

RESOLUTION NO. 7839

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOUTH GATE, CALIFORNIA APPROVING LOT MERGER
2018-01 AT 5949 AND 5951 FIRESTONE BOULEVARD
FOR DEVELOPMENT OF A THREE-STORY PUBLIC
STORAGE FACILITY WITH OFFICES
AND ASSOCIATED PARKING**

WHEREAS, on July 9, 2018, the Department of Community Development received an application from Dave Rand, on behalf of Nova Storage L.P. (“Nova Storage”) for Lot Merger No. 2018-01 to allow the merger of two underlying parcels at 5949 and 5951 Firestone Boulevard; and

WHEREAS, the property is located in the incorporated portions of the City of South Gate (“City”) more particularly described as APN: 6232-005-005 & 006; and

WHEREAS, after conducting a public hearing at its November 20, 2018, meeting, the Planning Commission recommended approval of Lot Merger 2018-01 and determined that it is Categorically Exempt under Section 15315, Class 15, of the California Environmental Quality Act; and

WHEREAS, staff has conducted necessary investigations to assure the proposed lot merger would be consistent with the purposes of the City’s Subdivision Ordinance; and

WHEREAS, a written staff report was prepared by staff which included a recommendation for approval of this lot merger subject to conditions; and

WHEREAS, the Department of Public Works has examined the lot merger request, determined that it complies with City requirements, and has requested a 4 foot dedication and 5 foot easement if the City identifies an active sewer line at the southerly property line (facing Firestone Boulevard); otherwise, a 4 foot dedication will suffice; and

WHEREAS, California Government Code Section 66499.11 – 66499.20.3 requires that the City Council approve the Lot Merger before it is released to the County for recordation; and

WHEREAS, The City Council makes the following findings:

1. Lot Merger 2018-01 is Categorically Exempt under Section 15315, Class 15 of the California Environmental Quality Act and will have no significant environmental impacts.

2. Lot Merger 2018-01 complies with all applicable requirements of State Law and City Ordinances.
3. Lot Merger 2018-01 is in compliance with and will not adversely affect the comprehensive General Plan 2035.
4. The request is consistent with the intent of Title 12 (Subdivisions) of the Municipal Code.
5. The proposal will not be materially detrimental to the general welfare or injurious to the property or improvements in the vicinity and zone in which the property is located. The proposal is in conformance with the code requirement provisions of the South Gate Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. After reviewing the entire project record, the City Council hereby determines the approval of the proposed lot merger is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use onto four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

SECTION 3. The City Council hereby approves Lot Merger 2018-01 (Exhibit 2) to allow the merger of two underlying parcels at 5949 and 5951 Firestone Boulevard, subject to the conditions of approval in Exhibit 1, with the understanding that the conditions set forth in Section 4 (Planning) thereof are not prerequisites to Lot Merger 2018-01, but are instead only proposed conditions to the Design Review Process and are subject to change at the discretion of the Community Development Director.

[Remainder of page left blank intentionally]

agents, officers or employees to attack, set aside, void or annul any approval by the City concerning the project and/or Lot Merger. The City shall promptly notify the applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the actions.

6. Applicant shall agree to maintain the property and all related on-site improvements and landscaping thereon, including without limitation, buildings, parking areas, lighting, signs, and walls in a condition and repair that meets industry standards, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicants sole cost and expense. Such maintenance and repair shall include, but not be limited to the following: (i) sweeping and removal of trash and debris as soon as possible but at least within 24 hours; (ii) the care of all shrubbery, plantings and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an appropriate size for the health and spacing of the plant material; (iii) maintenance of all irrigation systems in properly operating condition; (iv) the removal of graffiti within 24 hours; and (v) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition.
7. All rooftop mechanical equipment shall be placed behind a permanent parapet wall and shall be completely screened from view from surrounding properties and from Firestone Boulevard.
8. Driveways. All the entry drives on Firestone Boulevard shall be paved with decorative stamped and stained gray concrete.
9. Chain link fencing is prohibited on the site. New block walls around the perimeter of the both the new and existing public storage facility must be approved by the Community Development Department.
10. All building drainage shall be interior with no exterior downspouts or gutters.
11. Driveway and parking areas shall not incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or swales.

