



June 22, 2021

County Recorder
Document Analysis and Recording
P.O. Box 1250
Norwalk, California 90651-1250

RE: 3460 Cherry Avenue, Lakewood, California

Dear Sir or Madam:

Enclosed please find the following for recordation:

The Declaration of Restrictions with Exhibit "A" for property located at 3460 Cherry Avenue (CUP 1001) in Lakewood, California. Per Government Code Section 27281.5, there is no cost for this recordation.

I am enclosing a second copy for you to conform and return in the enclosed envelope.

Should you have any questions or need additional information, please feel free to contact me at (562) 866-9771, Extension 2303. Thank you for your assistance.

Sincerely,

Helene Knight
Administrative Secretary
Community Development Department

Enclosures

Lakewood

Recorded at the Request of:

CITY OF LAKEWOOD

Upon Recordation Return to:

CITY OF LAKEWOOD

P. O. Box 158, 5050 Clark Avenue
Lakewood, California 90714


DECLARATION OF RESTRICTIONS
IMPOSED ON REAL PROPERTY
CITY OF LAKEWOOD, CALIFORNIA

The undersigned declare that they are the Owners of an interest in the real property located in the City of Lakewood, County of Los Angeles, State of California, commonly known as 3460 Cherry Avenue, Lakewood, California, and more particularly described as follows:

a portion of Lot 47 of Tract Map No. 8084, Map Book 174, Pages 24-30, as recorded in the Office of the County Recorder of Los Angeles County,

In consideration of the issuance by the City of Lakewood of Conditional Use Permit Case No. 1001, to allow operation of an open area storage facility for trailers and shipping containers for storage purposes, all as set forth in Resolution No. 12-2020 attached hereto as Exhibit A, and made a part hereof, as though set forth in full, the undersigned hereby covenants and agrees for the benefit of THE CITY OF LAKEWOOD, a municipal corporation, that they, and each of them, their heirs, successors and assigns, will use, maintain and develop said property in accordance with and subject to the terms and provisions of said resolution. This declaration shall be binding upon the heirs, successors, administrators and assigns of each of the undersigned declarants and is hereby expressly declared to be for the benefit of and enforceable by the City of Lakewood, California, and may be released and modified only by the City of Lakewood, California. The City of Lakewood is hereby authorized to record this declaration pursuant to Section 27281.5 of the Government Code of the State of California and this declaration shall be effective upon such recordation.

DATED this 16 day of October, 2020.



Signature of Owner

ALAN COCKBURN

Print Name

GCC Long Beach LLC

Name of Company (if applicable)

EXHIBIT A

RESOLUTION NO. 12-2020

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT NO. 1001, 3460 CHERRY AVENUE, LAKEWOOD, CALIFORNIA, FOR AN OPEN AREA STORAGE FACILITY.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having had submitted to it the application of Ward Mace representing the Goodman Company, owner of an interest in the following described real property, requesting a Conditional Use Permit for an open storage facility, pursuant to the provisions under Section 9368.C.18 of the Lakewood Municipal Code on that certain real property within the City of Lakewood described as a portion of Lot 47 of Tract Map No. 8084, Map Book 174, Pages 24-30, as recorded in the Office of the County Recorder of Los Angeles County, and more particularly described as 3460 Cherry Avenue, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission finds that the proposed conditional use is Categorically Exempt from CEQA requirements pursuant to Section 15301 of the CEQA Guidelines, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission on October 1, 2020, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of Conditional Use Permit No. 1001 for an interim open storage facility at 3460 Cherry Avenue, Lakewood, all as shown on Exhibit "A."

B. The proposed conditional use is found not to be in conflict with the goals of the General Plan, nor is the proposed use in conflict with the Commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the proposed use will not adversely affect nor is it materially detrimental to adjacent uses, buildings, or structures provided that the conditions contained herein are met and maintained at all times.

D. 36th Street is adequate to serve the traffic generated by the site. Thus, no adverse effect is anticipated on existing roads and circulation as a consequence of this application.

E. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The site can adequately accommodate the parking requirements of the proposed use.

F. Notification of a public hearing has been made, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 1001 provided the use is operated in compliance with the following conditions at all times:

A. The conditions, unless otherwise specified herein, shall be completed within six months from the date of the granting of this application, and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Lakewood Municipal Code. The granting of the Conditional Use Permit and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (Exhibits excluded) has been recorded in the Office of the Los Angeles County Recorder. The granting of this Conditional Use Permit, subject to the conditions herein set forth, are binding on their heirs, assigns, and successors in interest of the applicant and their heirs, assigns, and successors in interest.

