



February 20, 2018

Mr. Saied Nasseh
City of Carson
Community Development Department
701 East Carson Street
Carson, CA 90745

Re: 18620 S. Broadway, Carson, CA
City Ordinance 17-1615U EXCEPTIONS

Dear Saied:

Per our meeting and conversation please find attached an updated site plan addressing the landscape setback on Main Street, landscape plan indicating landscape palette, the hours of operation and the type of uses we are asking to be permitted for the Specific Plan.

Permitted Uses

Truck/trailer parking with accessory office and warehouse use
All uses permitted by the ML zoning and/or as permitted by the Director

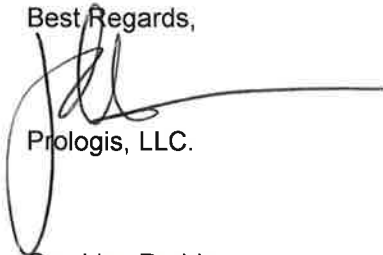
Operating Hours

Hours of operation as permitted by the municipal code except that after 9:00 pm until 6:00 am backup "beeping devices" are prohibited.

The project's architecture, landscaping and finishes are provided on the attached site plan and elevation plan. The Main Street elevation show a landscape area of 30' with mature landscaping to screen the project from the residential across the street. This new re-development will highly upgrade the blighted appearance the streetscape currently depicts.

With this updated information we hope to be placed on the March 6, 2018 City Council agenda to formally have the site exempted from the moratorium.

Best Regards,



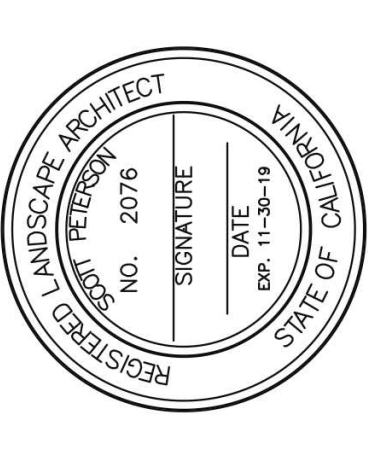
Prologis, LLC.