SECTION 4. If any one or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Resolution shall be construed as if such invalid, illegal, or unenforceable term or provision had never been contained herein.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution, which shall be effective upon its adoption.

PASSED, APPROVED and ADOPTED this 11th day of December 2018.

CITY OF SOUTH GATE:



María Belén Bernal, Mayor

ATTEST:



Carmen Avalos, City Clerk
(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, City Attorney

EXHIBIT 1

RESOLUTION NO. _____ Lot Merger 2018-01 CONDITIONS OF APPROVAL

1. **Code Compliance**

Unless otherwise waived, the Permittee shall comply with all applicable codes, laws, rules and regulations, including the Health, Building and Safety, Public Works, Fire, and Zoning of the City of South Gate.

2. **Compliance with Title 12 and California Subdivision Map Act**

All requirements and procedures of Title 12 (Subdivisions) of the City of South Gate Municipal Code and California State Subdivision Act shall be met.

3. **Building and Safety**

No building sewer shall be located in a lot other than the lot that is the site of the building or structure by such sewer. Separate sewer lines will be required for each lot.

Planning

The following conditions of approval are for INFORMATIONAL PURPOSES ONLY and are merely likely conditions of approval for the related self-storage project. They are NOT conditions of approval for Lot Merger 2018-01 and do not need to be satisfied in order to effectuate a final map for Lot Merger 2018-01.

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plans and elevations. Any deviations (e.g. height, setbacks, material schedule) that still meet all of the City's codes and criteria will be substantially in conformance with this approval. However, any material deviations must be approved by the Community Development Department before construction.
2. Within thirty (30) days of approval of the project, the applicant and property owner shall certify his/her acceptance of the conditions placed on the approval by signing a notarized Affidavit of Acceptance stating that he/she accepts and shall be bound by all of the conditions.
3. Future changes to the exterior color (either stucco or paint) shall be obtained by separate review and approval by the Planning Division of the Community Development Department.
4. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