B. Approval for the proposed use, located at 3460 Cherry Avenue, Lakewood, shall be based on Exhibit "A."

C. The applicant shall secure any required permits and approvals, including business licenses.

D. The Site shall be used only for the storage of trailers and containers on chassis. Containers shall not be stored directly on the ground. Containers shall not be stacked on top of one another.

E. All truck ingress and egress from the site shall be only from the driveway at 36th Street and Industry Avenue.

F. Trailers and containers shall not be loaded or unloaded on this site.

G. The proposed use shall be an interim use only for a period of up to three (3) years from the date of approval of this Resolution. The term may be extended by amendment of this Conditional Use Permit for up to two additional years, provided that the combined terms shall not exceed five (5) years.

H. Upon vacation of the site, the applicant shall clean and remove all open storage from the site including trash, debris, trailers, containers, equipment, and on-site traffic controls.

I. The applicant shall sign a written statement stating that he has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit within 20 days of the adoption of the Resolution approving the same, or this approval shall become null and void.

J. This Conditional Use Permit may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

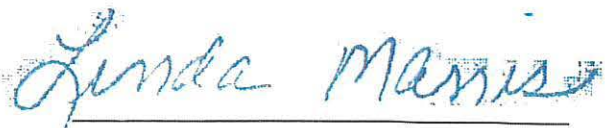
K. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, or arising out of the operation of the business, save and except that caused by City's active negligence.

L. By signing or orally accepting the terms and provisions of this permit, entered into the minutes of these proceedings, the Permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions with a full awareness that the violation of any of the conditions could subject Permittee to further hearings before the Planning and Environment Commission on the issue of revocation or modification.

SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

ADOPTED AND APPROVED this 1st day of October, 2020, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: McKinnon, Ung, Baca, Samaniego, Manis
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:



Linda Manis, Chairperson


ATTEST:



Abel Avalos, Secretary

STATEMENT OF ACCEPTANCE

The foregoing Conditional Use Permit No. 1001 and Resolution No. 12-2020 are hereby accepted and each and all conditions and provisions are accepted and each and all conditions and provisions are approved by and consented to by the undersigned Permittee, who expressly promises to perform and be bound by each of its items.



Signature

GCC Long Beach LLC

Office Use Only

Date received _____

Received by _____ (Community Development Department)

ACKNOWLEDGMENT

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

State of California

County of orange

On october 16, 2020 before me, Carrie Vinikow Notary Public
(Insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)