Cc: Lisa Reddy

2817 E. Cedar Street, Suite 200, Ontario, California 91761
909-673-8700



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

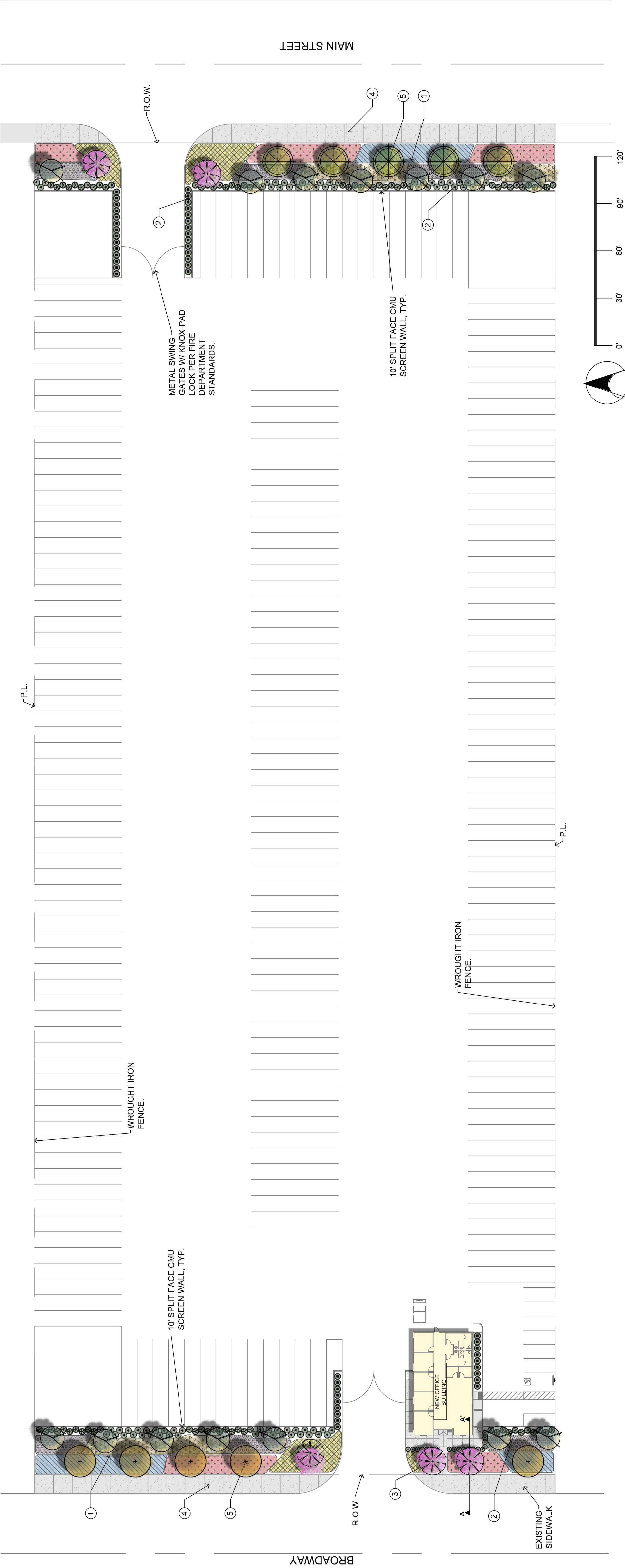


Owner:

Project:
City of Carson, CA

Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER
SPLA

Title:
Project Number:
Drawn by: A.J.
Date: 02-19-18
Revision:
Sheet:



DESIGN KEY NOTES:

- 1. PROPOSED DROUGHT TOLERANT GROUND COVER AND SHRUB MASSES PER LEGEND.
- 2. NEW SCREEN SHRUBS PER PLANTING LEGEND.
- 3. SMALL FLOWERING ACCENT TREE AT VEHICULAR ENTRY PER LEGEND.
- 4. EXISTING SIDEWALK TO REMAIN.
- 5. STREET TREE PER LEGEND.

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

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

IRRIGATION NOTE:
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF THE FOLLOWING: SLOW FLOW EMITTERS, BUBBLER AND OR DRIE SYSTEMS. BECAUSE THE IRRIGATION WATER WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

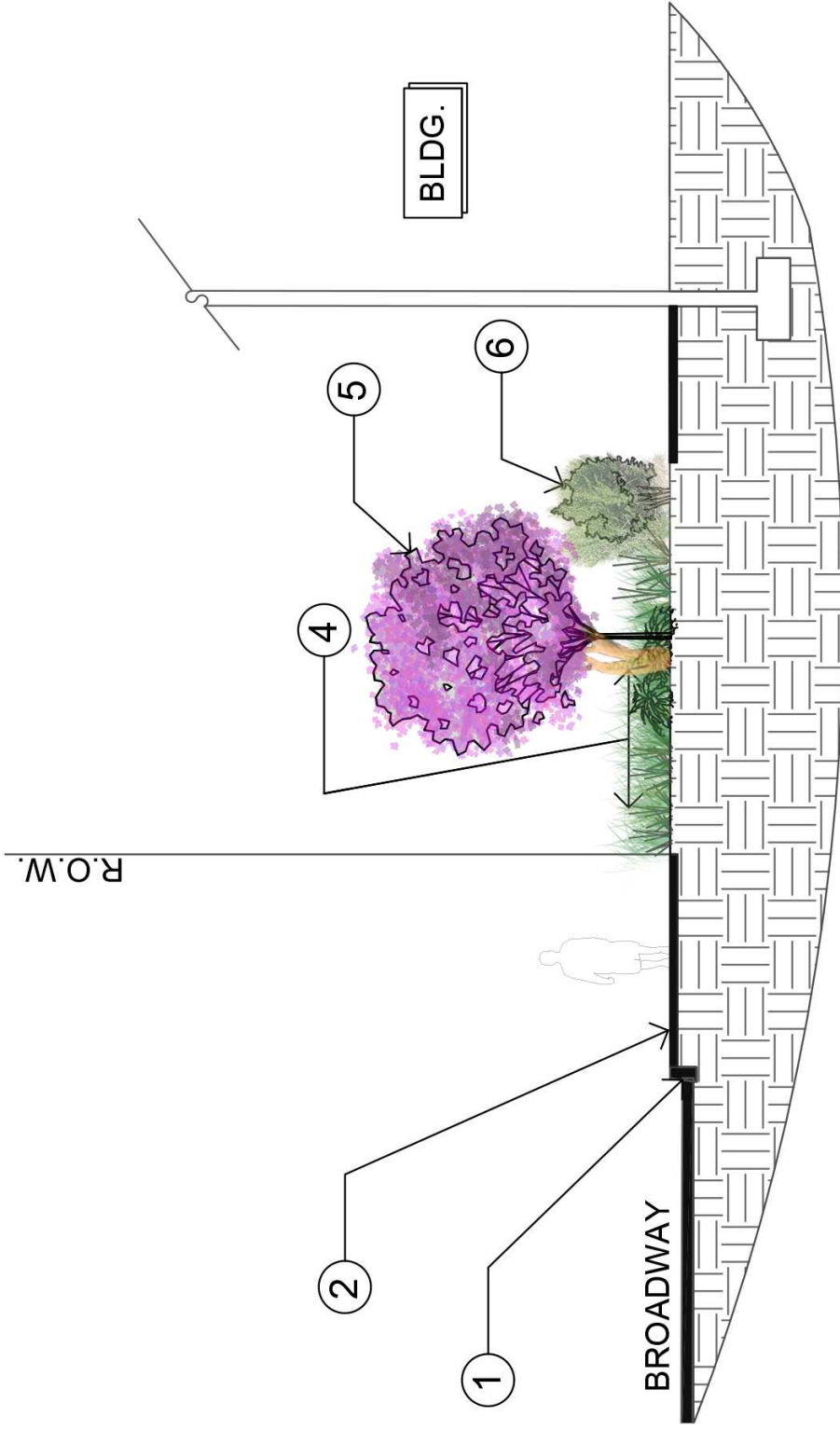
WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION 4-SOUTH COAST INLAND PLAINS & MOUNTAINS NORTH'.

