, Applicant shall submit a refundable deposit in the amount of $1,000, which will be refunded upon receipt of "Record Drawings" for all the required improvements on approved Mylar(s) and AutoCAD files on a CD.

34. Comply with the requirements of the Americans with Disabilities Act (ADA) in regard to signage, access ramps, sidewalks, driveway and any public access pathways.

35. Comply with the City's Ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan forms.

36. Applicant to contact the City's Waste Hauling Company (Universal Waste Systems) at (888) 880-6957 and obtain approval for the location of waste disposal container(s), including facilities for recycling.

37. Applicant must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.

38. Applicant to coordinate with Southern California Edison Company for any improvements within its right-of-way.

39. Grind and overlay a minimum of 2 inches of existing asphalt with conventional asphalt from edge of the property line to the center of the street along the property frontage on Independence Avenue, Quartz Avenue and Ardine Street. Restore signing and striping as needed.

40. Any damages done to existing public improvements during construction shall be removed and replaced to original condition per the satisfaction of the City Engineer.

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42. Centerline ties, property corners and benchmark monuments shall be preserved in the public right of way. In the event that ties, property corners and benchmark monuments are disturbed or removed, a licensed surveyor shall re-establish and file required corner record survey with the Los Angeles County Surveyors office. All recorded copies of the documents shall be submitted to the City along with the final set of as-built plans.

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45. Comply with the City's Storm Water Management Ordinance. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan.

46. Submit a Grading and Drainage plans prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. Show all existing and proposed driveways, streetlights, street signs, power poles, utility boxes, meters, curb drains, etc. on the plans. Provide LID Plan and calculations required to address storm water discharge and NPDES requirements by City's Environmental Consultant, John Hunter and Associates.

47. Submit Geotechnical reports, including but not limited to infiltration, percolation reports.

48. Provide a final detailed drainage study (prepared by a registered/licensed civil engineer) for review and approval. The study shall include existing and proposed hydrologic conditions as well as hydraulic calculations (per Los Angeles County format) for all drainage control devices and storm drain lines.

49. Grading plan will include geotechnical and geologist certification, stating that grading plan has been reviewed and found to be in conformance with the recommendations as outlined in the soils and geological report.

50. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.

51. Dust control operations shall be performed by the applicant at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The applicant is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).

52. The applicant shall prepare a utility plan to determine if exiting sewer lateral is adequate to serve the proposed development and abandon any existing sewer laterals and sewer cleanouts that will not be used, to the satisfaction of the Public Works and Building & Safety Departments. Sewer laterals will be abandoned in place with either cement slurry backfill or concrete bulkhead plug per City Standard Plans.

53. The Applicant shall consult the City Engineer to determine the sewer location and design requirements. Relocation of any public sewer lines shall be subject to approval by the City Engineer.

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55. All proposed improvements shall be served by adequately sized to accommodate the total domestic, landscape and fire flows. Plans shall include size, type and location of the proposed fire hydrants approved by the Los Angeles County Fire Department (LACFD). Provide fire flow calculations to justify the size and the velocity in the pipe (not to exceed 10 ft/sec).

56. Coordinate with the City's Water Division regarding removal of all existing water meters that will not be used by the development.

57. The Applicant shall be responsible to meet all water requirements and guidelines of the South Gate Water Division, the Los Angeles County Health Department and Los Angeles County Fire Department.

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60. Upon completion of construction, Applicant shall remove temporary construction markings (USA marking).

61. Applicant is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, etc.) to ensure there are no conflicts with the site.

62. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with the project, shall be relocated, removed, or abandoned at the Applicant's expense to the satisfaction of the City Engineer.

63. For all electrical needs the Applicant will coordinate with SCE Planner.

64. All onsite overhead utility servicing the development shall be placed underground. Any significant proposed utility underground vaults or meters shall be located away from the proposed driveways.

65. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner.

66. Complete Public Works improvements prior to issuance of certificate of occupancy. Applicant may consult the Department of Public Works to request approval to implement and/or construct public improvements required in the conditions of approval after the certificate of occupancy is issued. The Department of Public Works may approve and/or deny approval of the request, partially or in its entirety, at the full discretion of the Assistant City Manager/Director of Public Works. Any public improvements not completed prior to issuance of certificate of occupancy shall require the applicant to enter into a development agreement and post the necessary securities in the amount approved by the Assistant City Manager/Director of Public Works and in a form approved by the City Attorney. All public improvements shall be completed at the applicant's cost.

67. The City reserves the right to add additional conditions as deemed necessary to comply with health and safety requirements.

ATTACHMENTS:

1. Resolution No 2024-04
2. Applicant Submittal, Including Current Plans, Elevations, and Renderings
3. Copy of the Public Hearing Notice

RESOLUTION NO. 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH GATE, APPROVING DESIGN REVIEW (DR 22-03) & A VARIANCE (VAR 23-23), TO ALLOW THE NEW CONSTRUCTION OF A 7,150 SQUARE-FOOT PREFABRICATED STORAGE BUILDING, A 1,248 SQUARE-FOOT PREFABRICATED OFFICE BUILDING, INCLUDING EXTERIOR SITE (PARKING LOT AND LANDSCAPING) IMPROVEMENTS WITHIN AN EXISTING SODIUM SILICATE MANUFACTURING PLANT ON PROPERTY LOCATED AT 8401 QUARTZ AVENUE, IN THE M3 (HEAVY MANUFACTURING) ZONE; AND A VARIANCE TO DEVIATE FROM THE MINIMUM REQUIREMENTS OF THE ZONING CODE PERTAINING TO OFF-STREET PARKING, LANDSCAPING, AND A SITE PERIMETER WALL.

WHEREAS, Susy Forbath, on behalf of PQ Corporation ("the Applicant"), filed a complete application requesting the approval of Design Review (DR 22-03) and a Variance (VAR 23-23) described herein ("Application"); and

WHEREAS, the Application pertains to an approximately 259,618 square-foot property with Los Angeles County Assessor's Parcel Number 6215-003-017, more commonly known as 8401 Quartz Avenue, South Gate, California ("Property");

WHEREAS, the Applicant requests approval of Design Review (DR) to allow the new construction of a 7,150 square-foot prefabricated storage building, a 1,248 square-foot prefabricated office building, including exterior site (parking lot and landscaping) improvements within an existing sodium silicate manufacturing plant. Pursuant to South Gate Municipal Code, Chapter 11.51.060(A)(2), Design Review shall be conducted for all parcels of land fifteen thousand square feet or larger. The subject site measures approximately 5.96 acres, therefore; is subject to Design Review; and

WHEREAS, the Applicant requests approval for a Variance to deviate from the minimum requirements of the zoning code pertaining to off-street parking, landscaping, and a site perimeter wall. Pursuant to South Gate Municipal Code, Chapter 11.53.020, a Variance may be granted to allow the following, where the characteristics addressed by the variance are unique to the property and not shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners:

(a) a reduction or variation in setback and yard regulations; parking and/or loading regulations; height regulations; and the expansion, extension, alteration, or relocation of nonconforming buildings and uses.

(b) a change in the required location of accessory buildings and uses, and the designated front or frontage of the building site.

(c) a reduction or variation in area regulations, including limitations on the area covered by accessory buildings.

WHEREAS, notice of the Planning Commission regular public hearing of October 1, 2024, was published in compliance with State law in a local newspaper of general circulation. In addition, a public notice was mailed 10 days in advance of the hearing to each property owner, occupants and resident within a 1000-foot radius of the project site, indicating the date and time of the public hearing in accordance with California Government Code 65091; and

WHEREAS, on October 1, 2024 the Planning Commission held a regular public hearing to receive public testimony and other evidence regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its public hearing including, without limitation, the staff report submitted by the Community Development Department; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have been met.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans, and Conditions of Approval ("Conditions") attached hereto as Exhibit "A," the Planning Commission hereby specifically finds as follows:

A. **The property is subject to exceptional or extraordinary physical conditions or circumstances that do not apply generally to the property or class of use in the same zone and vicinity** *in that the subject site consists of a unique, irregular-shaped parcel currently developed with a manufacturing plant that will remain and contains utility infrastructure and reciprocal access easements to service abutting properties that are land-locked. Furthermore, the site is adjacent to active railroad lines and two railroad spurs terminate within the subject site. These conditions create practical difficulties in adhering to the standard zoning requirements specifically, providing landscaping within the required setback areas and the minimum number of off-street parking spaces. The existing railroad spurs and easements also occupy areas within the site where parking spaces would potentially be accommodated if they didn't exist.*

Based on the current business operations only nine employees are on-site within a work shift. In anticipation that such operations will not change because of the proposed project, the City's waste hauling servicer (UWS) determined that the that the existing business operations currently generate a low volume of waste; and the proposed new storage and office uses are expected to generate a negligible increase in waste volume. Therefore, compliance with the minimum requirements of the Zoning Code pertaining to waste storage facilities and off-street parking would cause unnecessary hardship.

B. **That the exceptional or extraordinary physical conditions or circumstances are a characteristic of the property in relation to the regulations of this title, and not a result by the applicant/property owner or any previous owner of the property** *in that the property is characterized by its unusual lot shape, easements serving adjoining parcels, and proximity and connection to the Southern Pacific railroad which create challenges that are not faced by other properties in the same zoning district. These conditions significantly limit the property's development potential and usability under the current regulations. Importantly, these extraordinary circumstances are a natural characteristic of the property itself and have not been created or exacerbated by the applicant or any prior owners. As such, strict adherence to the zoning regulations would impose undue hardship on the property, restricting its reasonable use and development.*

C. **That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, and would be denied to the property based on the application of the provisions of this title without the issuance of a variance.** *The current zoning regulations impose restrictions that effectively deny the property owner the same rights enjoyed by neighboring properties, including maximization of the allowable Floor Area Ratio (FAR) to develop and utilize the property to its full potential capacity. Without the issuance of this Variance, the property would be unable to accommodate the proposed storage facility and office building, thereby creating an inequitable situation that limits its usability compared to other properties in the area. Furthermore, granting a Variance will allow the property owner to enjoy similar rights as those enjoyed by adjacent and nearby properties, fostering fairness and consistency within the industrial community. It will enable the reasonable development and use of the property without compromising the intent of the zoning regulations or the character of the surrounding neighborhood.*

D. **Granting the variance will not be materially detrimental to the public health, safety, or welfare, or cause adverse effect on any surrounding property or property improvements in the same vicinity and zone** *in that the Variance request involves locating a portion of the required amount of landscaping within other areas of the site in-lieu of the primary frontage (front setback) area, providing less off-street parking and trash storage space than what is required by the Zoning Code.*

The overall project proposal has been designed to minimize any potential impacts on the neighboring community by considering the surrounding properties and their uses. Approval of a Variance will allow for enhancements to the area, specifically allowing new construction of two buildings, a new parking lot, new landscaping elements that will enhance the property's frontage appeal and conceal older chain link fencing. Currently, the site lacks designated parking and waste storage facilities. However, with approval of a Variance, the project will provide a new parking lot and trash storage facilities to bring the property closer into compliance with the Zoning Code regulations. There are no anticipated negative impacts on traffic, noise, or environmental factors, and the development will comply with all relevant safety standards and regulations.

E. **Granting the variance will not confer on the applicant any special privilege that is denied by this title to any other property or class of use in the same vicinity and zone** *in that the proposed Variance is sought in response to the unique characteristics of the property, which include the unusual lot shape, easements serving adjoining parcels, and proximity and connection to the Southern Pacific railroad. These characteristics differentiate this property from others in the area, making a standard application of the zoning regulations impractical and unnecessarily restrictive. By granting a Variance, the property owner will be afforded reasonable use of the land, similar to what is available to neighboring properties that face comparable physical constraints.*

F. **Granting the variance is consistent with the intent of the general plan** *in that the proposed project will fulfill Goal CD 2, Objective CD 2.4, Policy "P.3" of the Community Design Element. Policy "P.3" specifies, "The City should not greatly expand the amount of land for Manufacturing/Distribution uses. Existing manufacturing and distribution uses may remain in their current locations and configurations and may expand their current operations." Specifically, the property owner is pursuing to expand the current storage capacity for its primary manufacturing operations within the subject site, rather than expanding into other properties within the city. The project will incorporate new landscaping and screening, which will in turn, fulfill Goal CD8, Objective CD 8.4, Policy P.6". Policy "P.6" specifies, "Industrial uses should be adequately fenced and landscaped so as to minimize the potential impact on adjoining uses."*

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code Section 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Section 15000, et seq., the "CEQA Guidelines") and finds the project to be exempt under a Class 3 Categorical Exemption pursuant to section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

SECTION 4. The Planning Commission hereby approves Design Review (DR 22-03) and Variance (VAR 23-23) subject to the execution and fulfillment of Conditions of Approval set forth in Exhibit "A" attached to this Resolution.

This recommendation was adopted by the following vote at the Planning Commission meeting of October 1, 2024.

AYES:

NOES:

Approved and ADOPTED this 1st of October 2024.

_____
Meredith T. Elguira
Director
Community Development

APPROVED:

_____
Jimmy Ozaeta
Chairperson
City Planning Commission

Exhibit "A"
CONDITIONS OF APPROVAL (DR 22-03 & VAR 23-23)

Violation of, or noncompliance with, any of these conditions shall constitute grounds for revocation of this permit:

Planning Division

1. The Applicant shall agree to defend, indemnify and hold harmless the City of South Gate, its agents, officers, and employees from any claim, action, or proceeding against the City of South Gate or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of South Gate, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of South Gate will promptly notify the Applicant of any such claim, action, or proceeding against the City of South Gate and the Applicant will either undertake the defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of South Gate fails to promptly notify the Applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the Applicant shall not, thereafter, be responsible for defending, indemnify or hold harmless the City of South Gate. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

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

3. All architectural detailing, including building materials, lighting, colors, façade improvements, finishes, and other details, shall be consistent with the submitted plans as approved by the Planning Division.

4. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

5. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Community Development Director.

6. The proposed use shall be conducted, and the property be maintained in a clean, neat, quiet, and orderly manner at all times pursuant to SGMC 5.08.020(A).

7. The approval for Design Review and Variance shall expire if building permits are not issued within one (1) year from the date of approval by the Planning Commission, unless an extension has been granted by the Planning Commission.

8. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement.

9. All required on-site parking spaces shall comply with the minimum dimensions as set forth within the SGMC prior to issuance of the Certificate of Occupancy.

10. The exposed structural connections between the proposed structures shall be concealed with the engineered wood siding to match the material, design, and finish of the proposed office structure.

11. The proposed color schemes shall be refined by incorporating accent colors on the storage building to enhance the stark appearance of the long spans of solid wall areas and the overall appearance of the structures. The applicant shall submit physical paint samples of the proposed building colors for staff review and approval.

12. The existing structure located at the southeast portion of the site has deferred maintenance, therefore, shall be repainted with color(s) that are compatible with those of the proposed structures.

13. The applicant shall submit for staff review and approval enlarged site plans of the proposed parking areas to include, but not be limited to, clear dimensions of driveway aisles, parking spaces, back-up clearances, and adjoining walkways and planters. The plans should also clearly numerate and label all parking spaces by their type (i.e. standard, compact, electric vehicles, ADA, etc.

14. Maintain on-site, at minimum, one (4-cubic yard) container for regular waste and one (4-cubic yard) container for recyclables. Furthermore, the waste/recyclables be collected at least two times per week to ensure the site is maintained clean and free of visible trash or debris.

15. A landscape plan design stamped by a licensed landscape architect be provided for the entire property, showing the planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy and shall thereafter be continuously and permanently maintained.

16. Landscape planters shall have 6" curbing and permanent irrigation provided within the parking areas.

17. A planter strip measuring not less than one foot in width shall be installed along the primary frontage (Quartz Avenue) of the property to support the future growth of the proposed creeping vines.

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

19. That the operator shall obtain its City of South Gate Business License prior to commencing business operations.

20. The Applicant and property owner shall agree in writing to the above conditions.

Building & Safety

21. The exterior of the storage and the office buildings shall be properly illuminated.

22. All new utilities must be underground.

Public Works Department

23. All the streets shall be designed per APWA Standard Specifications ("Green Book") and Standard Plans for Public Works Construction latest editions.

24. All the drainage design criteria shall be per the Los Angles Flood Control District and the APWA Standard Plans for Public Works Construction latest edition.

25. All the grading plans shall be designed to the requirements of the City of South Gate Department of Building and Safety.

26. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction, and to the satisfaction of the City Engineer prior to the issuance of a Certificate of Use and Occupancy.

Prior to the issuance of Building and Public Works' permit, the Applicant shall:

27. Prepare drainage, utility, and street improvement plans showing all existing and proposed public works improvements and dry and wet utilities as outlined below. Said plans shall be prepared by a registered Civil Engineer on City approved title blocks.

28. Provide an engineer's estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.

29. The Applicant shall pay Road Mitigation fees in accordance with the latest fee schedule. Industrial Development fee is calculated at $3 per square feet of gross building area, unless otherwise exempt from the Road Mitigation Ordinance or waived by the City Council.

30. Pay permit and inspection fees associated with this project in accordance with the latest Public Improvement Plan Check fee schedule at the time of permit issuance and inspection.

31. Coordinate all Public Works improvements inspection with the Public Works Department at least 48 hours prior to commencing work. Contact Lorenzo Camargo at (323) 357-5814 to arrange for a Public Works Inspection.

32. Applicant's contractor, subcontractors, and consultants working on this project must obtain and pay City Business License and permits fees.

33. Prior to the City's acceptance of the public improvements, Applicant shall submit a refundable deposit in the amount of $1,000, which will be refunded upon receipt of "Record Drawings" for all the required improvements on approved Mylar(s) and AutoCAD files on a CD.

34. Comply with the requirements of the Americans with Disabilities Act (ADA) in regard to signage, access ramps, sidewalks, driveway and any public access pathways.

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REFERENCES	
DWG. NO.	TITLE

The PQ Corporation
P.O. Box 840, Valley Forge, PA 19482

OFFICE AND STORAGE UNIT PROJECT
SOUTH GATE PLANT

SITE ADDRESS:
8401 QUARTZ AVE.
SOUTHGATE, CA 90280

OWNER:
THE PQ CORPORATION
P.O. BOX 840
P.A. VALLEY FORGE, PA 19482

CONSULTANT ENGINEER:
SUN ENGINEERING SERVICES, INC.
6405 GARDEN GROVE BLVD, SUITE #300
WESTMINSTER, CA 92683
(714) 379-2300

PROJECT SCOPE:
INSTALLATION OF 1,248 SQ. FT. MODULAR OFFICE TRAILER & FOUNDATION

INSTALLATION OF 7,150 SQ. FT. STORAGE UNIT & FOUNDATION

GENERAL NOTES:
NO CHANGE IN OCCUPANCY.
CHANGE IN PARKING REQUIREMENTS.
ADDITIONAL SEWER CONNECTION REQ'D.
NO INCREASED VEHICULAR TRAFFIC IN FRONT OF EXISTING FACILITY.

LEGAL DESCRIPTION:
APN: 6215-033-017
SAN ANTONIO RANCHO FOR DESC SEE ASSESSOR'S MAPS, PORTION SAN ANTONIA RANCHO

ZONING:
M3 – HEAVY MANUFACTURING

OCCUPANCY:
OCCUPANCY GROUP: U

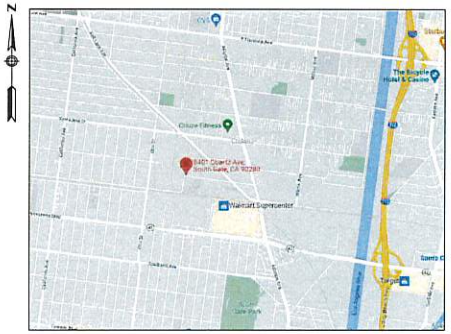
FLOOD DISTRICT:
100 YEAR FLOOD, BASE FLOOD ELEVATION DETERMINED
100 YEAR FLOOD, COASTAL WAVE ACTION, BASE ELEVATION DETERMINED

AREA TABULATIONS:
TOTAL LAND AREA = 258,618 SQ. FT. EXISTING CONSTRUCTED AREA = 29,248 SQ. FT.