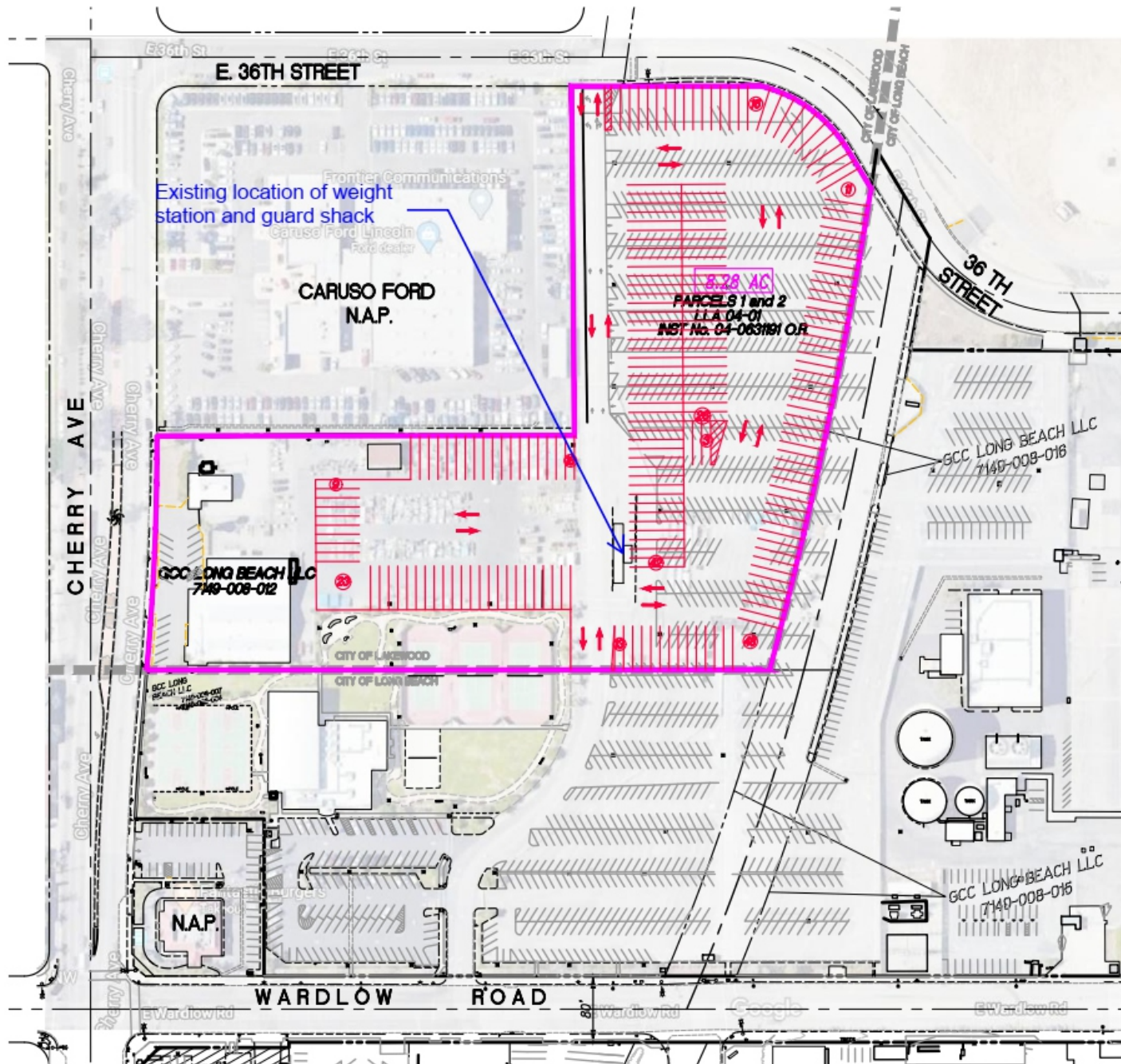
ACCEPTANCE AND CONSENT

I, Todd Rogers, Mayor, and I, Jo Mayberry,
City Clerk, respectively, of the City of Lakewood, pursuant to the terms and provisions of
Resolution No. 644 of the City Council of the City of Lakewood, duly recorded in the office of the
Los Angeles County Recorder on the 4th day of November 1957, at page 376 of book 56004, do
hereby accept by and on behalf of the City of Lakewood the within instrument this
15th day of December 2020 and do hereby authorize
the same to be recorded in the Office of the Los Angeles County Recorder.

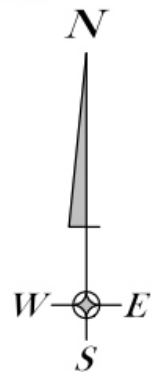
DATED this 15th day of December 2020.