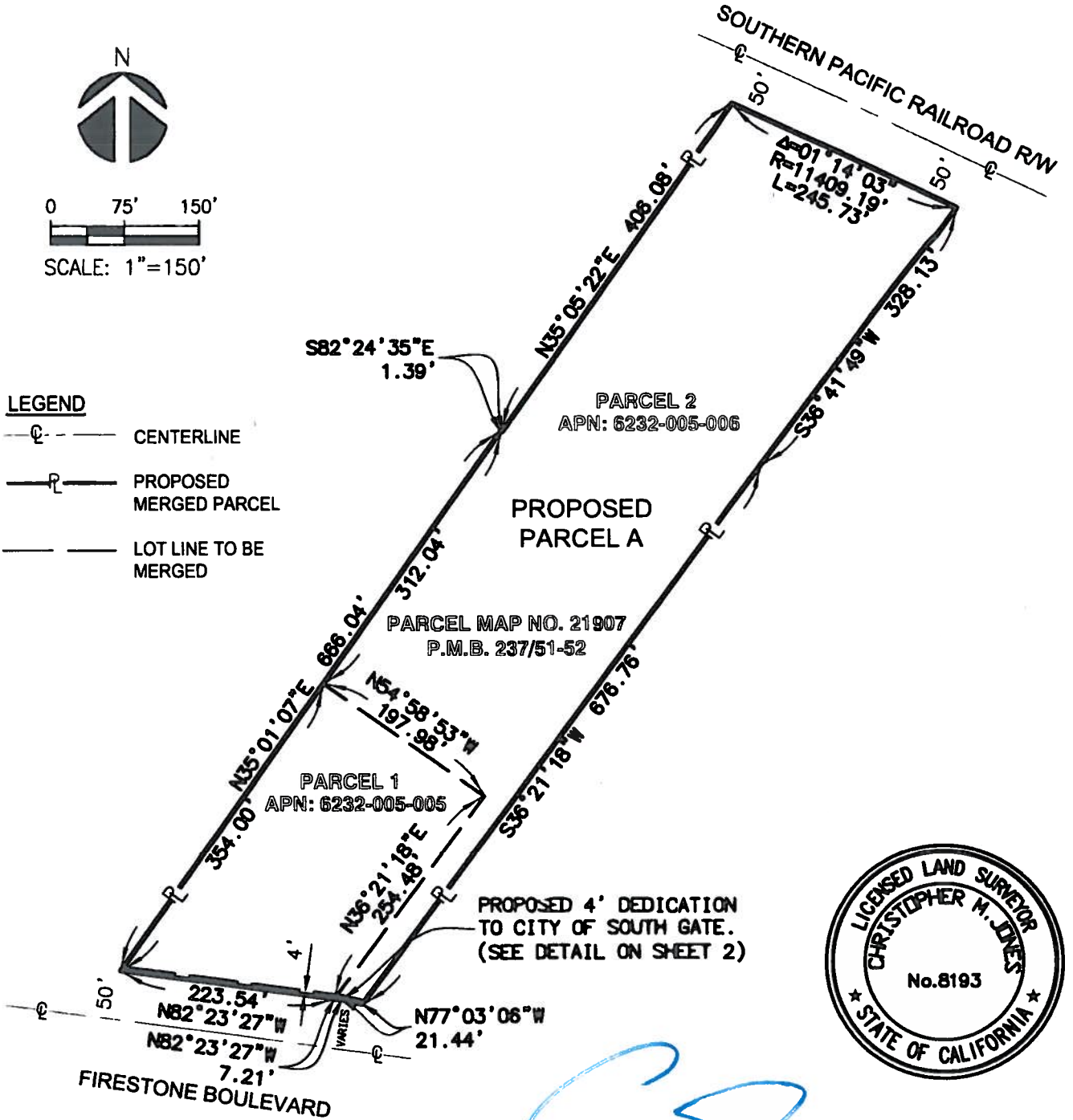
LOT MERGER LM 2018-01
EXHIBIT 2



0 75' 150'
SCALE: 1"=150'

LEGEND

- CENTERLINE
- PROPOSED MERGED PARCEL
- LOT LINE TO BE MERGED



CG

CHRISTOPHER JONES, PLS 8193

12/03/2018
DATE

PROPERTY ADDRESS:

5951 EAST FIRESTONE BOULEVARD
SOUTH GATE, CA 90280

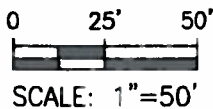
APN: 6232-005-005; 6232-005-006

DATE	12.3.18
PROJECT NUMBER	1800276
THOMAS GUIDE	705-H4
DRAWN BY	CJ

kpff

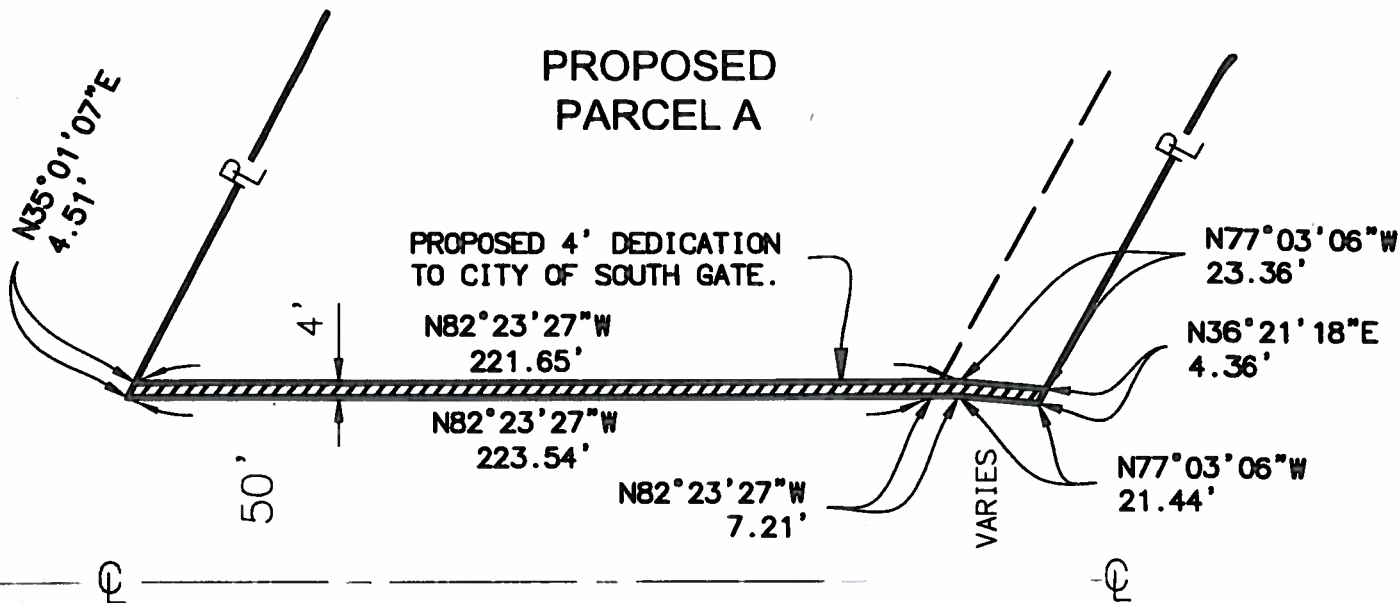
700 S Flower Street, Suite 2100
Los Angeles, CA 90017
O: 213.418.0201 F: 213.266.5294
www.kpff.com