FLOOR AREA RATIO
OFFICE = 1,248 SQ. FT. (.48% OF LAND)
STORAGE UNIT = 7,150 SQ. FT. (2.8% OF LAND)



LOCATION MAP



VICINITY MAP

JOB ADDRESS
PQ CORPORATION
8401 QUARTZ AVE
SOUTH GATE, CA, 90280-2536
PHONE: (323) 326-1100

DRAWING INDEX	
DRAWING No	TITLE
2915-G-INDEX	COVER SHEET AND DRAWING INDEX
2915-G-001	GENERAL STRUCTURAL NOTES
2915-G-002	GENERAL STRUCTURAL NOTES
2915-G-003	EXCAVATION NOTES
2915-G-004	OVERALL SITE PLAN
2915-G-005	SITE SETBACK PLAN
	CIVIL
2915-C-001	EXCAVATION & A/C PAVEMENT PLAN
2915-C-002	HORIZONTAL CONTROL/PARKING PLAN
2915-C-003	EROSION & SEDIMENT CONTROL PLAN
2915-C-004	PARKING STALL AND TRASH ENCLOSURE DETAILS
2915-C-005	EXISTING TRAFFIC FLOW PLAN
2915-C-006	TRAFFIC FLOW PLAN
2915-C-007	STREET RESURFACING PLAN
	STRUCTURAL
2915-S-001	STORAGE UNIT FOUNDATION PLAN
2915-S-002	STORAGE UNIT FOUNDATION SECTIONS & DETAILS
2915-S-003	OFFICE FOUNDATION PLAN & SECTIONS
2915-S-004	OFFICE FOUNDATION DETAILS & SECTIONS
2915-S-005	ELECTRICAL EQUIPMENT FOUNDATION & SECTIONS
	ARCHITECTURAL
2915-A-001	STORAGE UNIT FLOOR PLAN
2915-A-002	ELEVATIONS
2915-A-003	EXTERIOR COLOR SCHEME & MATERIALS SCHEDULE
	MECHANICAL
2915-M-001	PLOT PLAN
2915-M-002	SEWER PLAN, PROFILE & BOM
2915-M-003	SEWER SECTIONS & DETAILS
2915-M-004	PIPING ISOMETRIC – UTILITY WATER
	ELECTRICAL
2915-E-001	OVERALL PLOT PLAN
2915-E-002	ENLARGED PLOT PLAN
2915-E-003	STORAGE UNIT POWER & LIGHTING PLAN
2915-E-004	ELECTRICAL DETAILS
2915-E-005	AREA LIGHTING PLAN
SD-45410-E001	ELECTRICAL SINGLE LINE DIAGRAM
SD-45410-E002	ELECTRICAL SINGLE LINE DIAGRAM
SD-45410-E003	ELECTRICAL SINGLE LINE DIAGRAM
SD-45410-E004	ELECTRICAL SINGLE LINE DIAGRAM
SD-45410-E005	ELECTRICAL SINGLE LINE DIAGRAM
SD-45410-E006	ELECTRICAL SINGLE LINE DIAGRAM
2915-E-VENDOR1	VENDOR DRAWING STORAGE UNIT LIGHTING STUDY
2915-E-VENDOR2	VENDOR DRAWING STORAGE UNIT LIGHTING STUDY
2915-E-VENDOR3	VENDOR DRAWING STORAGE UNIT LIGHTING
2915-E-VENDOR4	VENDOR DRAWING STORAGE UNIT LIGHTING
	LANDSCAPE
2915-L-001	SITE LANDSCAPE PLAN
	STANDARD PLANS
STANDARD PLAN 307-3	CURB OPENING CATCH BASIN WITH MANHOLE IN STREET, SHT. 1 OF 2
STANDARD PLAN 307-3	CURB OPENING CATCH BASIN WITH MANHOLE IN STREET, SHT. 2 OF 2
	OFFICE BUILDING
SHTS. CP THRU F1	VENDOR: MOBILE MODULAR
SHTS. T1 THRU D3	VENDOR: DAVID M. BERTINO
SHTS. 1 THRU 7	VENDOR: PHOENIX MODULAR
SHTS. S-0 THRU S-3	VENDOR: QUICK-DECK
	STORAGE UNIT
SHTS. E1 THRU E11	VENDOR: EMPIRE STEEL BUILDINGS
SHTS. F1 THRU F3	VENDOR: EMPIRE STEEL BUILDINGS
SHTS. R1 THRU R15	VENDOR: EMPIRE STEEL BUILDINGS

REV	DESCRIPTION	BY	APPR	DATE
J	ISSUED FOR PERMIT	JAE	MP	9/16/24
H	ISSUED FOR PERMIT	JAE	MP	8/07/24
G	ISSUED FOR PERMIT	JAE	MP	5/28/24
F	ISSUED FOR PERMIT	JAE	MP	2/12/24
E	ISSUED FOR PERMIT	JAE	MP	1/04/24
D	INCORPORATE COMMENTS, ISSUED FOR PERMIT	JAE	MP	9/20/23
C	ISSUED FOR PERMIT	JAE	MP	4/05/23
B	ISSUED FOR PERMIT	JAE	MP	2/15/23
A	ISSUED FOR REVIEW	JAE	MP	9/21/22
–	CAD FILE NUMBER 2915-G-INDEX.DWG	JAE	MP	8/01/22

ISSUED FOR PERMIT
SEPT. 18, 2024

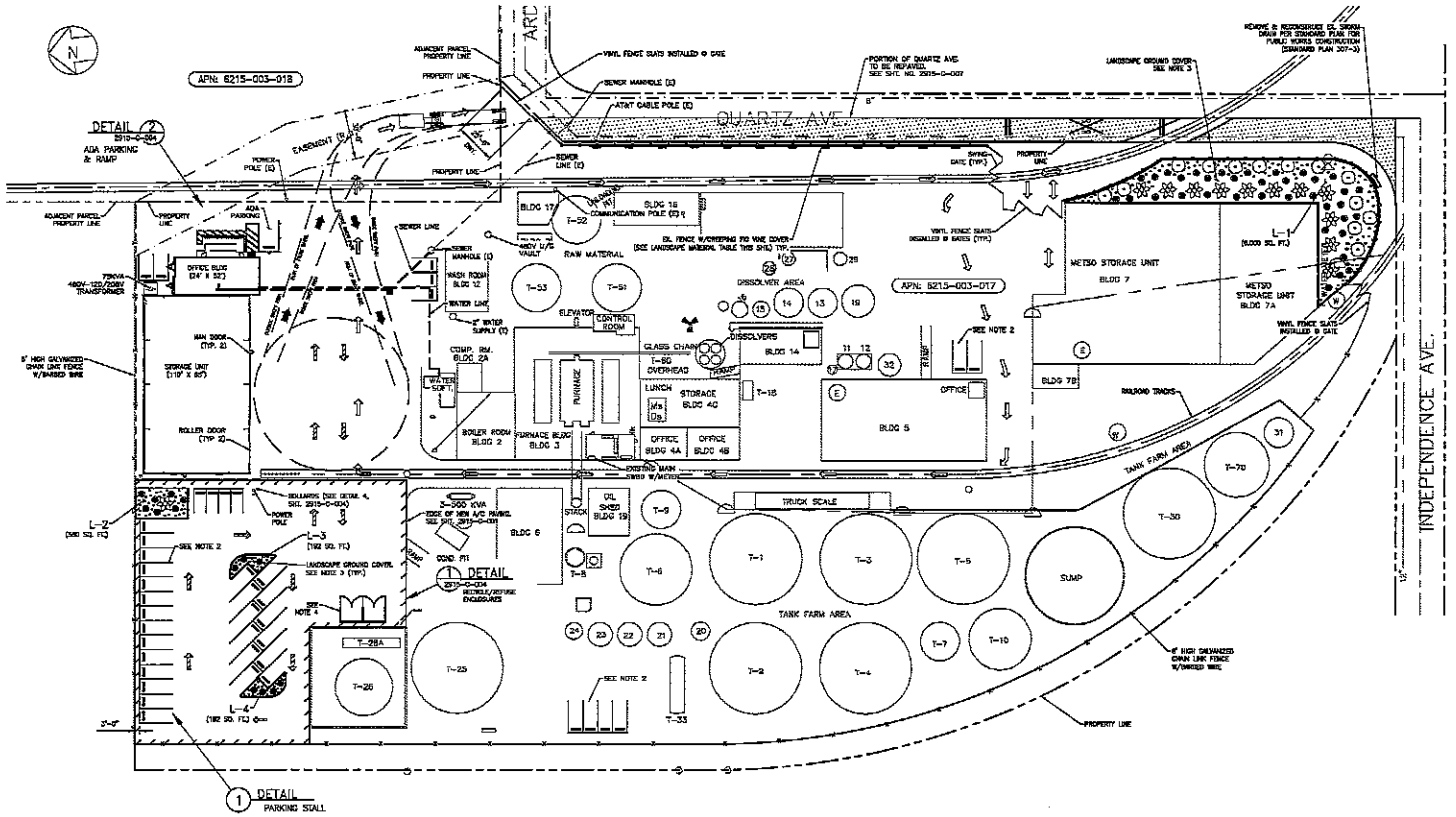
The PQ Corporation
P.O. Box 840, Valley Forge, PA 19482

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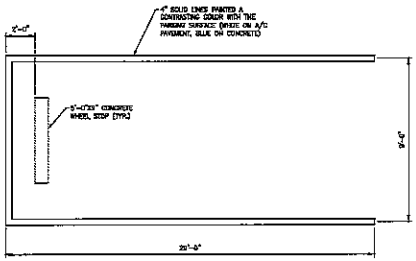
COVER SHEET AND DRAWING INDEX
SOUTH GATE PLANT

SCALE	NO SCALE	DESIGN	MW
CHECKED		APPR.	
P.O. NO.		DRAWN	MW
DRAWING NO.	2915-G-INDEX	DATE	1/31/22
		REV.	J

Sun Engineering Services, Inc.
6405 Garden Grove Blvd., Suite 300
Westminster, CA 92683 (714) 379-2300
9/16/2024 2915 / 2915-G-INDEX



PLAN



PARKING STALL DETAIL 1
SCALE: 3/8"=1'-0"

PARKING CALCULATIONS			
TYPE	PARKING FORMULA	NO. OF SPACES CALCULATED	SPACES PROVIDED
PROPOSED STORAGE UNIT PARKING SPACE	1 PER 1,000 SQ. FT. GFA	7,150 S.F. ÷ 1000 = 8 SPACES	10
PROPOSED OFFICE BLDG. PARKING SPACE	1 PER 200 SQ. FT. GFA	1,248 S.F. ÷ 200 = 8 SPACES	9
EXISTING BUILDING (WAREHOUSE)	1 PER 200 SQ. FT. GFA	34,022 S.F. ÷ 200 = 170 SPACES	16
EXISTING BUILDING (OFFICE)	1 PER 200 SQ. FT. GFA	1,398 S.F. ÷ 200 = 7 SPACES	7
ADA VAN ACCESSIBLE	1 FOR 25 SPACES	1	1
TOTALS		144 SPACES	41
W/RAMS	1 PER 1000 SQ. FT. GFA	27,597 S.F. ÷ 1000 = 28 SPACES	--
TOTALS	--	172 SPACES	41

DATA	
TOTAL LOT AREA	226,878 SQ. FT.
NO. OF EMPLOYEES	9

DEVELOPMENT SQ. FT. (F.A.R.)					
TOTAL LOT AREA = 226,878 SQ. FT.					
STRUCTURE TYPE	NEW/EXISTING	SQ. FT.	F.A.R. CALCULATION BUILDING/TANK SQ. FT. ÷ TOTAL LOT AREA	PERCENTAGE OF TOTAL LOT AREA	
				PERCENT	DECIMAL EQUIVALENT
BUILDINGS	EXISTING	35,800 SQ. FT.	35,800 SQ. FT. ÷ 226,878 SQ. FT.	13.80%	0.1380
TANKS	EXISTING	27,591 SQ. FT.	27,591 SQ. FT. ÷ 226,878 SQ. FT.	10.63%	0.1063
OFFICE	NEW	1,248 SQ. FT.	1,248 SQ. FT. ÷ 226,878 SQ. FT.	0.48%	0.0048
STORAGE UNIT	NEW	7,150 SQ. FT.	7,150 SQ. FT. ÷ 226,878 SQ. FT.	2.80%	0.028
TOTAL F.A.R.				28.0%	0.28

REFERENCES	
DWG. NO.	TITLE
2915-G-INDEX	COVER SHEET AND DRAWING INDEX

NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED
2. PARKING PLAN SEE 2915-C-000.
3. FOR LANDSCAPE AREA DETAILS SEE SHT. 2915-L-001.
4. BASED ON CURRENT ISSUE 4 RECYCLE/REFUSE CONTAINERS ARE PROVIDED.

LEGEND:

- NEW STRUCTURE
- EXISTING STRUCTURE
- CHAIN LINK FENCE
- CHAIN LINK FENCE W/CREEPING VINE COVER
- TRUCK TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW
- EXISTING TRAFFIC FLOW
- TWO WAY TRAFFIC FLOW
- NEW A/C PAVING
- PROPERTY LINE
- ADJACENT PARCEL PROPERTY LINE

LANDSCAPE DEVELOPMENT							
LANDSCAPE							
LANDSCAPE FOUNDATION PLANTAGE L.F. X 10'-0"=382 SQ. FT.					LANDSCAPE CALCULATIONS 870 L.F. X 10'-0" = 8,700 SQ. FT.		
	L-1	L-2	L-3	L-4		PERCENT	DECIMAL EQUIVALENT
REQUIRED	--	--	--	--	8,700 SQ. FT.	--	--
PROVIDED	6,800 SQ. FT.	380 SQ. FT.	189 SQ. FT.	192 SQ. FT.	9,964 SQ. FT.	114.62%	1.24

HARDSCAPE DEVELOPMENT			
HARDSCAPE			
		PERCENTAGE OF TOTAL LOT AREA	
		PERCENT	DECIMAL EQUIVALENT
REQUIRED	103,647 SQ. FT.	45.0%	0.45
AVAILABLE	50,843 SQ. FT.	19.56%	0.1956
PROVIDED	50,843 SQ. FT.	19.56%	0.1956
(NOTE)	--	25.44%	0.2042

LANDSCAPE MATERIAL TABLE

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SPACING
FLOWER TYPE					
	GAZANIA SPLENDENS	FIRECRACKER	3" TO 4" TALL	5" TO 10" WIDE	5" TO 10"
SHRUBBERY/GROUND COVER					
	ACHILLEA TOMENTOSA	WOOLY PINK	4" TO 10" TALL	8" TO 12" WIDE	12"
	ARTEMISIA CALIFORNICA	MONTANA	3' TO 4' TALL	3' TO 4' WIDE	3' TO 4'
	BACCHARIS PILULARIS	PIGEON POINT	1' TO 2' TALL	6 FT WIDE	5' TO 10'
	FICUS PALMA	CREEPING FIG VINE	TO MATCH FENCE HEIGHT	--	--

* SEE SHT. NO. 2915-L-001 FOR DETAILS

ISSUED FOR PERMIT
SEPTEMBER 18, 2024

SCALE: 3/16" = 1'-0"
SCALE: 1" = 30'-0"

REV	DESCRIPTION	BY	APPR	DATE
L	ISSUED FOR PERMIT	JAE	MP	9/20/24
K	ISSUED FOR PERMIT	JAE	MP	8/07/24
J	ISSUED FOR PERMIT	JAE	MP	7/24/24
H	ISSUED FOR PERMIT	JAE	MP	6/21/24
G	ISSUED FOR PERMIT	JAE	MP	5/09/24
F	ISSUED FOR PERMIT	JAE	MP	4/08/24
E	ISSUED FOR PERMIT	JAE	MP	3/12/24
D	ISSUED FOR PERMIT	JAE	MP	2/09/24
C	ISSUED FOR PERMIT	JAE	MP	1/05/24
M	ISSUED FOR PERMIT	RT	MP	9/18/24
CAD FILE NUMBER	2915-G-004	JAE	MP	10/01/24

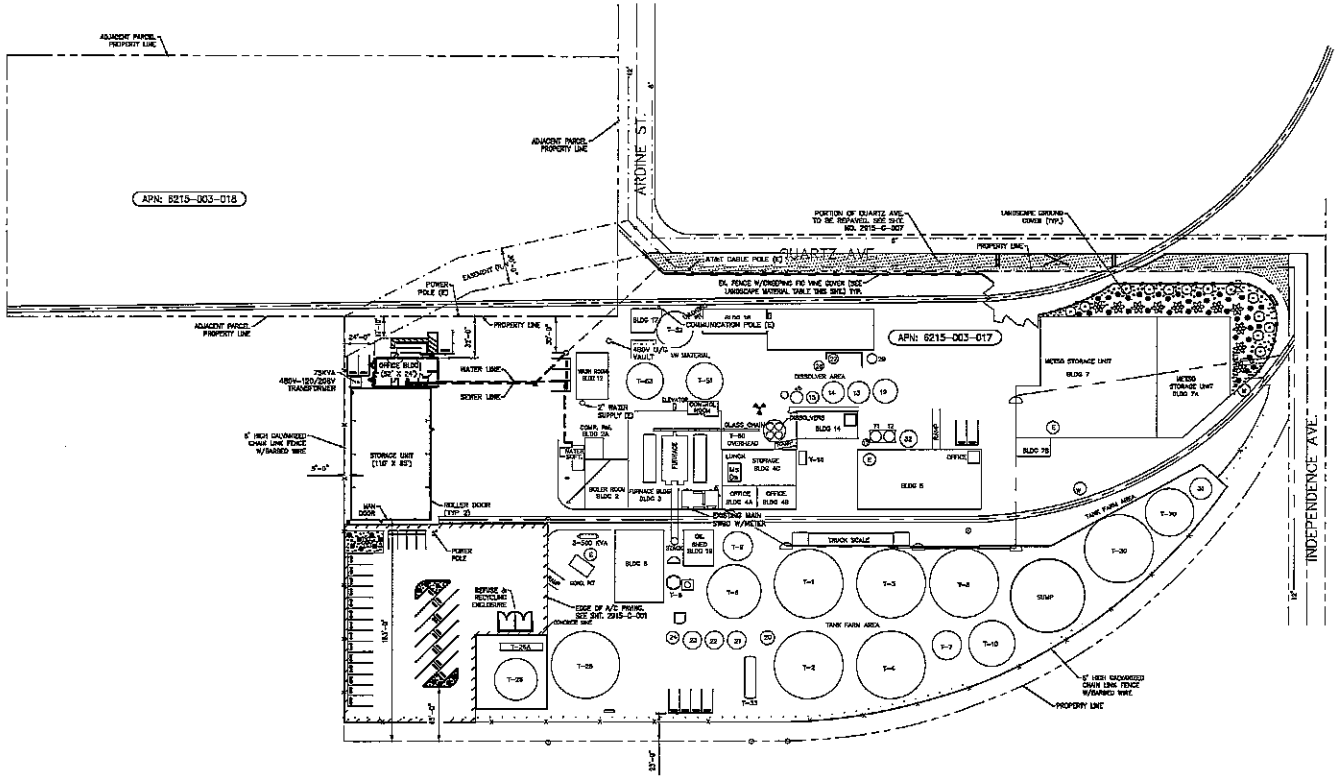
The PQ Corporation
P.O. Box 840, Valley Forge, PA 19482

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OVERALL PLOT PLAN
SOUTH GATE PLANT

SCALE	AS NOTED	DESIGN	RT	DRAWN	RT
ENGINEER		APPR.		APPR.	
P.O. NO.		DRAWING NO.	2915-G-004	REV.	M

State Engineering Services, Inc.