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

SECTION A-A' KEY NOTES:

- 1. NEW 6" CONC. STREET CURB PER CIVIL DWGS.
- 2. EXISTING SIDEWALK PER CIVIL DWGS.
- 6. FOUNDATION SHRUB PLANTING PER LEGEND.
- 7. ASSORTED ACCENT PLANTING ALONG STREET FRONTAGE.
- 8. FLOWERING ACCENT TREE PER LEGEND.
- 9. FOUNDATION SHRUB PLANTING PER LEGEND.



SECTION A-A'

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

PLANTING LEGEND

TREES	SYMBOL	TREE NAME	QTY.	WUCOLS
		STREET TREE ALONG BROADWAY PLATANUS RACEMOSA, CALIFORNIA SYCAMORE 24" BOX SIZE, DOUBLE STAKE	5	M
		STREET TREE ALONG MAIN STREET PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE, DOUBLE STAKE	5	M
		FLOWERING ACCENT TREE AT DRIVEWAY ENTRY LAGERSTROEMIA I. 'MUSKOGEE', GRAPE MYRTLE 24" BOX SIZE, DOUBLE STAKE	5	M
		EVERGREEN SCREEN TREE PINUS ELIDARICA, MONDELL PINE 24" BOX SIZE, DOUBLE STAKE	14	L

SHRUB NAME	WUCOLS
SHRUBS SHALL CONSIST OF THE FOLLOWING: ROSMARINUS 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE	L
RHAPHIOLEPIS 'CLARA', INDIAN HAWTHORN 5 GAL. SIZE	M
CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	L
LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L

GROUND COVER/SHRUB MASS NAME	WUCOLS
GROUND COVER/SHRUB MASSES SHALL CONSIST OF THE FOLLOWING: LANTANA M. 'NEW GOLD', YELLOW LANTANA 1 GAL. SIZE @ 30" O.C.	L
SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	L
SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L

METAL GATE WITH MESH

10ft. HIGH SCREEN WALL



Main Street - East Elevation Screen Wall



Main Street - East Elevation Screen Wall with Landscape

METAL GATE WITH MESH

10ft. HIGH SCREEN WALL

GREEN INSULATED GLASS

16'-6" HIGH OFFICE



Broadway - West Elevation Screen Wall



Broadway - West Elevation Screen Wall with Landscape