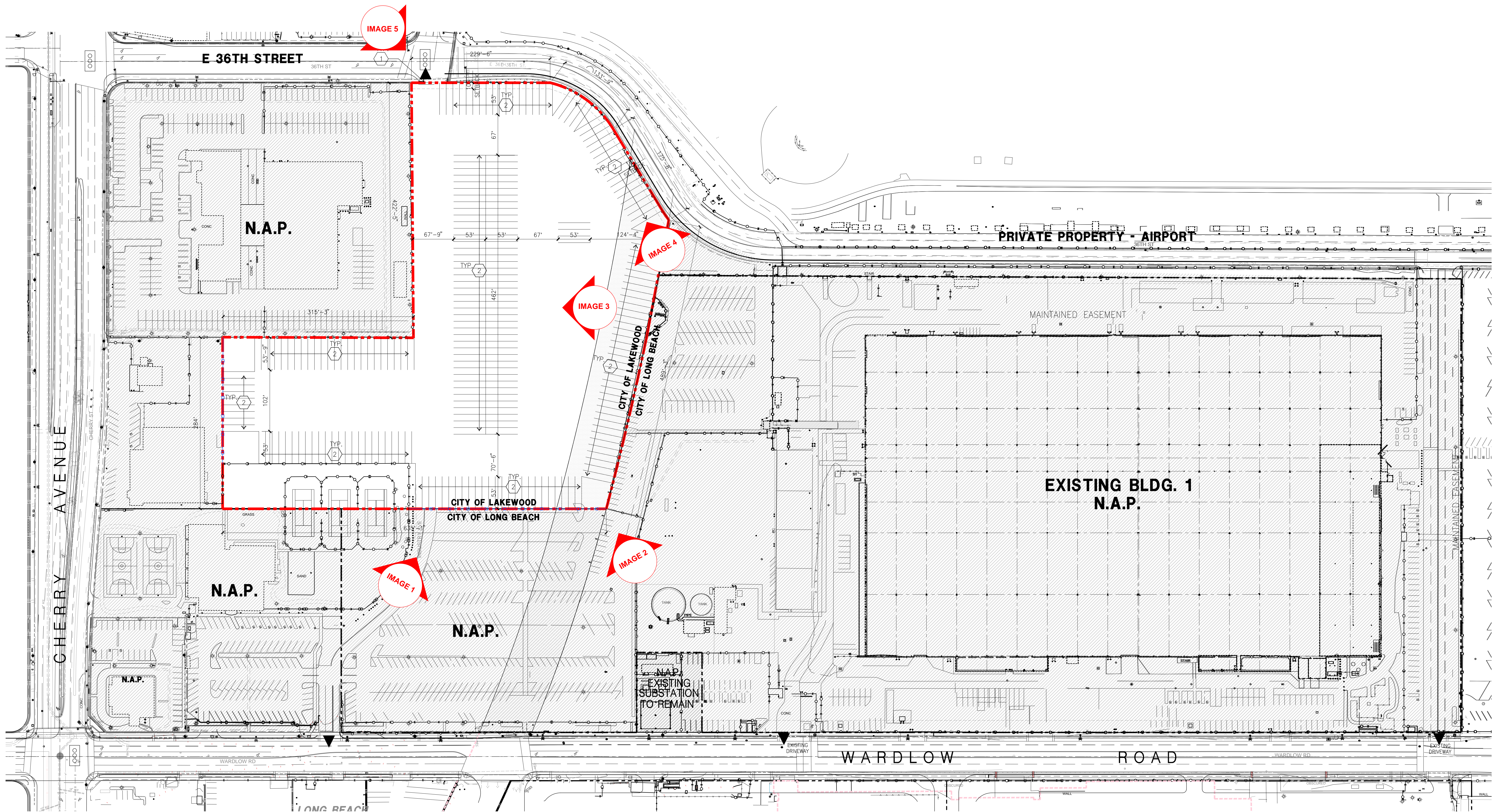
[Signature]
MAYOR

[Signature]
CITY CLERK (Seal)

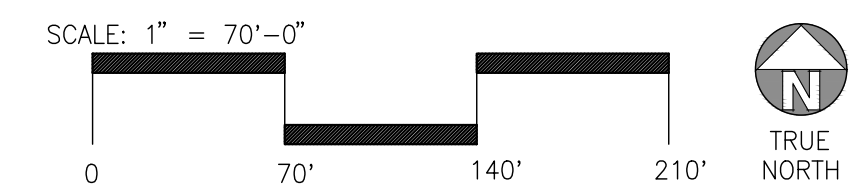


DATA:
STALL = 11' WIDE x 53' LONG
DRIVES = 66' WIDE MIN.
TOTAL STALL COUNT = 209
Exact layout subject to
change





SITE PLAN
scale: 1" = 70'-0"



SITE LEGEND

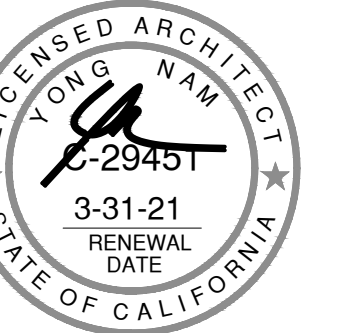
- PROPERTY LINE
- 8" CHAIN LINK FENCE WITH MESH SCREENING
- TRAILER PARKING STALL
- NOT-A-PART
- EXISTING DRIVEWAY ENTRANCE & EXIT
- FORMER UPRR EASEMENT

KEY NOTES

- EXISTING DRIVEWAY
- TRAILER PARKING STRIPING



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Owner:



GCC LONG BEACH LLC
18201 Von Karman Ave.
suite 1170
Irvine, CA 92612
(949) 246-3920

Project:

GOODMAN
COMMERCE CENTER
LAKEWOOD
CUP AREA

Cherry Avenue & 36th Street
Lakewood, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: SITE PLAN

Project Number: 18633
Drawn by: C.C.
Date: 07/20/22
Revision:

Sheet:

CUP-A1.1

IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5