PLAN

REFERENCED	
DWG. NO.	TITLE

NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED

LEGEND:

- NEW STUCTURE
- EXISTING STRUCTURE
- PROPERTY LINE
- ADJACENT PARCEL PROPERTY LINE

ISSUED FOR PERMIT
SEPTEMBER 18, 2024

40 20 0 40 80
SCALE: 1" = 40'

REV	DESCRIPTION	BY	APP'D	DATE
E	ISSUED FOR PERMIT	JAE	MP	9/20/24
D	ISSUED FOR PERMIT	JAE	MP	8/07/24
C	ISSUED FOR PERMIT	JAE	MP	6/12/24
B	ISSUED FOR PERMIT	JAE	MP	5/28/24
A	ISSUED FOR REVIEW	JAE	MP	5/01/24
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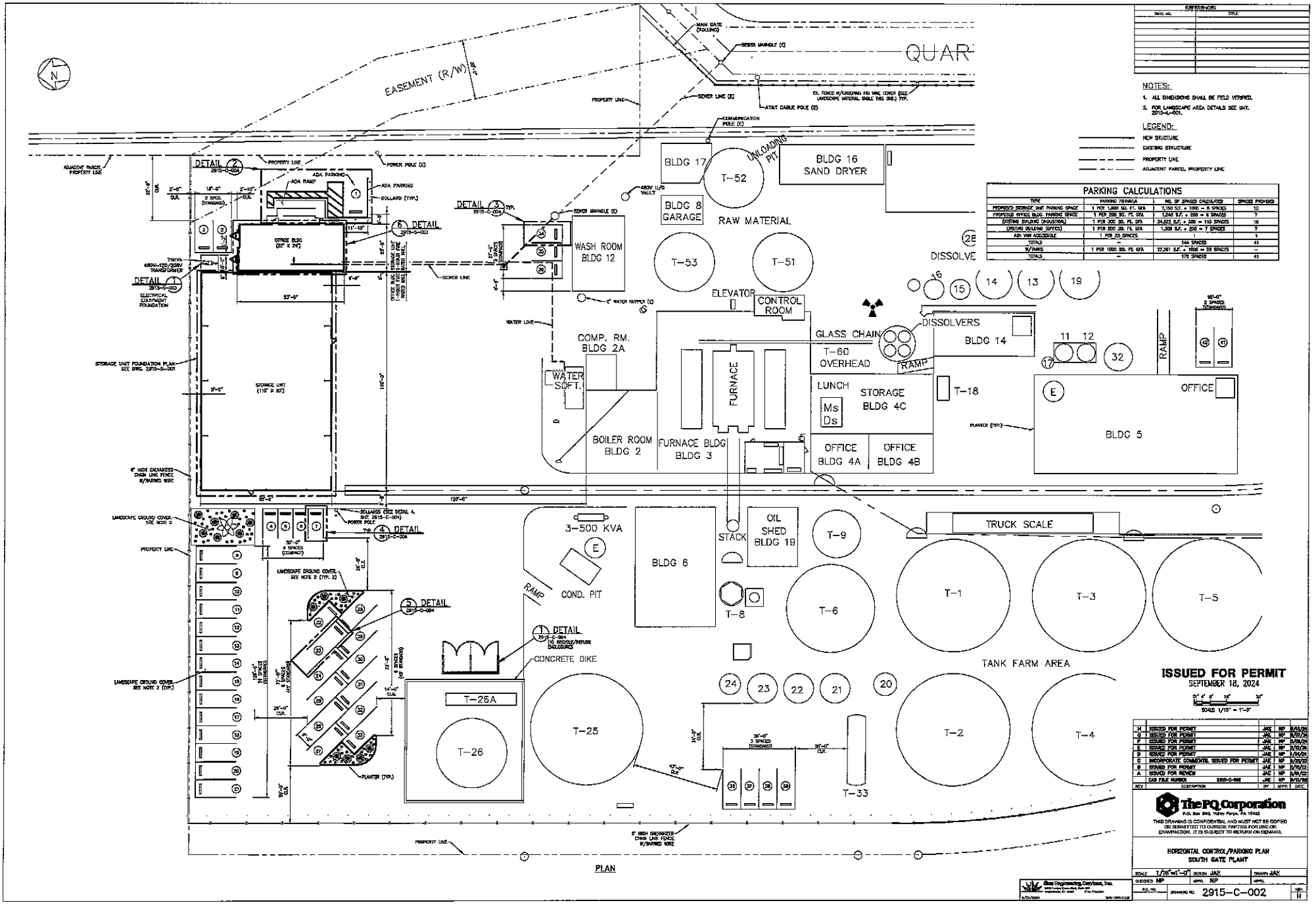
The PQ Corporation
P.O. Box 840, Valley Forge, PA 19482

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SITE SETBACK PLAN
SOUTH GATE PLANT

SCALE	1"=40'-0"	DESIGN	RT	DRAWN	RT
CHECKED		APP'R.		APP'R.	
P.C.I. NO.		DRAWING NO.	2915-C-005		REV. D

Stan Engineering Solutions, Inc.
9/20/2024



PLAN

REFERENCING	
DWG. NO.	TITLE

NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
2. FOR LANDSCAPE AREA DETAILS SEE SHT. 2915-L-001.

LEGEND:

- NEW STRUCTURE
- EXISTING STRUCTURE
- PROPERTY LINE
- ADJACENT PARCEL PROPERTY LINE

PARKING CALCULATIONS

TYPE	PARKING FORMULA	NO. OF SPACES CALCULATED	SPACES PROVIDED
PROPOSED STORAGE UNIT PARKING SPACE	1 PER 1,000 SQ. FT. GFA	7,150 S.F. ÷ 1000 = 8 SPACES	10
PROPOSED OFFICE BLDG. PARKING SPACE	1 PER 200 SQ. FT. GFA	1,240 S.F. ÷ 200 = 6 SPACES	7
EXISTING BUILDING (INDUSTRIAL)	1 PER 200 SQ. FT. GFA	34,523 S.F. ÷ 300 = 115 SPACES	76
EXISTING BUILDING (OFFICE)	1 PER 200 SQ. FT. GFA	1,398 S.F. ÷ 200 = 7 SPACES	7
ADA VAN ACCESSIBLE	1 PER 25 SPACES	–	1
TOTALS	–	144 SPACES	41
W/BARS	1 PER 1000 SQ. FT. GFA	27,261 S.F. ÷ 1000 = 28 SPACES	–
TOTALS	–	172 SPACES	41

ISSUED FOR PERMIT
SEPTEMBER 18, 2024

SCALE 1/16" = 1'-0"

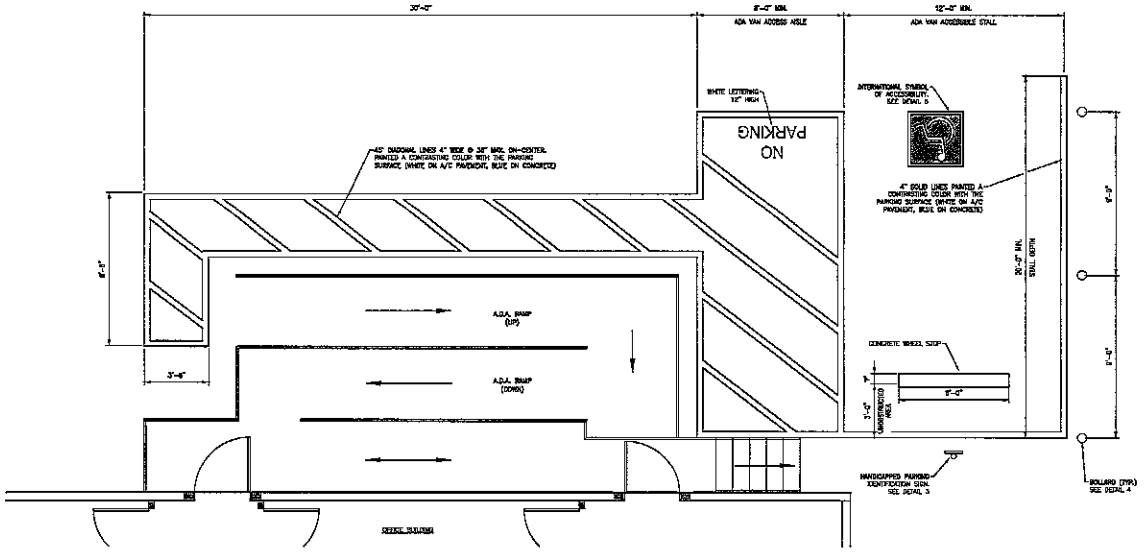
REV	DESCRIPTION	BY	APPR	DATE
H	ISSUED FOR PERMIT	JAE	NP	9/18/24
G	ISSUED FOR PERMIT	JAE	NP	8/22/24
F	ISSUED FOR PERMIT	JAE	NP	8/09/24
E	ISSUED FOR PERMIT	JAE	NP	7/15/24
D	ISSUED FOR PERMIT	JAE	NP	1/04/24
C	INCORPORATE COMMENTS, ISSUED FOR PERMIT	JAE	NP	9/29/23
B	ISSUED FOR PERMIT	JAE	NP	5/30/23
A	ISSUED FOR REVIEW	JAE	NP	5/01/23
CAD FILE NUMBER	2915-C-002	JAE	NP	9/12/18

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P.O. Box 840, Valley Forge, PA 19482

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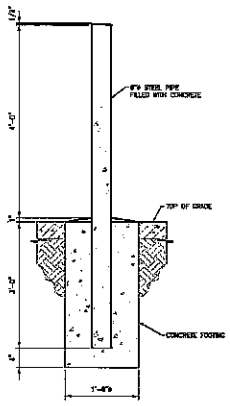
HORIZONTAL CONTROL/PARKING PLAN
SOUTH GATE PLANT

SCALE	1/16"=1'-0"	DESIGN	JAE	DRAWN	JAE
CHECKED	NP	APPR.	NP	APPR.	
P.O. NO.		DRAWING NO.	2915-C-002	REV.	H



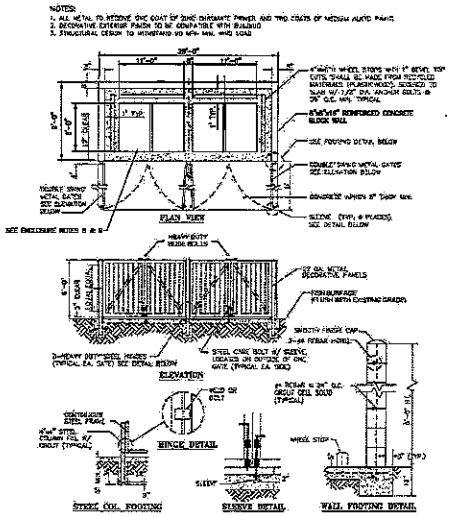
A.D.A. PARKING STALL DETAIL

DETAIL 2 (2915-C-002) SCALE: 3/8"=1'-0"



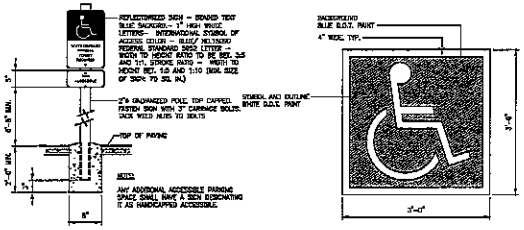
BOLLARD

DETAIL 4 SCALE: NONE



REFUSE & RECYCLING ENCLOSURE

DETAIL 1 (2915-C-004) SCALE: NONE



A.D.A. SIGN DETAIL

DETAIL 3 SCALE: NONE

I.S.A. LOGO DETAIL

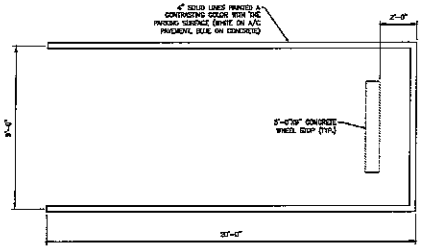
DETAIL 5 SCALE: NONE

PARKING CALCULATIONS

TYPE	PARKING FORMULA	NO. OF SPACES CALCULATED	SPACES PROVIDED
PROPOSED STORAGE UNIT PARKING SPACE	1 PER 1,000 SQ. FT. GFA	7,150 S.F. ÷ 1000 = 8 SPACES	10
PROPOSED OFFICE BLDG. PARKING SPACE	1 PER 200 SQ. FT. GFA	1,246 S.F. ÷ 200 = 6 SPACES	7
EXISTING BUILDING (INDUSTRIAL)	1 PER 200 SQ. FT. GFA	24,262 S.F. ÷ 209 = 116 SPACES	16
EXISTING BUILDING (OFFICE)	1 PER 200 SQ. FT. GFA	1,308 S.F. ÷ 200 = 7 SPACES	7
ADA VAN ACCESSIBLE	1 PER 25 SPACES	1	1
TOTALS	-	144 SPACES	41
W/TANKS	1 PER 1000 SQ. FT. GFA	27,291 S.F. ÷ 1000 = 25 SPACES	-
TOTALS	-	172 SPACES	41

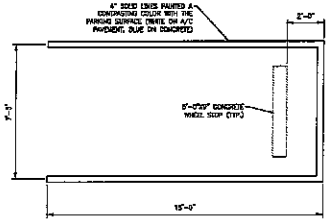
RECYCLE/REFUSE ENCLOSURE NOTES:

1. ENCLOSURE SHALL BE REINFORCED CONCRETE BLOCK WALL.
2. THE ENCLOSURE STRUCTURE SHALL HAVE HEAVY-GAUGE GATE (20 GA. OR HEAVIER) AND BE DESIGNED WITH CANE BOLTS OR LOOPS TO SECURE THE GATES WHEN IN OPEN POSITIONS. GATES TO THE ENCLOSURE SHALL BE OF THE SELF CLOSING TYPES.
3. OPENING TO THE ENCLOSURE SHALL NOT FACE THE PRIMARY FRONTAGE OF THE SITE.
4. THE ENCLOSURE MAY BE SUBJECT TO HAULER SERVICE CONSULTATION.
5. MIN. FOURTEEN FOOT WIDE DRIVEWAY IS REQUIRED WHERE STRAIGHT THROUGH DRIVE AND PICK-UP ACCESS IS PROVIDED.
6. WHERE A COLLECTION TRUCK HAS TO BACK OUT INTO A DRIVEWAY AREA, A MIN. EIGHTEEN FOOT WIDE DRIVEWAY SHALL BE REQUIRED. VEHICULAR BACKING MOVEMENT INTO A PUBLIC STREET ARE PROHIBITED.
7. A MIN. THIRTY-SIX FOOT TURNING RADIUS SHALL BE REQUIRED WHERE A TURN-AROUND IS REQUIRED (SEE DWG. 2915-C-006).
8. BASED ON CURRENT USAGE 4 RECYCLE/REFUSE CONTAINERS ARE PROVIDED.
9. (2) 6'-0"LX4'-0"W ROLLOUT CONTAINERS PER EACH ENCLOSURE.



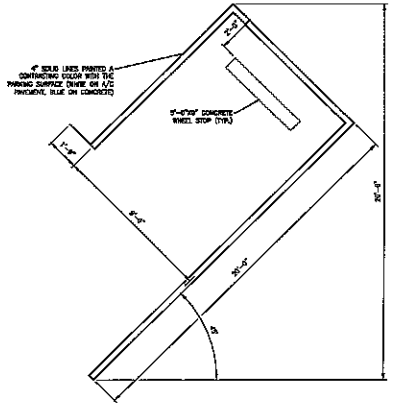
STANDARD PARKING STALL DETAIL

DETAIL 3 (2915-C-005) SCALE: 3/8"=1'-0"



COMPACT PARKING STALL DETAIL

DETAIL 4 (2915-C-005) SCALE: 3/8"=1'-0"



45° STANDARD PARKING STALL DETAIL

DETAIL 5 (2915-C-005) SCALE: 3/8"=1'-0"

ISSUED FOR PERMIT

SEPTEMBER 18, 2024

SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	BY	APPR	DATE
J	ISSUED FOR PERMIT	JAE	MP	9/18/24
H	ISSUED FOR PERMIT	JAE	MP	8/29/24
G	ISSUED FOR PERMIT	JAE	MP	8/28/24
F	ISSUED FOR PERMIT	JAE	MP	8/23/24
E	ISSUED FOR PERMIT	JAE	MP	8/21/24
D	INCORPORATE COMMENTS, ISSUED FOR PERMIT	JAE	MP	8/28/23
C	ISSUED FOR PERMIT	JAE	MP	4/28/23
B	ISSUED FOR PERMIT	JAE	MP	3/16/23
A	ISSUED FOR REVIEW	JAE	MP	8/01/22
	DNR F&C BUREAU 2915-C-004	JAE	MP	8/05/22

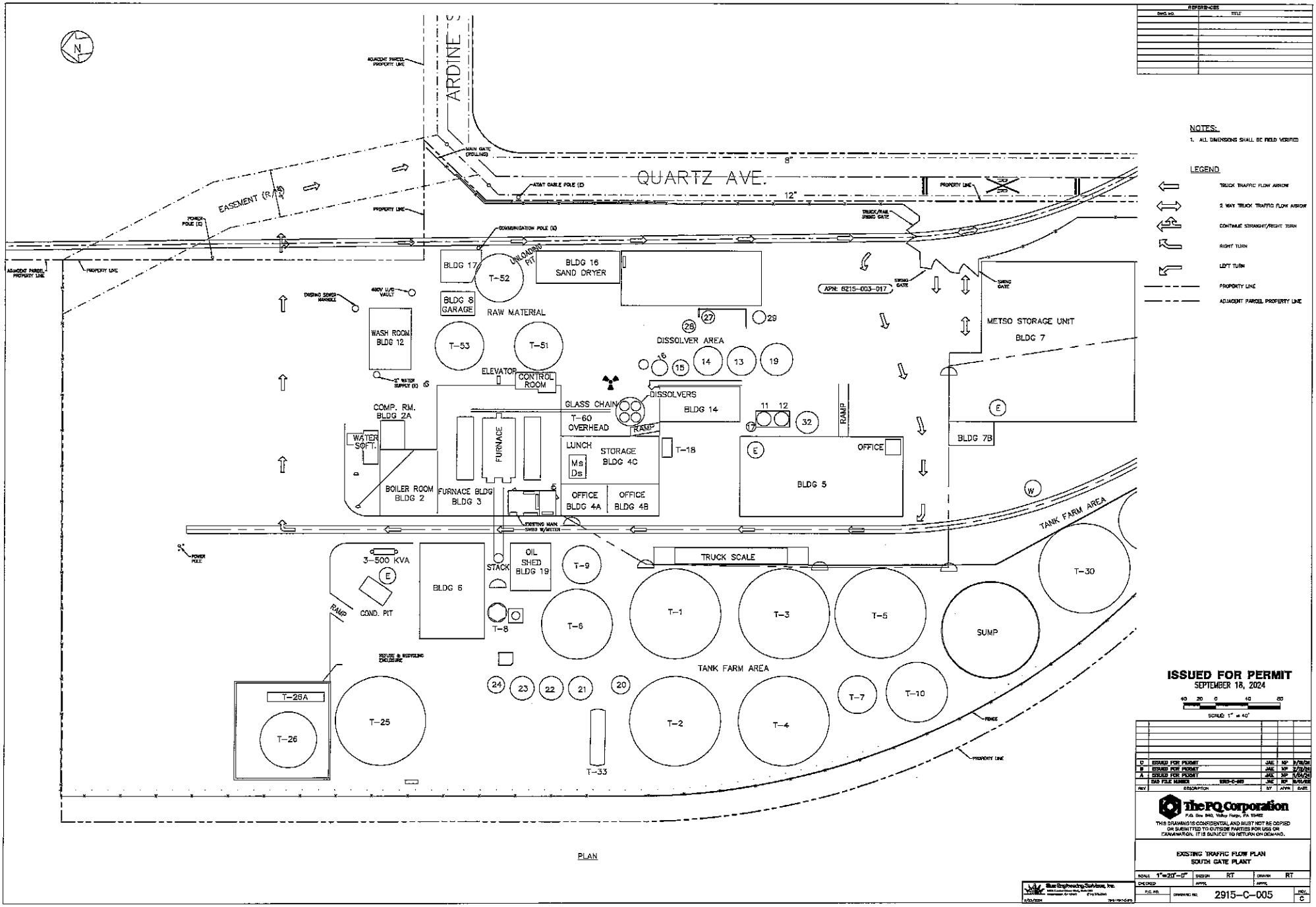
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PARKING STALL AND RECYCLE/REFUSE ENCLOSURE DETAILS
SOUTH GATE PLANT

SCALE	3/8"=1'-0"	DESIGN	JAE	DRAWN	JAE
CHECKED	MP	APPR.	MP	APPR.	
P.O. NO.		DRAWING NO.	2915-C-004	REV.	J

Bass Engineering Services, Inc.
8/29/2024



PLAN

REFERENCES	
DWG NO.	TITLE

NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED

LEGEND

- TRUCK TRAFFIC FLOW ARROW
- 2 WAY TRUCK TRAFFIC FLOW ARROW
- CONTINUE STRAIGHT/RIGHT TURN
- RIGHT TURN
- LEFT TURN
- PROPERTY LINE
- ADJACENT PARCEL PROPERTY LINE

ISSUED FOR PERMIT
SEPTEMBER 18, 2024

40 20 0 40 80
SCALE: 1" = 40'