LOT MERGER LM 2018-01 EXHIBIT 2

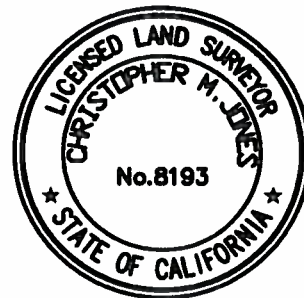


PROPOSED PARCEL A

PROPOSED 4' DEDICATION
TO CITY OF SOUTH GATE.



FIRESTONE BOULEVARD



CJ
CHRISTOPHER JONES, PLS 8193

12/03/2018
DATE

kpff

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LOT MERGER
EXHIBIT 2
EXISTING LEGAL DESCRIPTIONS

PARCEL 1
A.P.N. 6232-005-005

PARCEL 1 OF PARCEL MAP NO. 21907, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2
A.P.N. 6232-005-006

PARCEL 2 OF PARCEL MAP NO. 21907, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



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LOT MERGER
EXHIBIT 2
NEW LEGAL DESCRIPTION

PARCEL A

PARCEL 1 TOGETHER WITH 2 OF PARCEL MAP NO. 21907, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 51 AND 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHERLY 4.00' OF SAID PARCELS 1 AND 2.

EXCEPT THOSE PORTIONS LYING WITHIN PUBLIC RIGHT-OF-WAYS, IF ANY.

GROSS AREA = 236,569 S.F., OR 5.431 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



CHRISTOPHER JONES, PLS 8193

12/03/2018

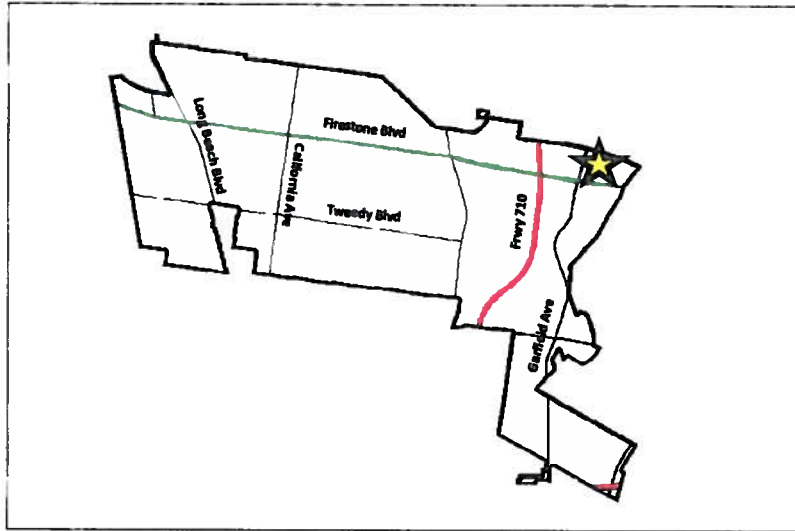
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Location Map for 5949 & 5951 Firestone Blvd




RESOLUTION CERTIFICATION PAGE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH GATE)

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 7839 was adopted by the City Council at their Regular Meeting held on December 11, 2018, by the following vote:

Ayes: Council Members: Bernal, Diaz, Davila, and Rios
Noes: Council Members: None
Absent: Council Members: Morales
Abstain: Council Members: None

Witness my hand and the seal of said City on December 12, 2018.



Carmen Avalos, City Clerk
City of South Gate, California