REV	DESCRIPTION	BY	APPR	DATE
D	ISSUED FOR PERMIT	JMC	MP	9/18/24
B	ISSUED FOR PERMIT	JMC	MP	7/23/24
A	ISSUED FOR PERMIT	JMC	MP	1/24/24
	CAD FILE NUMBER 2915-C-005	JMC	MP	10/01/23

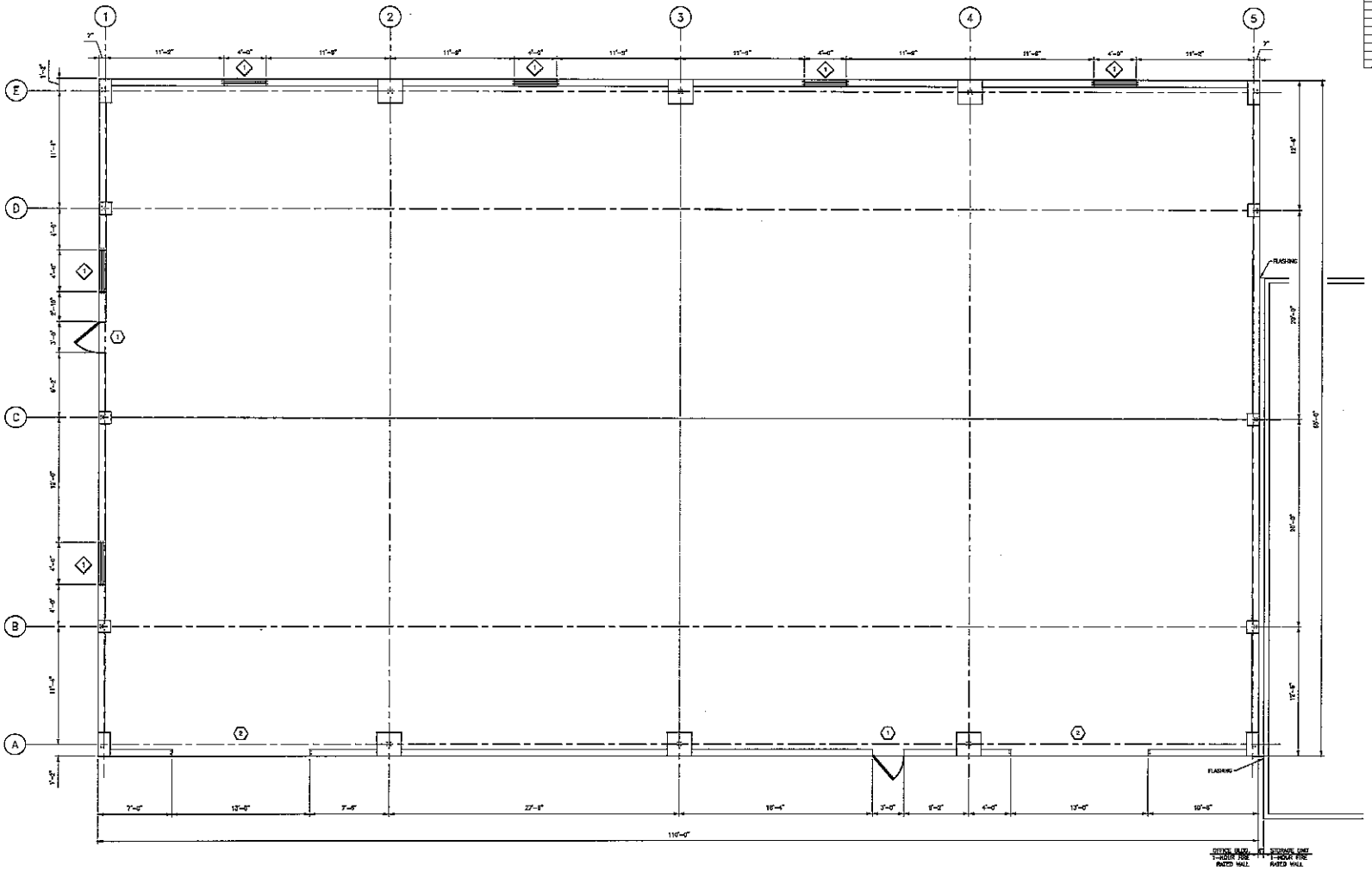
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EXISTING TRAFFIC FLOW PLAN
SOUTH GATE PLANT

SCALE	1"=20'-0"	DESIGN	RT	DRAWN	RT
CHECKED		APPR.		APPR.	
P.O. NO.		DRAWING NO.	2915-C-005	REV.	C

Blue Engineering Solutions, Inc.



FLOOR PLAN

REFERENCES

DWG. NO.	TITLE	
2915-C-002	STORAGE UNIT FOUNDATION	PLAN

WINDOW SCHEDULE

WINDOW MARK	WINDOW SIZE: WIDTH	WINDOW SIZE: HEIGHT	WINDOW SIZE: THK.	WINDOW: TYPE	WINDOW: CONSTR.	WINDOW: FINISH	FRAME: MAT'L	FRAME: FINISH	RATED ASSEMBLY	DETAILS: HEAD	DETAILS: JAMB	DETAILS: SILL	HARDWARE	DESCRIPTION
1	4'-0"	5'-0"					ALUM.							HORIZONTAL SLIDER WITH SCREEN, X-O, DUAL PANE, SELF FLASHING, LOW E, PVDED WOOD, STD 4080 RS OR EQUAL
2														

DOOR SCHEDULE

DOOR MARK	DOOR SIZE: WIDTH	DOOR SIZE: HEIGHT	DOOR SIZE: THK.	DOOR: TYPE	DOOR: CONSTR.	DOOR: FINISH	FRAME: MAT'L	FRAME: FINISH	RATED ASSEMBLY	DETAILS: HEAD	DETAILS: JAMB	DETAILS: SILL	HARDWARE	DESCRIPTION
1	3'-0"	7'-0"	1¾											EXTERIOR STEEL DOOR, 24" X 30" LITE KIT W/CLEAR TEMPERED GLASS, GRAY ENAMEL FINISH, CUT OUTSIDE W/OUTSIDE LEVER & DOOR CLOSER, HEAVY DUTY HARDWARE
2	120'-0"	12'-0"												ROLL-UP DOOR, 22GA GALVANIZED STEEL W/GRAY POWDER COAT FINISH, 1/2 HP MOTOR OPERATOR, W/ ALK HAND CHAIN, THREE PUSH BUTTON STATION, SPIRAL LIP MODEL SSH-LP-L OR EQUAL

ISSUED FOR PERMIT
SEPTEMBER 18, 2024

SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	BY	APPR.	DATE
E	ISSUED FOR PERMIT	JAE	NP	9/18/24
D	ISSUED FOR PERMIT	JAE	NP	2/12/24
C	REISSUED FOR PERMIT	JAE	NP	1/04/24
B	ISSUED FOR PERMIT	JAE	NP	8/15/23
A	ISSUED FOR REVIEW	RT	NP	8/04/23
	CAD FILE REVISED 2915-A-001	RT	NP	8/18/23

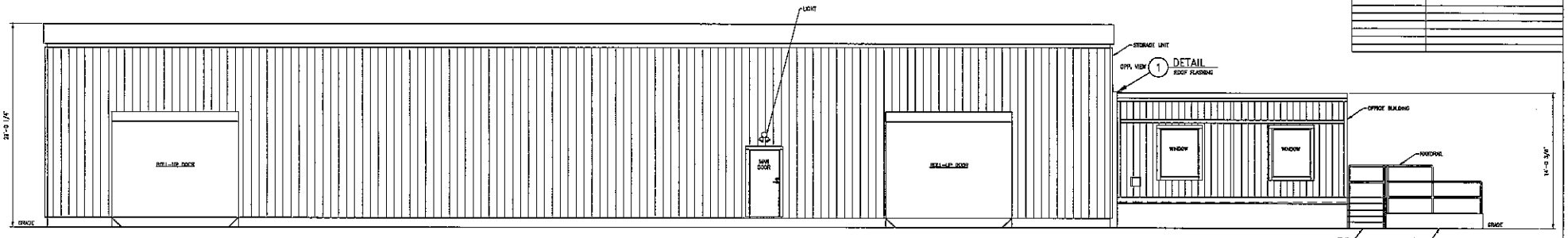
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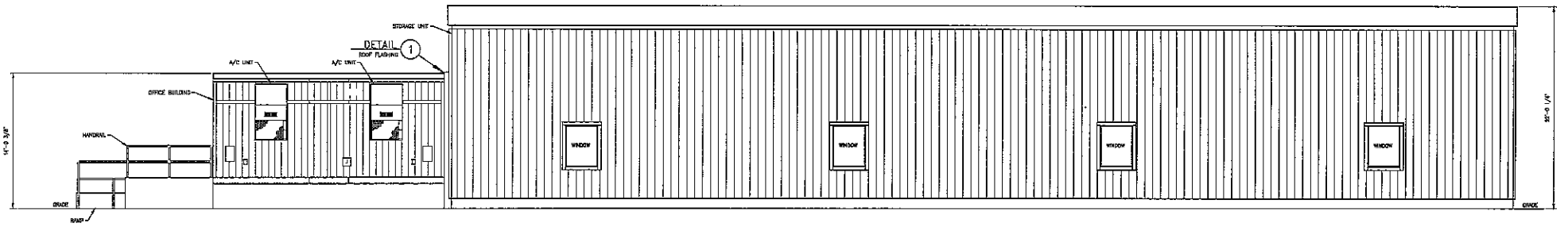
STORAGE UNIT FLOOR PLAN
SOUTH GATE PLANT

SCALE	1/4"=1'-0"	DESIGN	JAE	DRAWN	JAE
CHECKED	NP	APPR.	NP	APPR.	
P.O. NO.		DRAWING NO.	2915-A-001	REV.	E

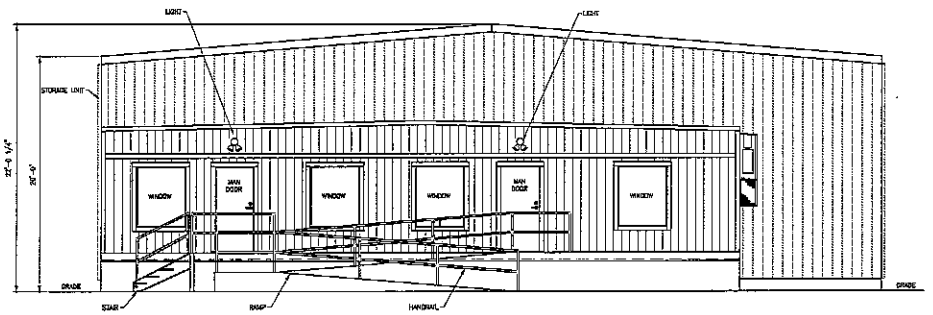
Stutz Engineering Solutions, Inc.



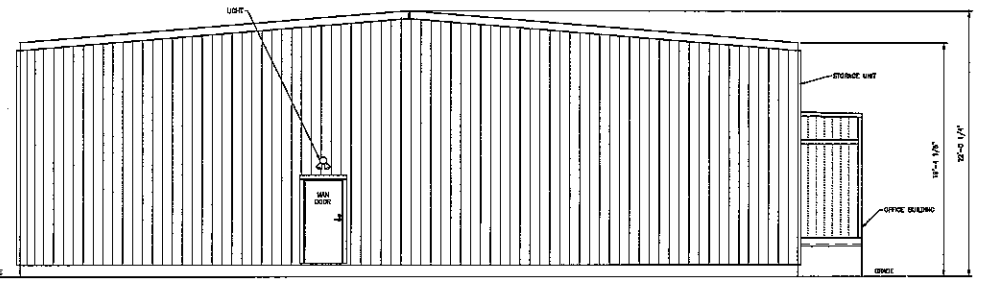
ELEVATION LOOKING NORTH
(STORAGE UNIT)



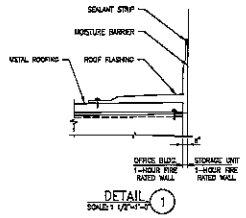
ELEVATION LOOKING SOUTH
(STORAGE UNIT)



ELEVATION LOOKING WEST
(OFFICE BUILDING)



ELEVATION LOOKING EAST
(OFFICE BUILDING)



DETAIL
SCALE: 1 1/2" = 1'-0"

ISSUED FOR PERMIT
SEPTEMBER 18, 2024

SCALE: 1/4" = 1'-0"

SCALE: 1-1/2" = 1'-0"

REFERENCED	
DWG NO.	TITLE

REV	DESCRIPTION	BY	APPR	DATE
E	ISSUED FOR PERMIT	JAE	NP	9/18/24
D	ISSUED FOR PERMIT	JAE	NP	9/12/24
C	ISSUED FOR PERMIT	JAE	NP	9/04/24
B	ISSUED FOR PERMIT	JAE	NP	8/15/22
A	ISSUED FOR REVIEW	JAE	NP	8/01/22
	CAD FILE NUMBER 2915-A-002	JAE	NP	8/01/22

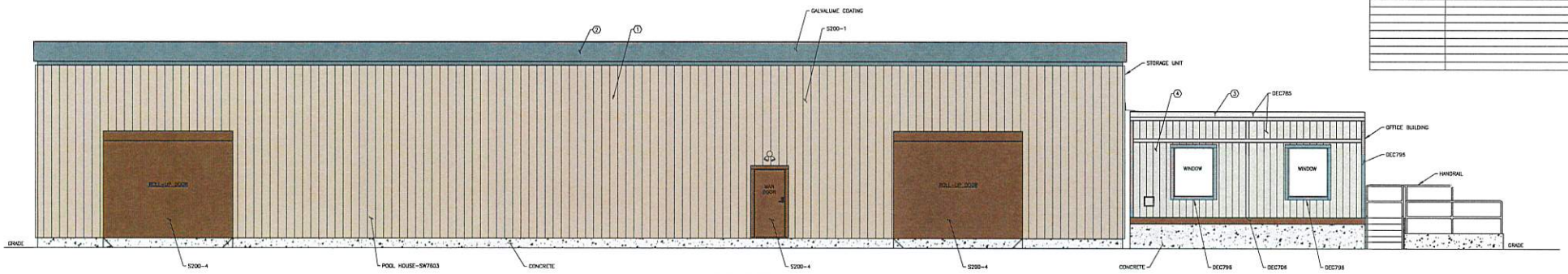
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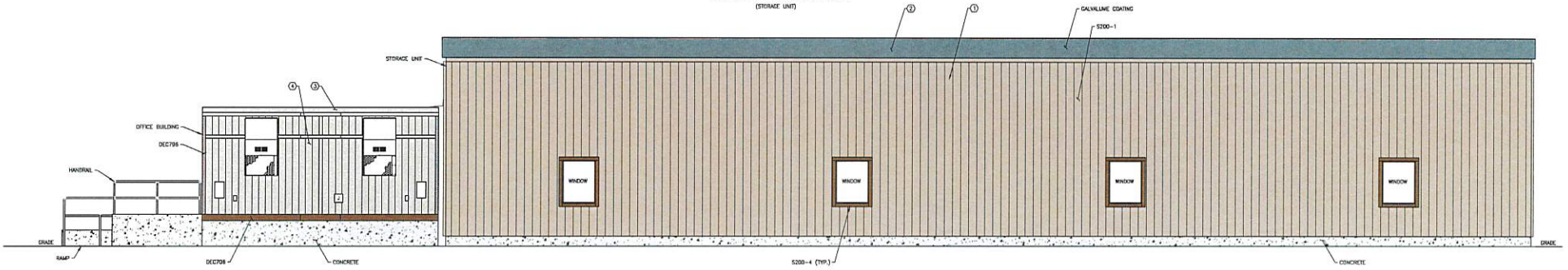
ELEVATIONS
SOUTH GATE PLANT

SCALE	AS NOTED	DESIGN	JAE	DRAWN	JAE
CHECKED	NP	APPR.	NP	APPR.	
P.E. NO.		DRAWING NO.	2915-A-002	REV.	D

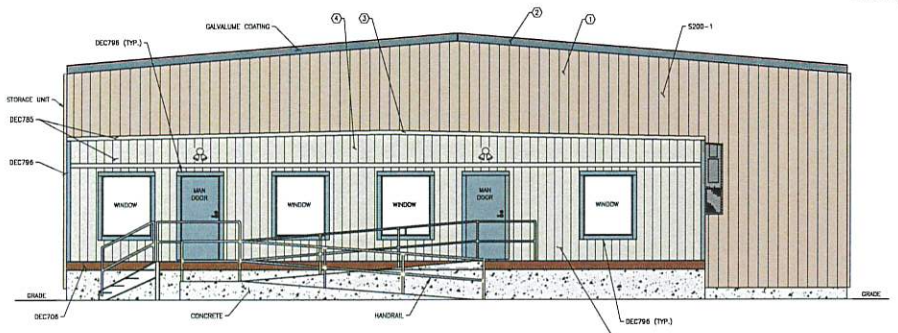
Burr Engineering Services, Inc.
8/23/2024



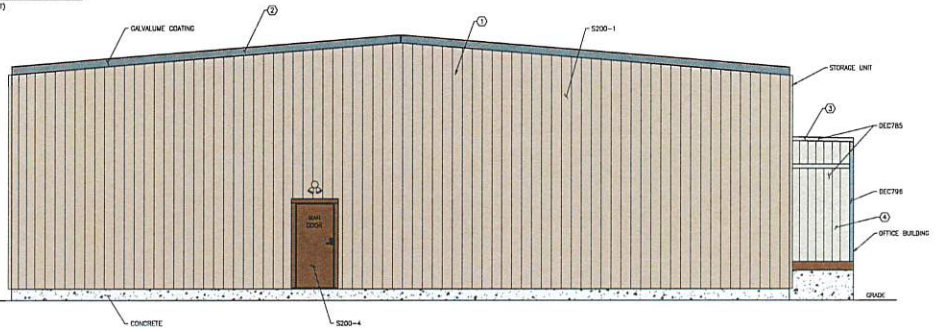
ELEVATION LOOKING NORTH
(STORAGE UNIT)



ELEVATION LOOKING SOUTH
(STORAGE UNIT)



ELEVATION LOOKING WEST
(OFFICE BUILDING)



ELEVATION LOOKING EAST
(OFFICE BUILDING)

COLOR CHART–OFFICE

SHERWIN WILLIAMS CITY LOFT–SW7631	SHERWIN WILLIAMS PEPPERCORN–SW7674	SHERWIN WILLIAMS POOL HOUSE–SW7603

COLOR CHART–STORAGE AREA

BEHR S200–1	BEHR S200–4	GALVALUME COATING

MATERIALS SCHEDULE

1. CORRUGATED METAL PANEL
2. GALVALUME FINISH CORRUGATED METAL ROOFING
3. 0.060 TPO ROOFING MEMBRANE W/ 1/2" GYPSUM SHEATING
4. 7/16" LP SMART PANEL VERTICAL SIDING

ISSUED FOR PERMIT
SEPTEMBER 18, 2024

SCALE: 1/4" = 1'-0"

REFERENCES

DWG NO.	TITLE

REV	DESCRIPTION	BY	APPR	DATE
B	ISSUED FOR PERMIT	JAE	NP	9/18/24
A	ISSUED FOR PERMIT	JAE	NP	3/08/24
	CAD FILE NUMBER 2915-A-003	JAE	NP	3/15/24

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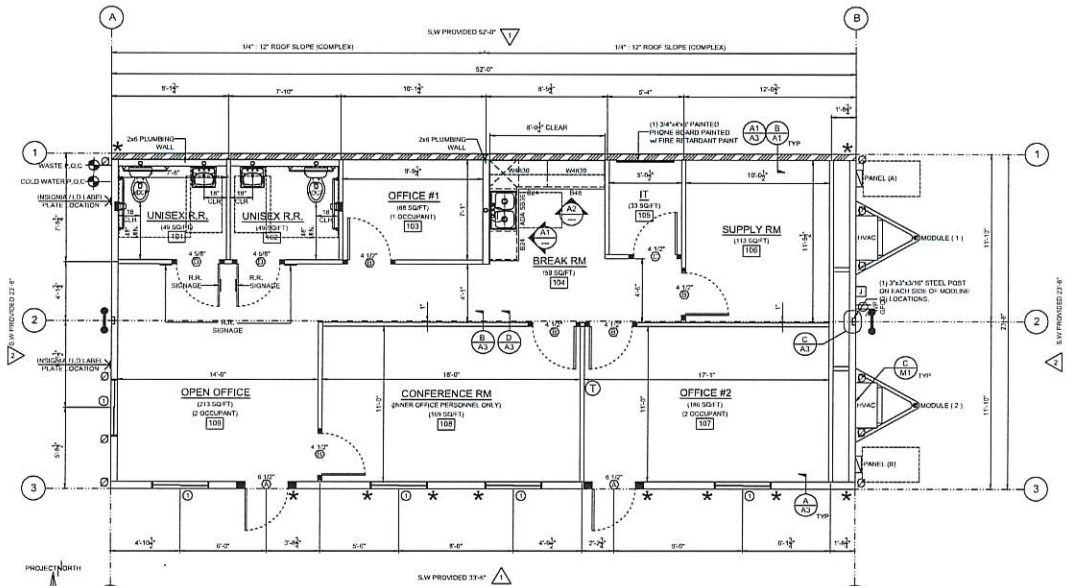
EXTERIOR COLOR SCHEME & MATERIALS SCHEDULE
SOUTH GATE PLANT

SCALE	1/4"=1'-0"	DESIGN JAE	DRAWN JAE
CHECKED NP		APPR. NP	APPR.
P.E. NO.		DRAWING NO. 2915-A-003	REV. B

Sun Engineering Services, Inc.
9/23/2024

NOTE:
PERMITS FOR OVER HEIGHT & OVER WIDTH MODULES ARE BY DEALER (NOT S.C.I., L.L.C.)

NOTE:
CUSTOMER TO PROVIDE WHAT TYPE OF FOUNDATION THIS BUILDING WILL BE INSTALLED ON.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
DIMENSIONS DO NOT INCLUDE WALL COVERING, ALL DIMENSIONS ARE FROM RAW STUD TO RAW STUD UNLESS OTHERWISE NOTED (CLEAR).

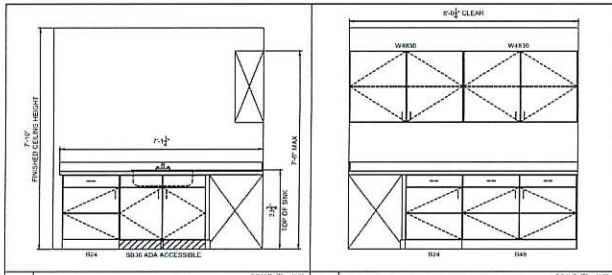
NOTE:
HATCHING DENOTES EXTERIOR WALLS w/ 5/8" DENSGLASS SHEATHING SHEATHING BOARD ON EXTERIOR SIDE OF WALL STUDS w/ 5/8" TYPE X GYP ON INTERIOR SIDE OF EXTERIOR WALL STUDS. BOTH SIDES TO BE FULL HEIGHT.

NOTE:
ALL TEMPORARY WOOD TRUSS SUPPORT BLOCKING (PAINTED RED) & SHIPPING SUPPORT WALLS TO BE REMOVED BY THE SET-UP CREW AT TIME OF SET-UP (NOT S.C.I. L.L.C.).

MARKING & IDENTIFICATION OF FIRE RATED CONSTRUCTION. (CBC 703.7)
FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
2. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED.
3. INCLUDE LETTING NOT LESS THAN 3" IN HEIGHT AND A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATION THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" OR OTHER SIMILAR WORDING.

- [X] STATE INSIGNIA (LOCATED AS NOTED ON FLOOR PLAN) ON EACH MODULE.
- [X] (2) SCI, LLC I.D. LABELS (SEE NOTE BELOW) ON EACH MODULE.
- [X] MBI LABEL (LOCATED AS NOTED ON FLOOR PLAN) ON EACH MODULE.

NOTE:
SCI, LLC LABELS (1) LABEL AT REAR EXTERIOR AND (1) LABEL ABOVE CEILING LINE AT WALL. LABELS WILL BE MECHANICALLY FASTENED AND SHOW THE DOH APPROVAL NUMBER, MANUFACTURE, APPLIC CODES, SERIAL #, DESIGN LOADS (FLOOR, ROOF AND WIND SPEED), AND CLIMATE ZONE.



A1 CABINET ELEVATIONS

A2 CABINET ELEVATIONS

B 1 HR EXTERIOR WALL DETAIL

FINISH SCHEDULE

		INTERIOR	REMARKS
FLOOR:	1.	.098 SHEET VINYL (6" SELF-COVE w/ HEAT WELDED SEAMS). (R,R*S, ONLY) BRAND: MANNINGTON	
	2.	1/8" V.C.T. (IT ROOM ONLY) (HOLD BACK @ MODLINES FOR COMPLETION BY OTHERS ON SITE)	
	3.	CARPET TILES (REMAINDER OF BUILDING) (SUPPLIED AND INSTALLED ON SITE BY DEALER)	SUPPLIED AND INSTALLED ON SITE BY DEALER
BASE:	1.	6" SELF COVE SHEET VINYL. (R,R,'S ONLY) BRAND: COLOR: TO MATCH FLOOR COVERING.	
	2.	4" RUBBER COVE BASE. (IT ROOM ONLY) (HOLD BACK @ MODLINES FOR COMPLETION BY OTHERS ON SITE)	
	3.	4" COVE BASE. (REMAINDR OF BUILDING) (SUPPLIED AND INSTALLED ON SITE BY DEALER)	SUPPLIED AND INSTALLED ON SITE BY DEALER
WALLS:	1.	1/8" x 4' x 8' F.R.P. OVER 1/2" M.R.GREEN BOARD GYP TO CEILING HGT. w/ 1/2" RAW GYP. REMAINDER OF WAY TO RAFTERS. (R,R,'S ONLY). COLOR: BRIGHT WHITE.	
	2.	1/2" VINYL COVERED GYP (V.C.G.) TO CEILING HGT. (REMAINDER OF BUILDING) CO.OR: STARDUST PURE WHITE.	
TRIM:	1.	STANDARD PLASTIC F.R.P. TRIM. (R,R,'S ONLY) COLOR: TO MATCH WALL COVERING.	
	2.	VINYL COVERED TRIM (REMAINDER OF BUILDING) PRE-CUT TRIM TO 4 3/8" FROM A.F.F FOR BASE AND CARPET INSTALL COLOR: TO MATCH WALL COVERING.	WALL FRAMING EXTENDS 0" ABOVE CEILING
CEILING:	1.	2' x 4' SUSPENDED CEILING w/ HD PRELUDE XL CEILING @ 7'-10" A.F.F. (ROOM TO ROOM) 2919 or EQUAL (RESTROOMS ONLY) COLOR: WHITE	PROVIDE SEISMIC TIES AND STRUTS PER 2019 CBC CODE
	1.	2' x 4' SUSPENDED CEILING w/ HD PRELUDE XL CEILING @ 7'-10" A.F.F. (ROOM TO ROOM) 7508 or EQUAL (REMAINDER OF BUILDING) COLOR: WHITE	PROVIDE SEISMIC TIES AND STRUTS PER 2019 CBC CODE

DOOR SCHEDULE

SYM	SIZE	THK	DOOR MAT'L	DOOR TYPE	JAMB MAT'L	JAMB TYPE	HRD GRP	FIN GRP	QTY	ROUGH OPENING	REMARKS
A	3070	1 3/4"	18ga	HM	18ga	KD	1	1	2	3'0" x 6'8"	KD DOOR
B	3068	1 3/8"	WOOD	HC	20ga	TIMELY	2	2	5	37 1/2" x 81 1/4"	7'x2'6" VIEW LITE
C	3068	1 3/8"	WOOD	HC	20ga	TIMELY	3	2	1	37 1/2" x 81 1/4"	7'x2'6" VIEW LITE
D	3068	1 3/4"	WOOD	SC	20ga	TIMELY	4	2	2	37 1/2" x 81 1/4"	DOOR HDCP SIGNS

HARDWARE GROUP:

NOTE: DOOR HANDLES TO BE HANDICAP ACCESSIBLE
1. TELL HEAVY DUTY COMMERCIAL GRADE 2 PASSAGE LEVERSET (LG7475CTL26D) TELL STANDARD DUTY GRADE 2 SINGLE CYLINDER DEADBOLT (DI3253/3570) YALE 8270 TBI PACK CLOSER, DRIP 2240, WEATHER STRIPPING THRESHOLD, DOOR BOTTOM. (1) 4.5" NRP HINGE, (2) 4.5" STD HINGES.
2. TELL STD. DUTY COMMERCIAL-GRADE 2 PASSAGE LEVERSET (LG7475CTL26D) (3) STD HINGES, WALL MOUNTED DOOR STOP.
3. TELL STD. DUTY COMMERCIAL-GRADE 2 PASSAGE LEVERSET (LG7475CTL26D) (3) STD HINGES, WALL MOUNTED DOOR STOP. 8 x 24" x 2" DOOR LOUVER.
4. TELL STD. COMMERCIAL-GRADE 2 PRIVACY LEVERSET, (LG7476CTL26D) (3) STD. HINGES, WALL MOUNTED DOOR STOP.

EXTERIOR DOORS KEYED ALIKE: YES
(KEYING (S) (10) STAMPED CYLINDER)
INSTALL EXTERIOR DOOR THRESHOLD OVER 26ga GALV. FLASHING

FINISH GROUP:

1. SEMI-GLOSS ENAMEL
EXT. DOOR COLOR:
INT. DOOR COLOR:
EXT. JAMB COLOR:
INT. JAMB COLOR:

2. PREFINISHED WOODGRAIN
DOOR COLOR: WALNUT
JAMB COLOR: BRIGHTONE

WINDOW SCHEDULE

SYM	SIZE	WINDOW TYPE	FRAME	GLASS	QTY	ROUGH OPENING	REMARKS
1	4068	HORIZ SLIDER	WHITE VINYL	DUAL GLAZE LOW-E	6	48" x 69"	

WINDOW HEADER HEIGHT
EXTERIOR WINDOW: 80"
INTERIOR WINDOW: N/A
NOTE: SHIP LOOSE ALL EXTERIOR WINDOW SCREENS.

MISCELLANEOUS
1. N/A
COLOR:
NOTE: INSTALL FLASHING OVER ALL EXTERIOR WINDOWS COLOR: TO MATCH WINDOW FRAME COLOR

SHEAR WALL SCHEDULE

SYMBOL	SHEAR REQUIREMENTS
1	SIDEWALL SHEAR WALL REQUIREMENT PER TABLE 2-2,1 SHEET S7,4, 6" E.N., 12" F.N. (1,54 KIPS) PER STANDARD STRUCTURAL PACKAGE
2	ENDWALL SHEAR WALL REQUIREMENT PER TABLE 2-2,1 SHEET S7,4, 6" E.N., 12" F.N. (1,53 KIPS) PER STANDARD STRUCTURAL PACKAGE
	HOLD DOWNS
Ø	2" X 36" X 12GA. METAL STRAP W/ (24) 16D TO WOOD STUD/POST ABOVE
*	SIMPSON (3) "LSTA-12" STRAP W/ (16) 16D TO WOOD STUD/POST ABOVE
	ROOF DIAPHRAGM
R	15/32" CDX OR OSB (24/0-EXP1) NAILING SHALL BE 8D @ 6" E.N., & 12" F.N. ALLOWABLE SHEAR (CASE 1)= 248*0,82 = 197 PFL ALLOWABLE SHEAR (OTHER)= 180*0,82 = 148 PFL
	CHORD TIE
	LSTA24 ALLOW TENSIL = 1,23K ACTUAL = 0,80K (SHIPPED LOOSE FOR ON SITE INSTALLATION BY OTHERS)

CONSTRUCTION NOTES

CHASSIS:

DIMENSION:	(2) 11'-10" x 52'-0"
FRAME:	OUTRIGGER
BEAM TYPE:	M18x6.0
CR / CM / MC:	3' / 8' / 8'--@ MOD #2 ONLY 4' / 8' / 8'--@ MOD #1 EXTERIOR WALL
HITCH:	DETACHABLE
AXLE:	5 AXLES - ON MOD #1 4 AXLES - ON MOD #2
W - B:	ALL WHEEL BRAKES
TIRES:	600/14-PLY (NEW)

SPECIAL NOTES:
FRONT AND REAR MEMBER SAME AS MAIN BEAM

FLOOR:

JOIST:	2" x 8" HF#2 OR BETTER
SPACING:	16" O.C.
DECKING:	3/4" T&G PLYWOOD (APA RATED)
INSULATION:	R30-UNFACED (NON-FORMALDEHYDE)
BTM CLDS:	REINFORCED PLASTIC BOTTOM BOARD WEATHER/RODENT BARRIER

SPECIAL NOTES:

EXTERIOR WALLS:

STUDS:	2" x 6" HF #2 OR BETTER S.S. HEIGHT - 111" REFER TO STRUCTURAL PACKAGE SHEET S6,1,1 FOR STUD FRAMING SCHEDULE & REQUIRED BRACING
SPACING:	16" O.C.
BALLOON:	SIDE WALLS
FLAT:	END WALLS
TOP PLATE:	DBL 2x TOP PLATE HF #2 OR BETTER
INSULATION:	R21-UNFACED (NON-FORMALDEHYDE)
SHEATHING:	5/8" DENSGLASS (1 HR WALL SEE PLAN)
SIDING:	7/16" LP SMART PANEL
GROOVES:	8" O.C.
HOUSEWRAP:	(YES) UNDER EXTERIOR SIDING

SPECIAL NOTES:
SIDING TO OVERLAP RIM JOIST @ MIN. 1 1/2"

INTERIOR WALLS:

STUDS:	2" x 4" HF STUD GRD OR BETTER STAKIT STUD HT - 96.5"
SPACING:	16" O.C.
FULL HT.	RESTROOMS ONLY
FLAT:	REMAINDER OF BUILDING
TOP PLATE:	DBL 2x, SOL AS NEEDED HF STUD GRD
INSULATION:	R11-UNFACED (NON-FORMALDEHYDE) (RESTROOM WALLS ONLY)

ROOF:

ROOF CVR:	.069 TPO w/ 1/2" GYP SHEATHING
COLOR:	WHITE
RAFTER:	2" x 6" HF #2 OR BETTER
DBL RAFTERS @ 16" O.C.	NO ☒ ☐ YES
ROOF SLOPE:	1/4":12" (COMPLEX)
SPACING:	24" O.C.
SHEATHING:	1/2" OSB (APA RATED)
INSULATION	R30-UNFACED(NON-FORMALDEHYDE) w/ NETTING SUPPORT

SPRINKLER SYSTEM:

REQUIRED:	NO ☒ ☐ YES
LOCATION:	N/A
INSTALLER:	N/A
SPECIAL NOTES:	

CLEAR SPAN:

LOAD:	20 lb
CENTER HT:	26 1/2"
HEEL HT:	20"
POST SIZE:	3" x 3" x 3/16" TUBE STEEL
TRUSS DESIGN NUMBER	X
TOP OF CHASSIS TO BOTTOM OF TRUSS:	6'-11 1/2"
SPECIAL NOTES:	

ACCESSORIES:

CABINET:	11 L.F. OF 22 1/2"D, TALL 34" TALL ADA BASE
TYPE:	LAMINATE
COLOR:	
CABINET:	8 L.F. OF UPPER 12" DEEP
TYPE:	LAMINATE
COLOR:	
COUNTER:	15 L.F OF 24" DEEP
TYPE:	PLASTIC LAMINATE
EDGE TYPE:	ROLLED, NO DRIP w/ BACK SPLASH
COLOR:	
SPACERS:	AS NEEDED
TELEPHONE BOARD:	(1) 3/4"x4'x8' PAINTED PHONE BOARD PAINTED WHITE w/ FIRE RETARDANT PAINT

SKIRTING:

SHIP LOOSE (18) 4'x9' SHEETS OF 7/16" LP SMARTPANEL PAINTED TO MATCH BODY TYPE & COLOR FOR USE AS SKIRTING MATERIAL ON SITE. ALL CUTTING AND INSTALLATION BY OTHERS NOT S.C.I. ON SITE. NO FRAMING MATERIALS, ACCESS PANELS, TREATED LUMBER, FASTNERS, AND/OR VENTS PROVIDED. (WHOLE SHEETS OF SIDING ONLY).

GA FILE NO. WP 8105
CONSTRUCTION TYPE: GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

INTERIOR SIDE: ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR WATER-RESISTANT GYPSUM BOARD ON VENEER BASE APPLIED PARALLEL w/ 2x4 WOOD STUDS, 24" o.c. w/ 8d COOLER NAILS OR 1" TYPE S DRYWALL SCREWS. JOINTS OF SQUARE EDGE OR BEVELED EDGE WALLBOARD MAY BE LEFT EXPOSED.

EXTERIOR SIDE: ONE LAYER 5/8" TYPE 'X' GYPSUM SHEATHING, 48" WIDE, APPLIED PARALLEL TO STUDS w/ LONG WIDTHWISE JOINTS OVER STUDS. 1 3/4" LONG, 0.120" SHANK, 7/16" DIA. HEAD, 11 o.c. SPACING ON ALL EDGES & INTERMEDIATE STUDS. NAIL HEADS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING BUT NOT FRACTURE THE FACE PAPER. NAILS SHALL BE PLACED NOT LESS THAN 3/8" FROM ANY PANEL EDGE. PANELS SHALL BE APPLIED WITH A 1/8" GAP AT ALL ENDS AND EDGES. PANELS SHALL BE STAGGERED SO THAT FOUR CORNERS DO NOT MEET AT ONE POINT. WHERE PANEL EDGES ARE NOT SUPPORTED BY FRAMING, THEY SHALL BE BLOCKED WITH 2x4 BLOCKING. PANELS SHALL BE APPLIED WITH A MINIMUM 1/8" GAP AT ALL ENDS AND EDGES. PANELS SHALL BE STAGGERED SO THAT FOUR CORNERS DO NOT MEET AT ONE POINT. WHERE PANEL EDGES ARE NOT SUPPORTED BY FRAMING, THEY SHALL BE BLOCKED WITH 2x4 BLOCKING. PANELS SHALL BE APPLIED WITH A MINIMUM 1/8" GAP AT ALL ENDS AND EDGES. PANELS SHALL BE STAGGERED SO THAT FOUR CORNERS DO NOT MEET AT ONE POINT. WHERE PANEL EDGES ARE NOT SUPPORTED BY FRAMING, THEY SHALL BE BLOCKED WITH 2x4 BLOCKING.

SHIP LOOSE MATERIAL

ATTENTION: THE FOLLOWING ITEMS WILL NEED TO BE SITE INSTALLED BY OTHERS DUE TO:

☒ MATERIAL CROSSING MATELINES		
☐ HEIGHT RESTRICTIONS	☐ WEIGHT RESTRICTIONS	☐ CUSTOMER REQUEST
☐ HVAC UNIT(S)	☐ PLUMBING	☐ TOILET
☐ CABINET	☐ PLUMBING VENT	☐ TOILET PARTITION
☐ COUNTER TOP	☐ ROOF VENT	☐ WATER HEATER
☒ DOOR(S)	☐ SINK	☒ SUSPENDED CEILING
☐ LIGHT(S)	☐ FIRE EXTINGUISHER	☐ ROOF ACCESS LADDER
☒ SKIRTING		
☐ FLOOR INSULATION @ WHEEL WELLS PERIMETER CHASSIS		

SEE SPECIFICATIONS AND SHIP LOOSE SHEETS FOR DETAILS

CUSTOMER PLAN APPROVAL
THESE DRAWINGS ILLUSTRATE HOW THE BUILDING WILL BE CONSTRUCTED. THOROUGHLY REVIEW PLANS BEFORE AFFIXING YOUR SIGNATURE IN THE SPACE PROVIDED. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE SPECIFICATIONS (IF ANY) THE PLANS WILL TAKE PRECEDENCE. YOUR SIGNATURE INDICATES ACCEPTANCE OF THIS DESIGN AS ILLUSTRATED.
APPROVED AS NOTED:
☐ " NO EXCEPTIONS TAKEN "
☐ " APPROVED WITH MODIFICATIONS "
☐ " REVISE & RE-SUBMIT "
SIGNATURE: _____
DATE: _____
CHANGES MAY RESULT IN A DELAY TO ORIGINAL SCHEDULE

Silver Creek
2830 BARRETT AVE
PERRIS, CA. 92571
PH: 951-943-5393
FAX: 951-940-9232

2725 ITZEROTT DR.
PHONE: 707-678-6100
FAX: 707-678-6111
MARIO CAMACHO

mobile modular

PROJECT NAME: 24'-0" x 52'-0" (SOUTH GATE OFFICE)
SHEET TITLE: FLOOR PLAN & SCHEDULES

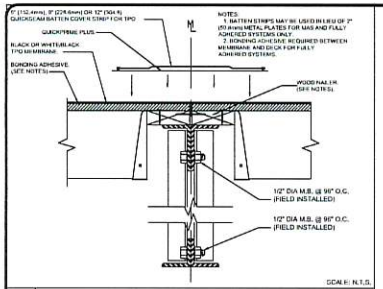
REVISIONS:

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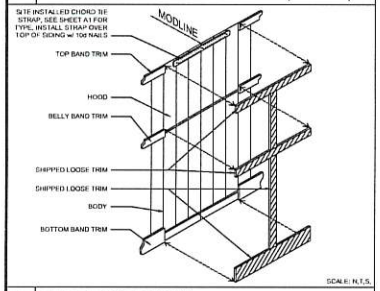
JOB #: 20639
SERIAL #: SCI-01264-2453
QUOTE #: 7022-6538-R2
DATE: 09-07-2022
DRAWN BY: A.F.
SCI. SALES REP.: O.MARTIN

SHEET NO. A1

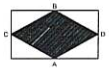
PRODUCTION ISSUE PLANS 09-07-2022



E | TPO ROOF CLOSE UP DETAIL (TRUSS)

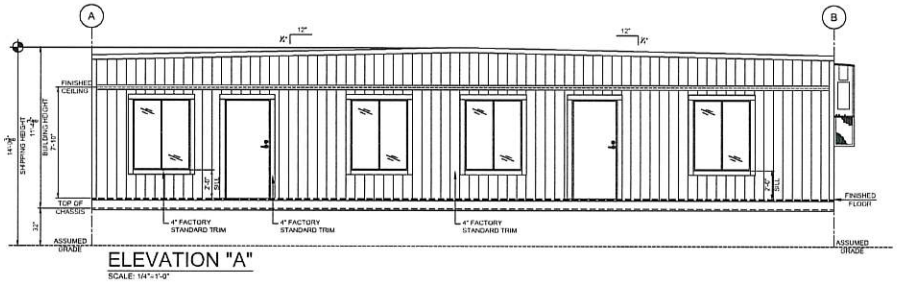


F | CHORD TIE DETAIL

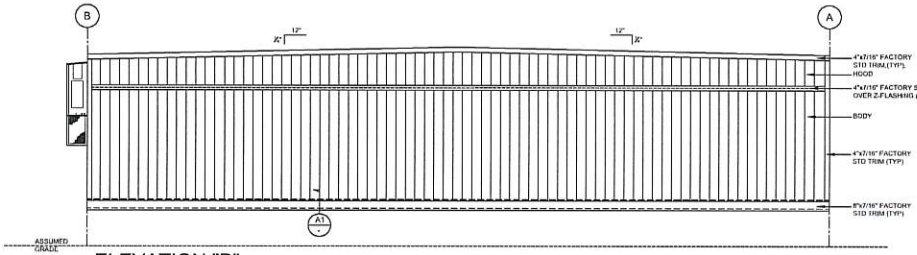


NOTE:
ALL TEMPORARY WOOD TRUSS SUPPORT BLOCKING (PAINTED RED) & SHIPPING SUPPORT WALLS TO BE REMOVED BY THE SET-UP CREW AT TIME OF SET-UP (NOT SCI,LLC).

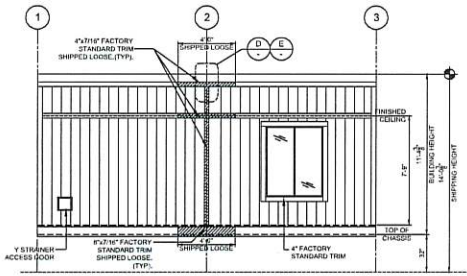
(EXTERIOR BUILDING) PAINT SCHEDULE	
BODY/HOOD:	.
VERTICAL CORNER TRIM:	.
VERTICAL MODLINE TRIM:	TO MATCH BODY/HOOD
Z-BAR TRIM:	TO MATCH BODY/HOOD
EXTERIOR WINDOW/DOOR TRIM:	.
TOP/BOTTOM HORIZ. TRIM:	.
GUTTER/DOWNSPOUTS:	N/A
CAULKING:	FACTORY STANDARD



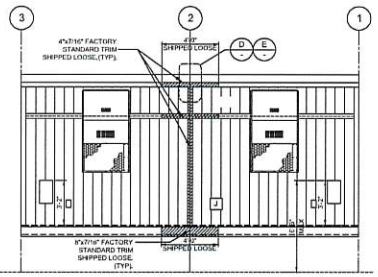
ELEVATION "A"
SCALE: 1/4"=1'-0"



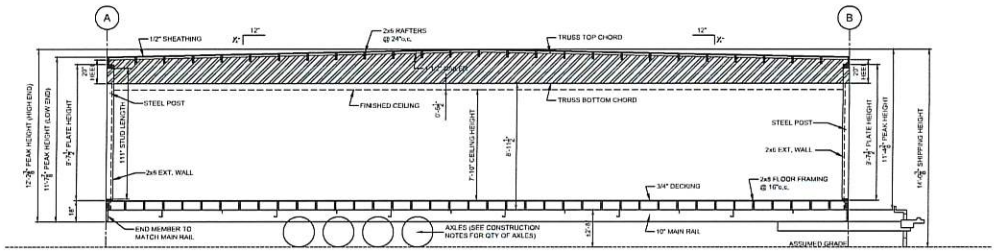
ELEVATION "B"
SCALE: 1/4"=1'-0"



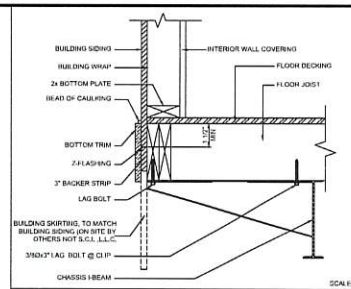
ELEVATION "C"
SCALE: 1/4"=1'-0"



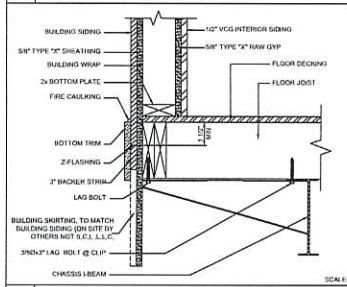
ELEVATION "D"
SCALE: 1/4"=1'-0"



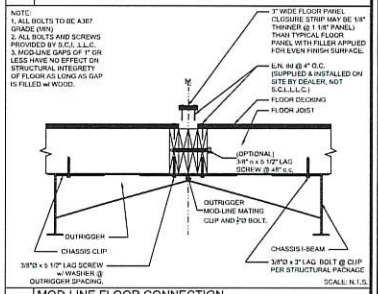
LONGITUDINAL CROSS SECTION
SCALE: 1/4"=1'-0"



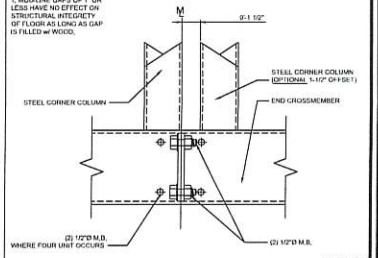
A | SIDING TO CHASSIS DETAIL



A1 | 1 HR FIRE RATED SIDING TO CHASSIS DETAIL



B | MOD-LINE FLOOR CONNECTION (OUTRIGGER CHASSIS)



C | MOD-LINE FLOOR CONNECTION (OUTRIGGER CHASSIS) or (PERIMETER CHASSIS).

CUSTOMER PLAN APPROVAL
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Silver Creek
2830 BARRETT AVE
PERRIS, CA 92571
PH: 951-943-5393
FAX: 951-940-9232

2725 FITZGERALD DR.
MODESTO, CA 95355
PHONE: 707-678-6100
FAX: 707-678-6111
MARIO CAMACHO

mobile modula

PROJECT NAME: 24'-0" x 52'-0" (SOUTH GATE OFFICE)
SHEET TITLE: EXTERIOR ELEVATIONS

REVISIONS:

#	BY:	DATE:
△		
△		
△		
△		

JOB #: 20639
SERIAL #: SCI-01264-2462
QUOTE #: 2022-03-09 KD
DATE: 09-07-2022
DRAWN BY: A.F.
SCI. SALES REP.: O.MARTIN

SHEET NO. A3

PRODUCTION ISSUE PLANS 09-07-2022

SOUTH GATE PRESS

1007 N SEPULVEDA BLVD STE 1357, MANHATTAN BEACH, CA 90266
Telephone (323) 556-5720 / Fax (213) 834-0584

This space for filing stamp only

Office of the
South Gate City Clerk

SEP 23 2024

FILED

Yodit Glaze, City Clerk
CITY OF SOUTH GATE /CITY CLERK
8650 CALIFORNIA AVE
SOUTH GATE, CA - 90280

WWA#: 3853935

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
Design Review (DR 22-03) and Variance (VAR 23-23)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SOUTH GATE PRESS, a newspaper published in the English language in the city of SOUTH GATE, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 04/19/1929, Case No. 273415. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/19/2024

Executed on: 09/19/2024
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

* A 0 0 0 0 0 6 8 7 1 6 3 1 *

Email

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
OF THE CITY OF SOUTH GATE, CALIFORNIA
(REGULAR MEETING)

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate will hold a Public Hearing at **6:30 PM on Tuesday, October 1, 2024**, in the Council Chamber at South Gate City Hall, 8650 California Avenue, South Gate, California.

Members of the public wishing to observe this meeting may attend in-person or view meeting live at HTTPS://YOUTUBE.COM/@SOUTHGATECA90280. For updated information regarding the October 1, 2024, Planning Commission meeting please visit the City's website at www.cityofsouthgate.org/AgendaCenter regarding the following items:

1. Design Review (DR 22-03) and Variance (VAR 23-23): New construction of a 7,150 square-foot prefabricated storage building, a 1,248 square-foot prefabricated office building, including exterior parking lot and landscaping improvements within an existing sodium silicate manufacturing plant; and a request for a Variance to deviate from the minimum requirements of the Zoning Code pertaining to off-street parking, landscaping, and a site perimeter wall.

All parties wishing to speak for or against the matter should attend the public hearing and express their thoughts on the proposed project. Any person desiring to provide written comments on this matter must do so prior to or at the public hearing. Written comments can be sent via U.S. Mail, or by hand delivery, to the Planning Division, 8650 California Avenue, South Gate, CA 90280, prior to said public hearing. For further details, contact Rodrigo Pelayo, Senior Planner, at rpelayo@sogate.org.

NOTICE IS FURTHER GIVEN that in accordance with the California Environmental Quality Act (CEQA), The City of South Gate will consider a Negative Declaration for this project. Copies of the IS/ND can also be found online at the City of South Gate Planning Division service counter. Please send your comments to the attention to Rodrigo Pelayo, Senior Planner, via email at rpelayo@sogate.org. Your responses are requested by September 30, 2024.

Pursuant to Government Code Section 65009, if you challenge the items listed above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

THE PLANNING COMMISSION
Jimmy Ozuela, Chairperson
Posted:
September 19, 2024
South Gate City Hall
Información en español acerca de esta junta puede ser obtenida llamando al 323-563-9564.
9/19/24
WWA-3853935#
SOUTH GATE PRESS

Office of the
South Gate City Clerk

SEP 17 2024

FILED

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THE PLANNING COMMISSION
Jimmy Ozaeta, Chairperson

Posted: **September 19, 2024**
South Gate City Hall

Información en español acerca de esta junta puede ser obtenida llamando al 323-563-9564.

Planning Commission
Regular Meeting
October 1, 2024

Design Review (DR 22-03) & Variance (VAR 23-23)

8401 Quartz Avenue

Community Development Department

Planning Division

Presented By: Rodrigo Pelayo, Senior Planner

Applicant

Susy Forbath
401 Wilshire Blvd., Suite 850
Santa Monica, CA 90401

Project Proposal

Request for approval of Design Review to allow the new construction of a 7,150 square-foot prefabricated storage building, a 1,248 square-foot prefabricated office building, including exterior site (parking lot and landscaping) improvements within an existing sodium silicate manufacturing plant; and a request for a Variance to deviate from the minimum requirements of the Zoning Code pertaining to off-street parking, landscaping, and a site perimeter wall.

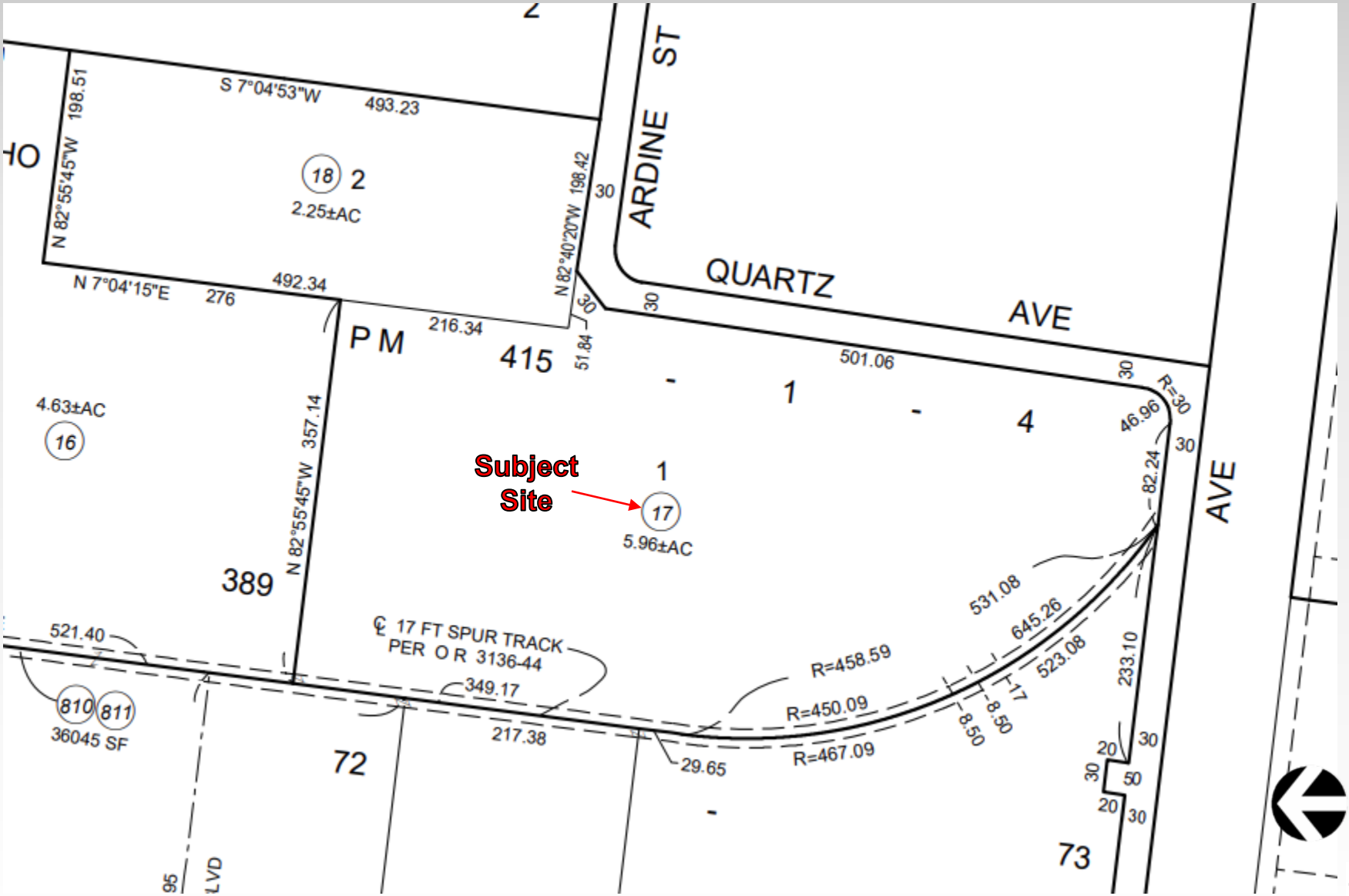
Vicinity Map



Aerial View


Subject Site
SOUTHERN PACIFIC R.R.
Liberty Blvd
Serrano's appliance
Appliance store
Otis St
City of South Gate City Yard
Salt Lake Ave
PQ Corporation
Independence Ave
Independence Ave
Quartz Ave
Ardine St
Ardine Yard (Sou

Parcel Map


ARDINE ST
QUARTZ AVE
AVE
S 7°04'53"W 493.23
N 82°55'45"W 198.51
N 82°40'20"W 198.42
N 7°04'15"E 276
492.34
216.34
51.84
501.06
46.96
82.24
R=30
18
2
2.25±AC
30
P M 415
1 - 1 - 4
4.63±AC
16
Subject Site
17
5.96±AC
N 82°55'45"W 357.14
389
521.40
℄ 17 FT SPUR TRACK PER O R 3136-44
349.17
217.38
29.65
R=458.59
R=450.09
R=467.09
531.08
645.26
523.08
233.10
8.50
17
810
811
36045 SF
72
73
50
20

Zoning Map

City of South Gate

City of South Gate Boundary

Specific Plan Areas

- Hollydale Specific Plan Area
- Tweedy Boulevard Specific Plan Area

Urban Mixed-Use Zones

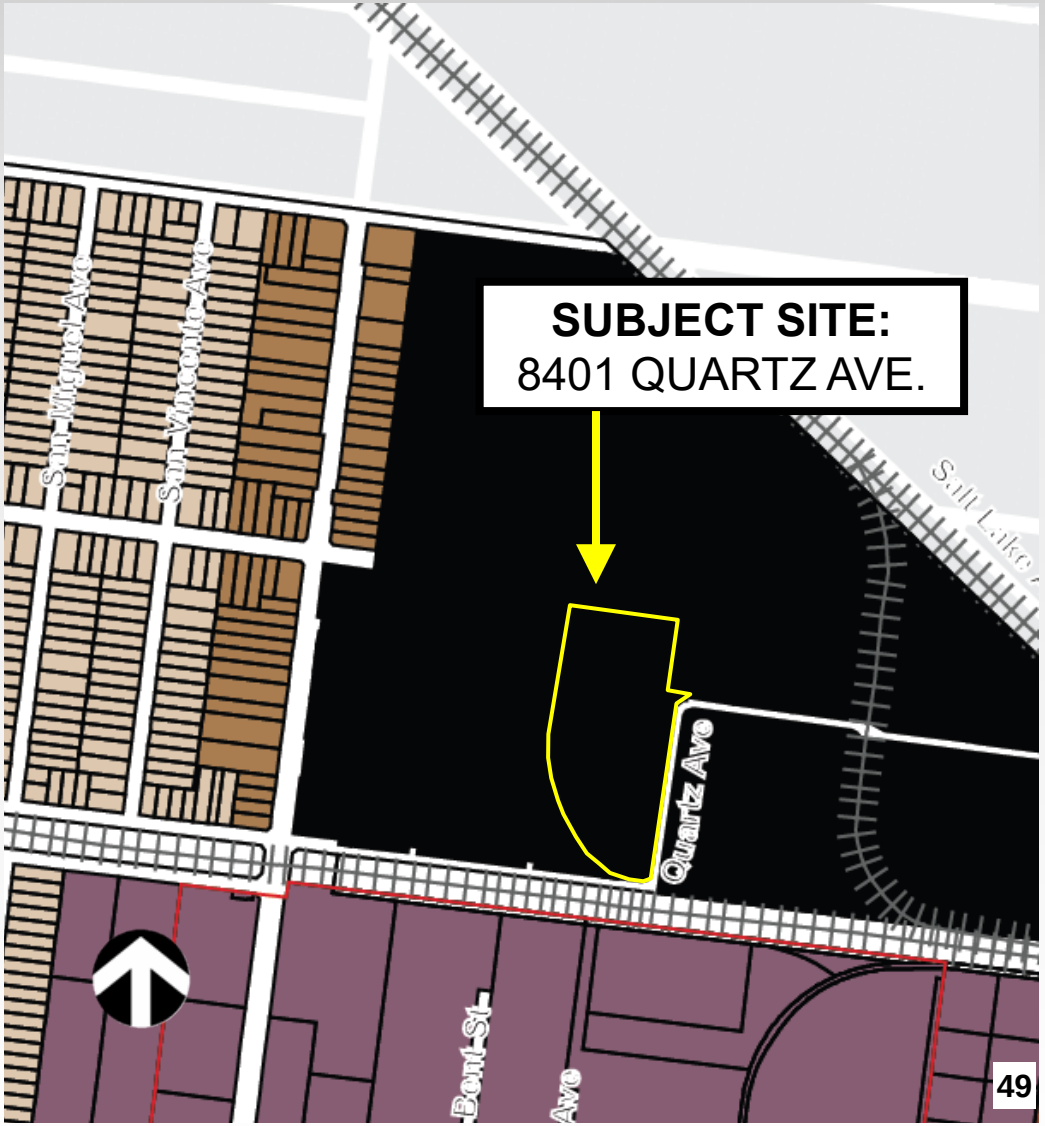
- CC - Civic Center
- TV - Transit Village
- IF - Industrial Flex
- CDR1 - Corridor 1
- CDR2 - Corridor 2
- UN - Urban Neighborhood
- MS - Main Street

Residential Neighborhood Zones

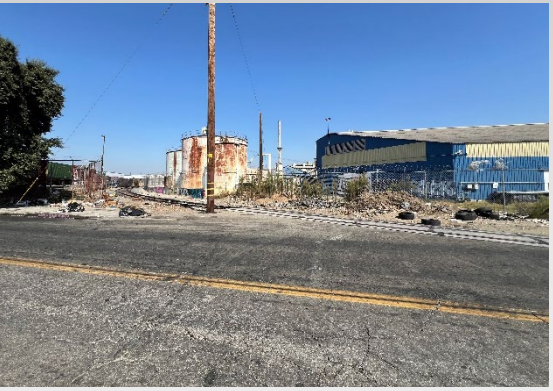
- NL - Neighborhood Low
- NM - Neighborhood Medium
- MH - Mobile Home Park
- CV - Civic
- OS - Open Space

Commercial Industrial Zones

- RC - Regional Commercial
- LI - Light Industrial
- M2 - Light Manufacturing
- M3 - Heavy Manufacturing



Existing Site Conditions



View looking northwest from Independence Ave.



View looking northeast at Independence Ave.



View looking northwest at Independence Ave/ Quartz Ave



View looking northwest at Quartz Ave



View looking northwest at Quartz Ave

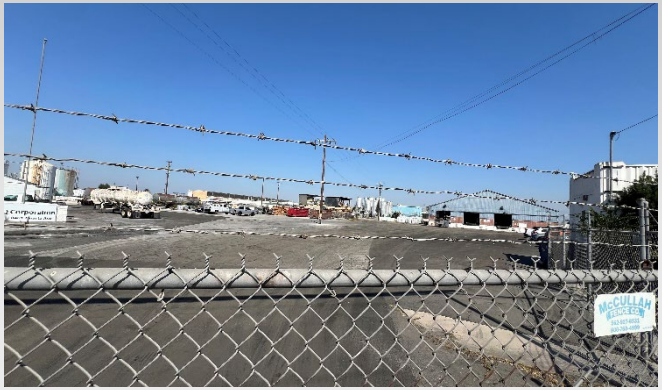


View looking north at Quartz Ave

Existing Site Conditions



View looking west from Quartz Ave/ Ardine St.



View looking north from Quartz Ave/ Ardine St.



View looking east at Ardine St.



View looking southwest at Quartz Ave



View looking southwest at Quartz Ave/ Ardine St.



View looking west at Ardine St.

Project Description

SGMC Requirements for Design Review

Design Review shall be conducted for all parcels of land fifteen thousand square feet or larger. The subject site measures approximately 5.96 acres, therefore; is subject to Design Review.

SGMC Requirements for a Variance

A Variance may be granted to allow the following, where the characteristics addressed by the variance are unique to the property and not shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners:

A. A reduction or variation in setback and yard regulations; parking and/or loading regulations; height regulations; and the expansion, extension, alteration, or relocation of nonconforming buildings and uses.

B. A change in the required location of accessory buildings and uses, and the designated front or frontage of the building site.

C. A reduction or variation in area regulations, including limitations on the area covered by accessory buildings.

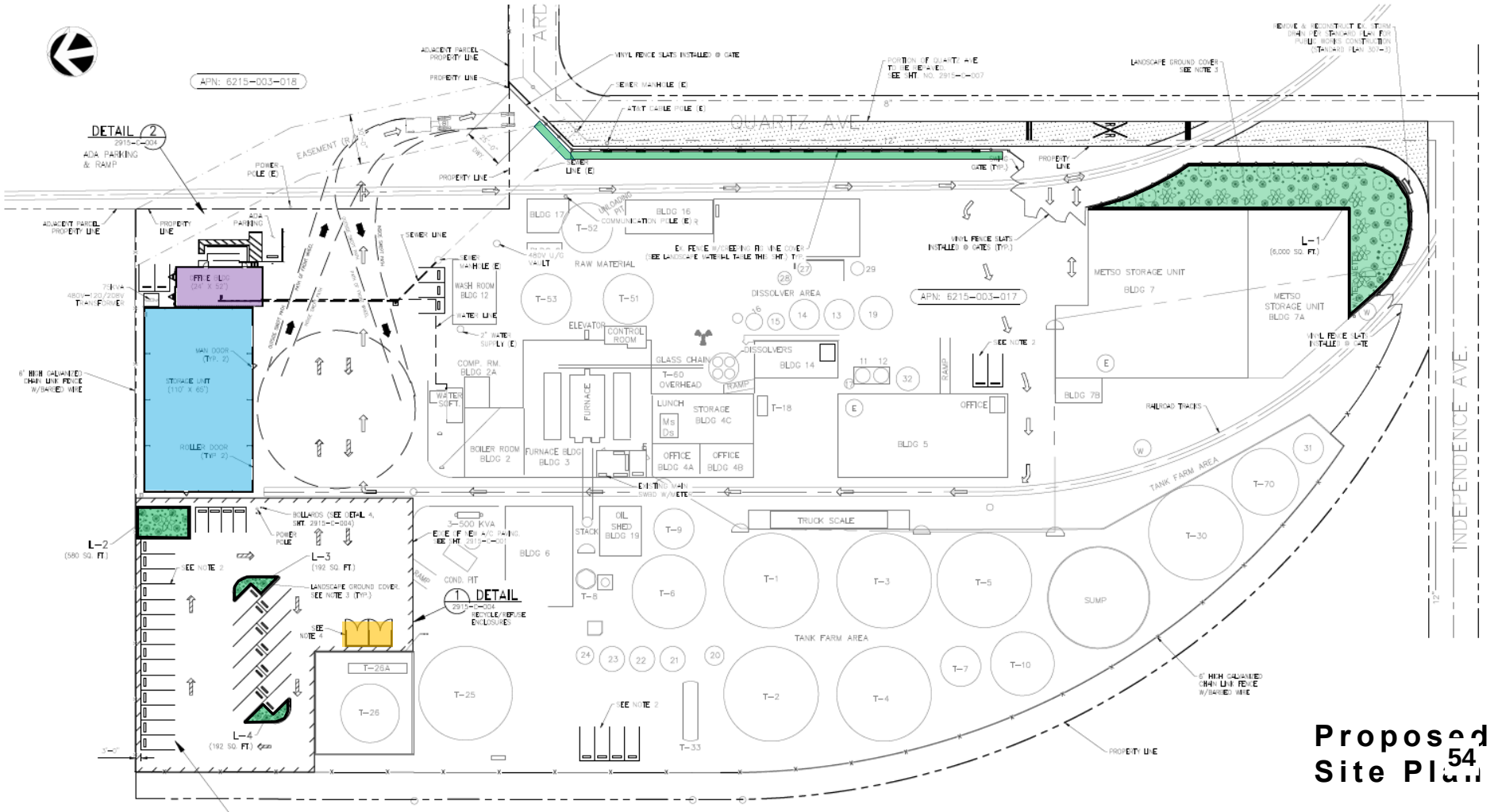
Project Description

Proposed Improvements

- New construction of a 7,150 square-foot prefabricated storage building.
- New construction of a 1,248 square-foot prefabricated office building.
- New on-site at-grade (asphalt concrete) parking areas.
- New landscaping within the proposed parking lot and front setback areas.
- New trash enclosure.

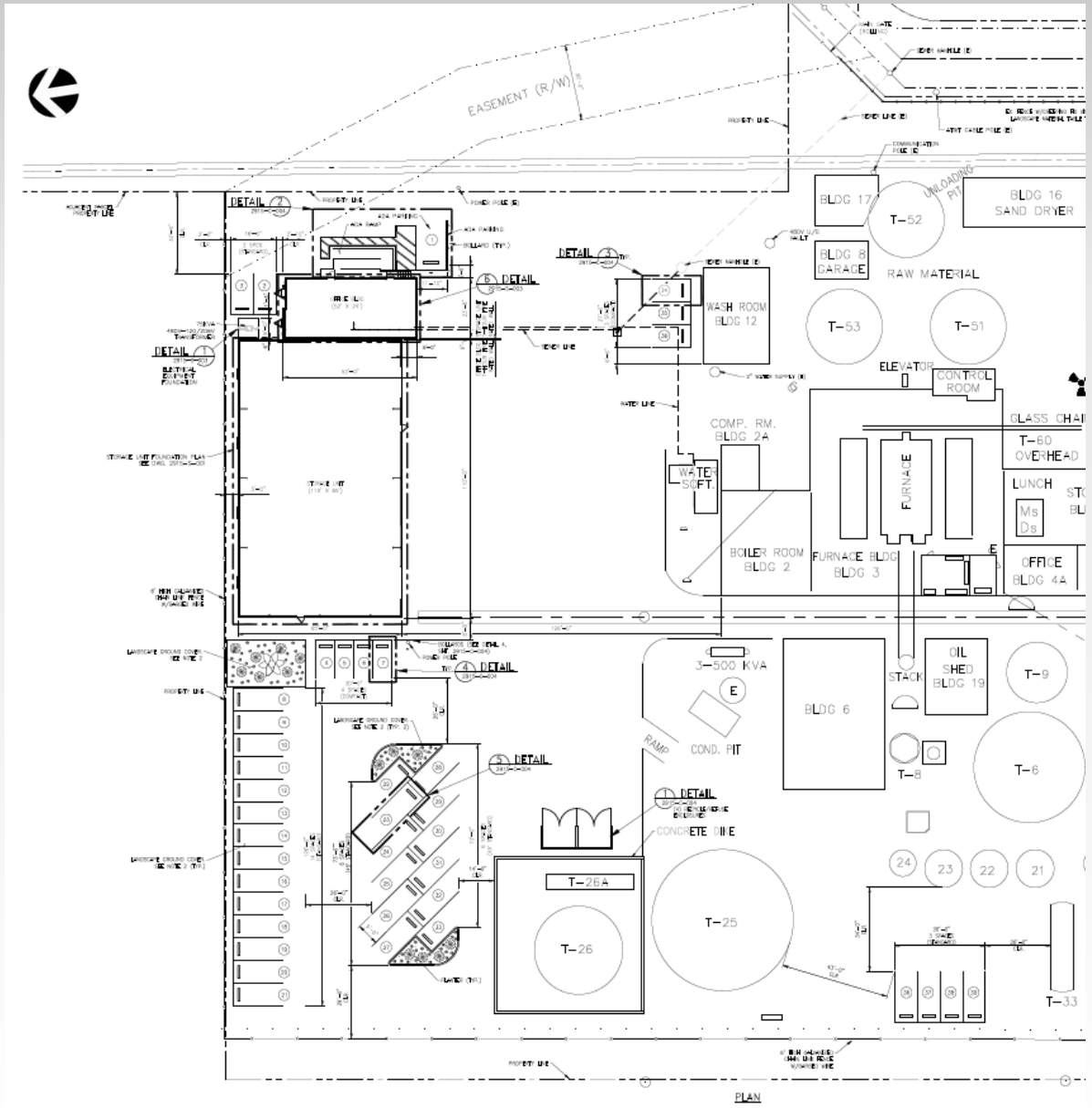
Analysis

City of South Gate



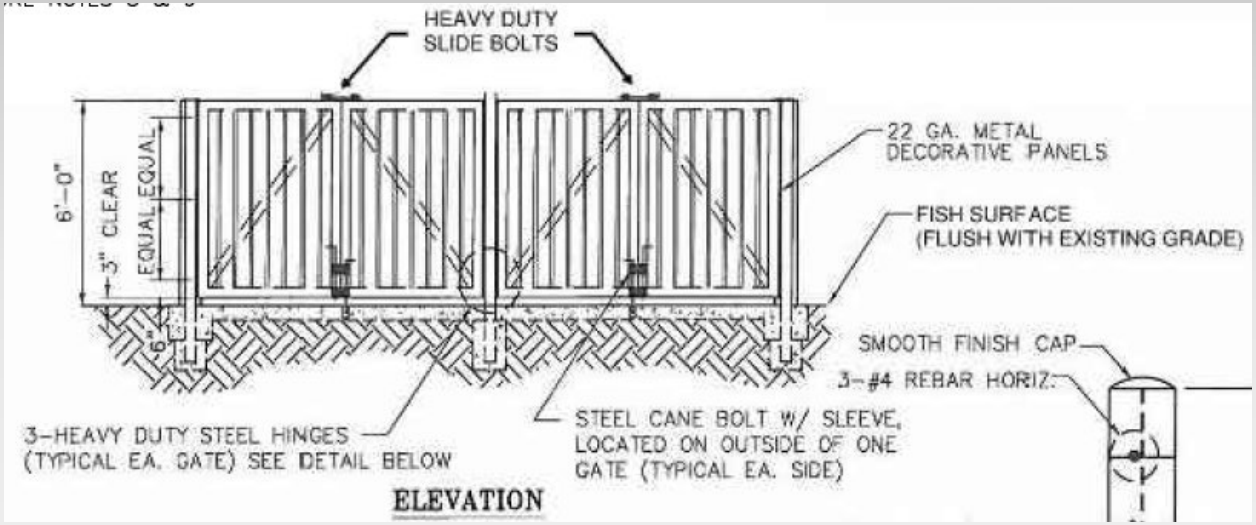
Proposed Site Plan

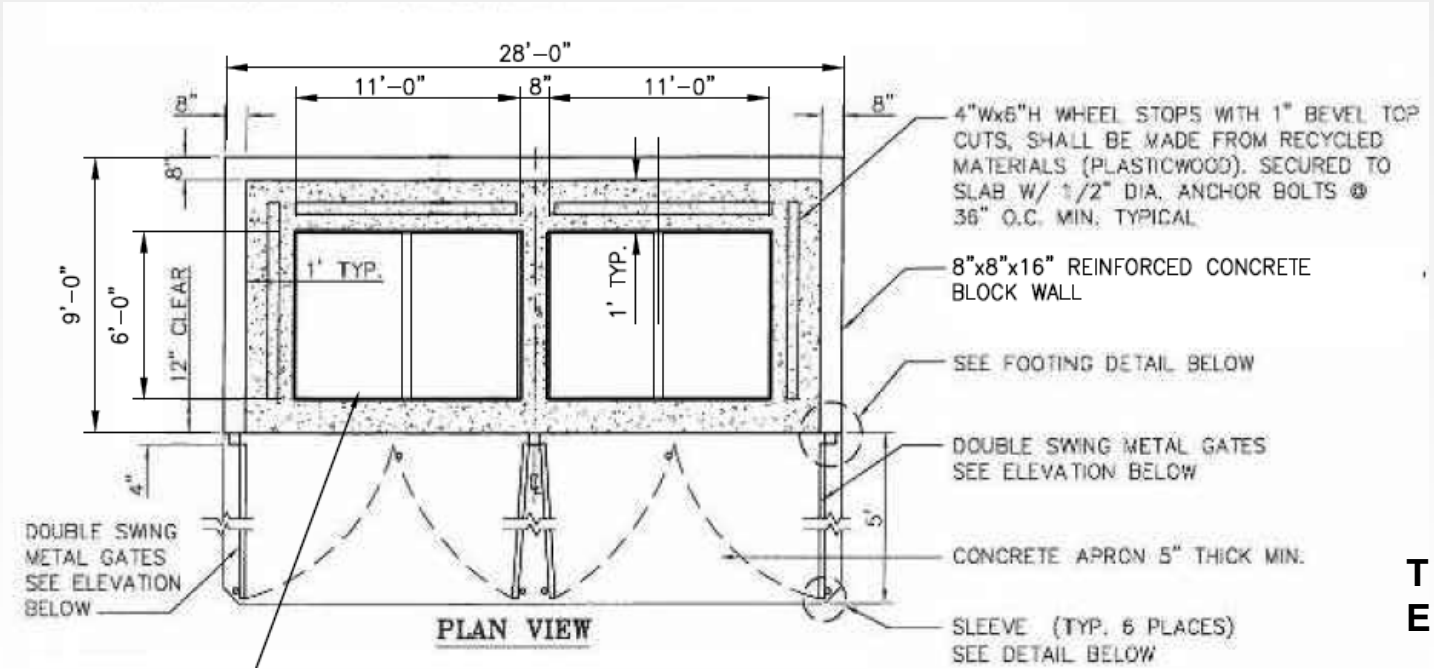
Analysis (Continued)



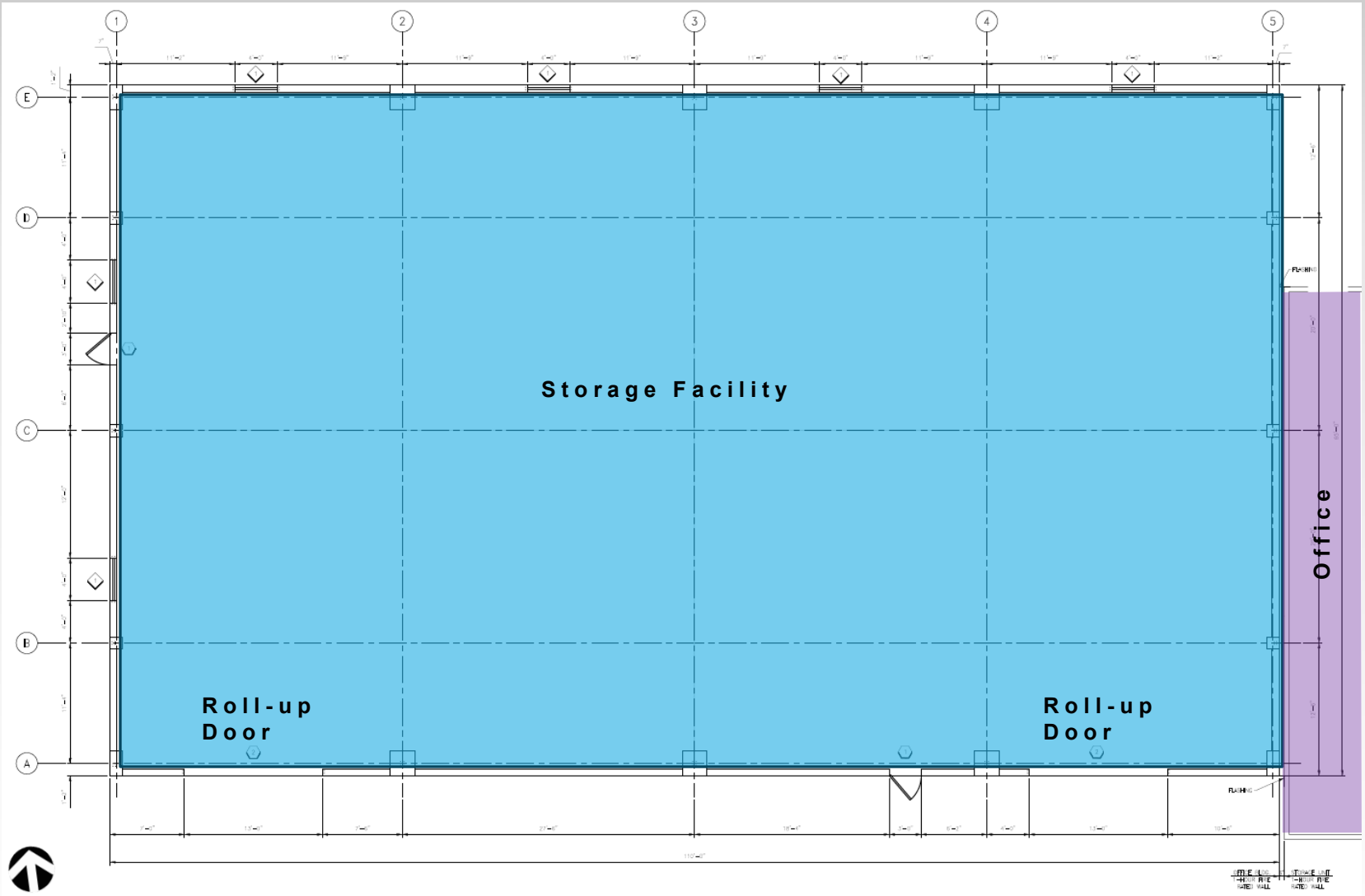
Enlarged Site Plan

Analysis (Continued)



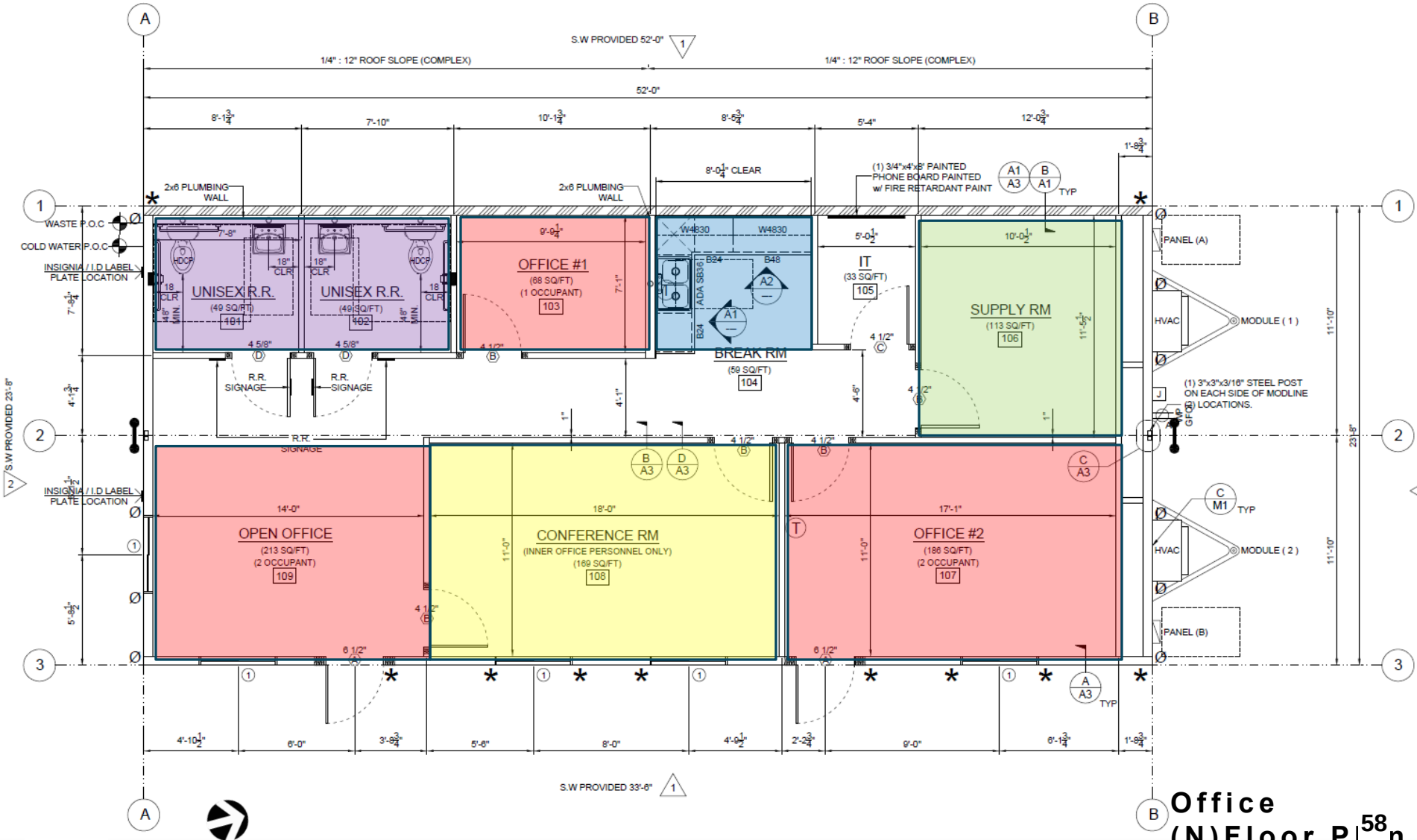


Analysis (Continued)



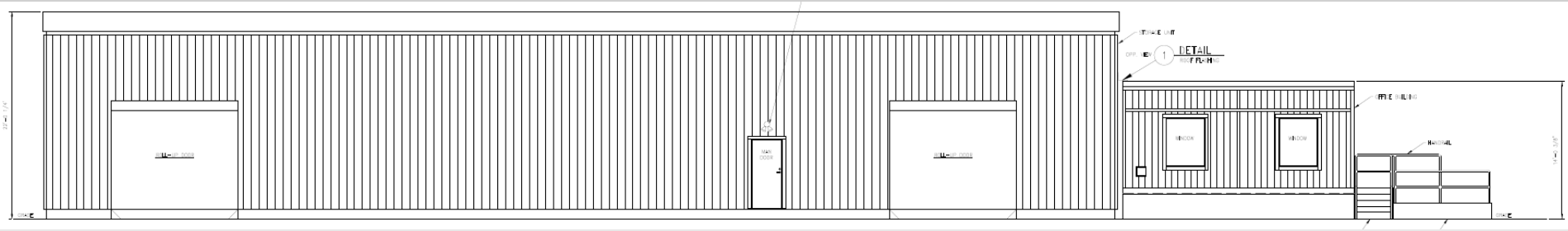
Storage Facility (N)Floor Plan

Analysis (Continued)

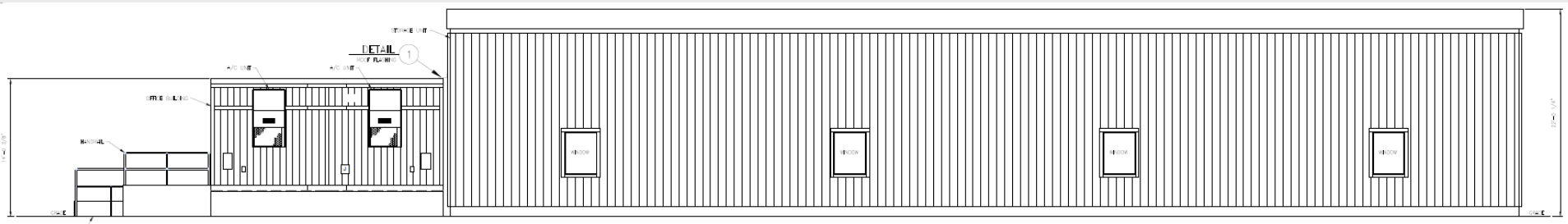


Office (N)Floor Plan

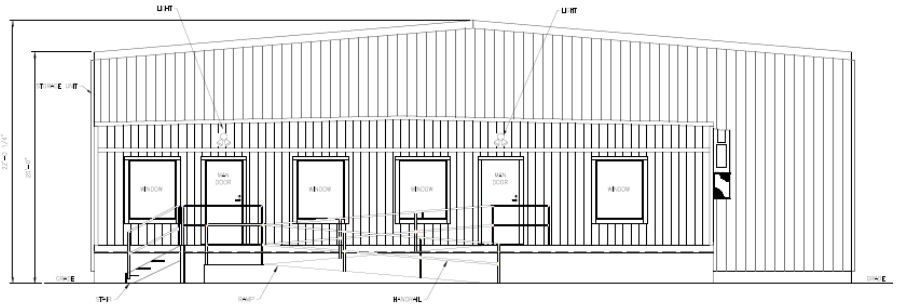
Analysis (Continued)



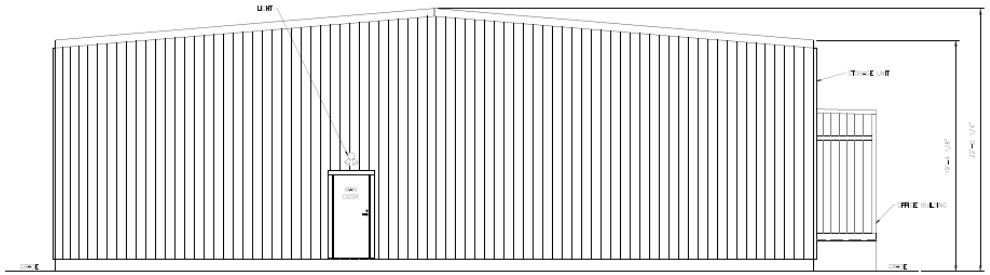
(N)South Elevation



(N)North Elevation

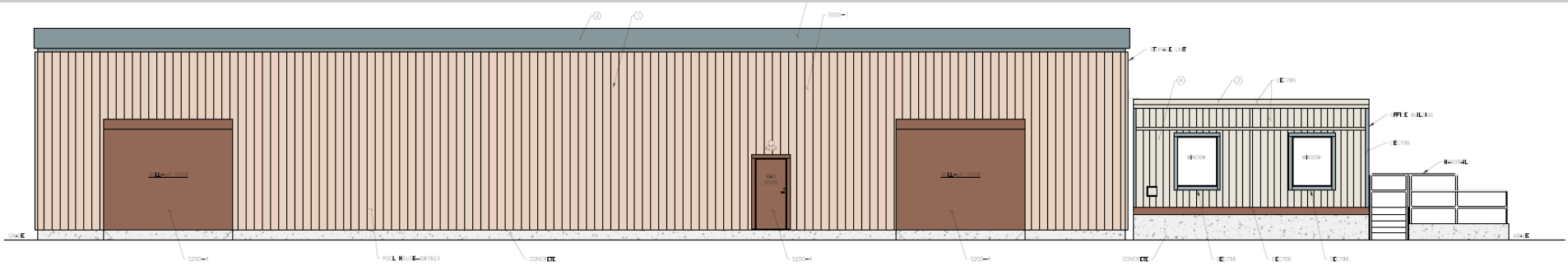


(N)East Elevation

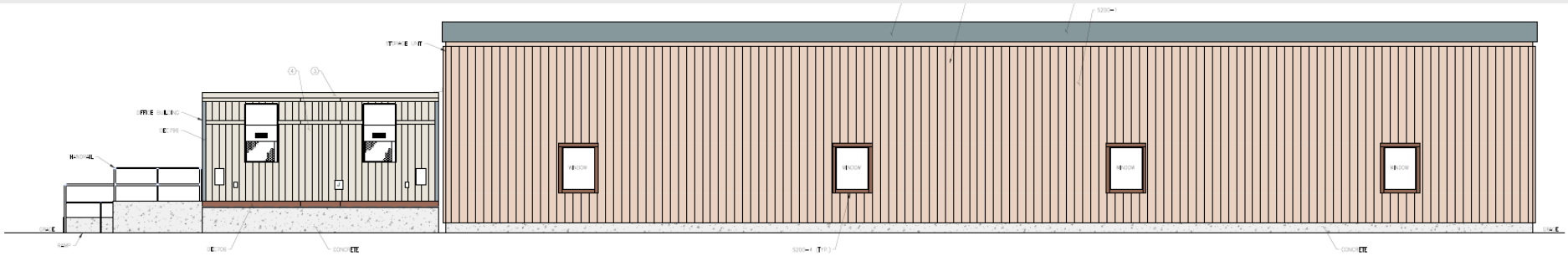


(N)West Elevation

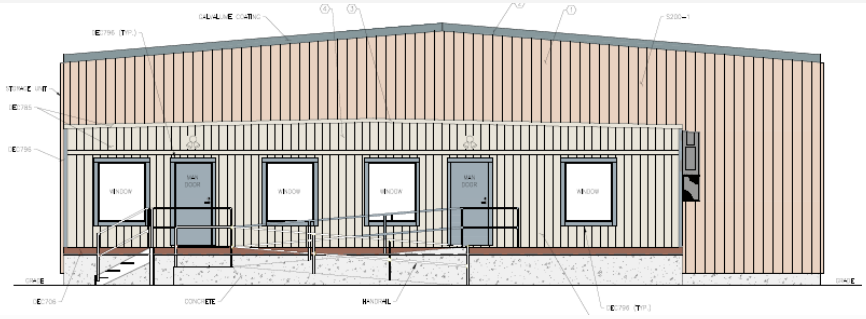
Analysis (Continued)



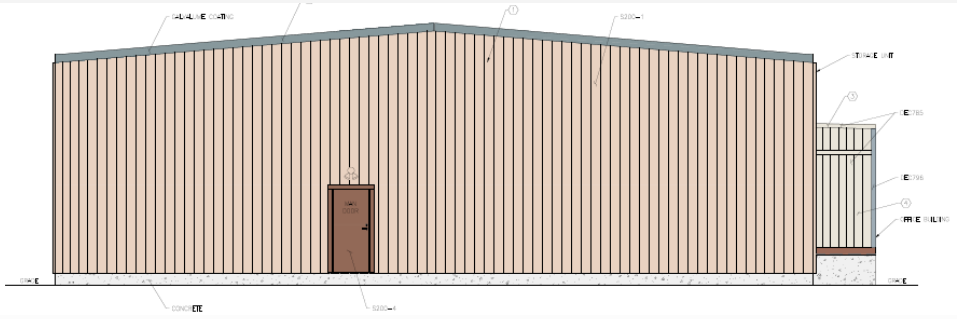
(N)South Elevation



(N)North Elevation



(N)East Elevation



(N)West Elevation

Analysis (Continued)







Exterior Building Treatment

Combination of recommended techniques:

- **primary color**
- **secondary color tone**
- **Base accent**
- **Contrasting door/window/ roof color tones**
- **Accent trim color around openings, gutters, building edges, or as vertical reliefs.**







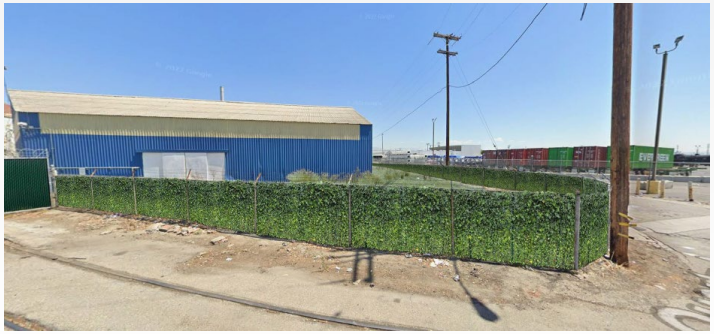
Analysis (Continued)











New Creeping Vines

Analysis (Continued)

Construction of a prefabricated storage building (7,150 sf)

- Open floor plan design to serve as an ancillary storage space for raw materials and equipment.
- Exterior building materials consist of corrugated metal siding and roofing, to match the existing structures.
- Structure will be compatible in size, height, and design to the existing structures within the subject site and surrounding area.

Construction of a prefabricated office building (1,248 sf)

- Building will accommodate a shared open space for multiple desks/cubicles, two offices, two restrooms, clerical supply room, conference room, a break room, and an I.T. room. Manufacturing operations will be administered from this location.
- Exterior building materials consist of engineered wood siding and a flat built-up (TPO membrane) roof.

Analysis (Continued)

Exterior Site Improvements

- New designated parking areas will accommodate parking on-site for all employees and visitors:
- 33 parking spaces adjacent to the new storage and office buildings.
- 3 parking spaces adjacent to the existing “wash room” building
- 2 parking spaces adjacent to “building 5”
- 4 parking spaces at easterly edge of site, near storage tanks
- New drought-tolerant landscaping will enhance the parking lot design curb appeal of the site.
- New (252 sf) trash enclosure will help maintain cleanliness of the site.

Analysis (Continued)

Business Operations to remain

- Existing manufacturing plant utilizes two primary raw materials (sand and soda ash) to develop sodium silicate.
- Sand and soda ash are delivered by truck or rail and unloaded into existing silos. The manufactured products are then shipped out by rail, truck, or container.
- Currently, a maximum of 9 employees working per shift.
- On-site transitions to/from various buildings are done either on foot or using forklifts or a maintenance cart.
- The plant currently operates Monday through Friday, 5:00 am to 4:00 pm for approximately six months of the year.
- The remainer of the year, the plant runs 24 hours, seven days per week, with only four to five (4-5) employees per working shift.
- On average, one (1) visitor per day to this plant.

Analysis (Continued)

Off-street Parking

- Pursuant to SGMC Section 11.33.040, a total of 135 off-street parking spaces are required.
- The project proposes 42 off-street parking spaces. As a result, the project will be deficient 93 parking spaces.
- Public Works Department determined that a traffic memo was not required for this project.
- Therefore, applicant is requesting the approval of a Variance to reduce the minimum requirement for off-street parking.

Analysis (Continued)

Request for Variance

- To reduce the minimum requirement for off-street parking (135 spaces). Total deficiency of 93 parking spaces.
- To reduce the minimum requirement of waste storage space (884 square feet). Total deficiency of 632 square feet o waste storage space.
- To reduce the minimum requirement for landscaping within the front setback area. Total deficiency of 964 square feet of landscaping.
- To reduce the requirements for screening elements along the entire perimeter of the site.

Analysis (Continued)

Summary of Recommended Conditions of Approval

- The exposed structural connections between the proposed structures shall be concealed with the engineered wood siding to match the material, design, and finish of the proposed office structure.
- The proposed color schemes shall be refined by incorporating accent colors on the storage building to enhance the stark appearance of the long spans of solid wall areas and the overall appearance of the structures. The applicant shall submit physical paint samples of the proposed building colors for staff review and approval.
- The existing structure located at the southeast portion of the site has deferred maintenance, therefore, shall be repainted with color(s) that are compatible with those of the proposed structures.
- Landscape planters shall have 6" curbing and permanent irrigation provided within the parking areas.

Analysis (Continued)

Summary of Recommended Conditions of Approval

- Maintain on-site, at minimum, one (4-cubic yard) container for regular waste and one (4-cubic yard) container for recyclables. Furthermore, the waste/recyclables be collected at least two times per week to ensure the site is maintained clean and free of visible trash or debris.
- A landscape plan design stamped by a licensed landscape architect be provided for the entire property, showing the planter design, schedule of plant material, planter location and method of automatic permanent irrigation. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy and shall thereafter be continuously and permanently maintained.
- A planter strip measuring not less than one foot in width shall be installed along the primary frontage (Quartz Avenue) of the property to support the future growth of the proposed creeping vines.

Required findings (Variance)

Pursuant to SGMC Section 11.53.040, a Variance may be approved only if all of the following findings are made:

a. The property is subject to exceptional or extraordinary physical conditions or circumstances that do not apply generally to the property or class of use in the same zone and vicinity;

b. The exceptional or extraordinary physical conditions or circumstances are a characteristic of the property in relation to the regulations of this title, and not a result by the applicant/property owner or any previous owner of the property;

c. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, and would be denied to the property based on the application of the provisions of this title without the issuance of a variance;

d. Granting the variance will not be materially detrimental to the public health, safety, or welfare, or cause adverse effect on any surrounding property or property improvements in the same vicinity and zone;

e. Granting the variance will not confer on the applicant any special privilege that is denied by this title to any other property or class of use in the same vicinity and zone; and

f. Granting the variance is consistent with the intent of the general plan.

Staff has determined that with the recommended conditions of approval, the proposed project complies with the SGMC, and all of the required findings in support of a Variance can be made.

Staff Recommendation

Staff recommends that the South Gate Planning Commission:

Determine that this project qualifies for a Categorical Exemption under CEQA Guidelines Section 15303, (Class 3) “New Construction or Conversion of Small Structures”, in that the project involves new construction of two commercial buildings not exceeding 10,000 square feet in floor area on a site zoned for such use, and thereby is exempt from CEQA.

Adopt Resolution No. 2024-04, **approving** Design Review (DR 22-03) and Variance (VAR 23-23) subject to the proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

Planning Commission
Regular Meeting
October 1, 2024

Design Review (DR 22-03) & Variance (VAR 23-23)

8401 Quartz Avenue

Community Development Department

Planning Division

Presented By: Rodrigo Pelayo, Senior Planner

PQ CORPORATION

8401 QUARTZ AVENUE



View NW toward Main Gate Entrance



View Looking North/Northwest



View Looking N / NW



View Looking Northwest

4452 Ardine Street



8407 Quartz Avenue

