



# CITY OF CERRITOS

CIVIC CENTER • 18125 BLOOMFIELD AVENUE  
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OFFICE OF THE CITY MANAGER  
**ART GALLUCCI**

August 11, 2017

Dr. Jose Fierro  
President/Superintendent  
Cerritos Community College District  
11110 Alondra Boulevard  
Norwalk, CA 90650  
Via e-mail: [jfierro@cerritos.edu](mailto:jfierro@cerritos.edu)

Subject: **Temporary Automobile Storage Lot at Former Strawberry Field  
11001 166th Street; Cerritos, CA 90703**

Dear Mr. Lopez:

The City of Cerritos is in receipt of your letter dated August 10, 2017, regarding plans by Cerritos College to convert the former Manassero Farms strawberry field located at the northeast corner of 166th Street and Studebaker Road into a temporary parking lot for the storage of automobile inventory in support of the Cerritos Auto Square. City staff has reviewed the preliminary plans and provides the following comments for your review in advance of a meeting between City staff and College representatives scheduled on August 15, 2017.

- TUP Required, Subject to City Council Approval. Since the proposed temporary automobile storage lot is a private, non-educational use, the City of Cerritos maintains regulatory authority over the proposal in accordance with California Government Code Section 53094(b). Accordingly, the proposal requires the issuance of a temporary use permit (TUP). Please reference the attached TUP application, which must be completed and returned to the City of Cerritos along with the application fee.

In accordance with Cerritos Municipal Code Section 22.20.450, since the proposed use is longer than six (6) months, it is subject to City Council approval. A public hearing to consider the proposed TUP is tentatively scheduled for the City Council meeting of Monday, September 18, 2017. The City will mail notices to property owners within five hundred (500) feet of the proposed project site. In order to provide adequate timely notice, a completed TUP application and revised plans must be submitted to the City of Cerritos no later than Friday, September 1, 2017, otherwise the proposed TUP may be scheduled for a later City Council meeting.

- 1-Year Probationary Period and Maximum 4-Year Time Limit. The City will limit the total time period for the TUP to a maximum of four (4) years from the date of approval. This will include a probationary period for the first year, during which City staff will evaluate any impacts resulting from the use and determine whether further

mitigation is required to be implemented for the duration of the temporary use. The TUP will be issued only once and will not be subject to renewal at the end of the four-year period.

Please note that if, in the future, the proposed automobile storage use is proposed to be permanent, it will be subject to the review and approval of a separate conditional use permit (CUP) and additional improvements as required under Cerritos Municipal Code Section 22.30.350(b)(7).

- Cerritos Auto Square-Related Parking. Automobile inventory stored on the subject site shall be restricted to automobiles that will be sold within the Cerritos Auto Square. Automobiles that are to be sold in other jurisdictions shall be prohibited. The storage of automobile inventory on the subject site is not legal until a TUP is approved.
- Lighting Mitigation. Lighting proposed within the parking lot field shall be designed to prevent residual light pollution and impacts to nearby residential properties. Accordingly, the following are required:
  - Shields. Vertical shields shall be installed on the light fixtures to direct light downward instead of outward.
  - Dimmers. All light fixtures shall be equipped with individual or system-wide dimmers.
  - Light Output and Photometric Plan. Provide a photometric plan showing the light output generated by the new light fixtures. Indicate the minimum, maximum, and average illumination (foot candles). Illumination shall be zero foot candles at the property line.
  - Fixture and Pole Color. Change the proposed fixture and pole color to match the color found on existing light standards located on the nearby C-10 parking lot.
  - Post-Installation Light Readings. Light readings shall be conducted after installation to determine if the illumination from the new light fixtures is within acceptable levels. The nighttime illumination level will be subject to City inspection and shall be adjusted as required and directed by the City in order to meet acceptable levels.

Please update the light fixture details accordingly.

- Dust Mitigation. Dust mitigation shall be incorporated into the site design. There shall be asphalt paving, or similar suitable materials subject to City review and approval, at the entrance(s) to the parking lot in order to reduce the amount of dust that leaves the subject site. Show the location(s) of the entrance(s) on the site plan and delineate the areas and proposed materials for dust mitigation.
- Automobile Loading/Unloading. No automobile loading or unloading shall occur on the subject property or in the vicinity. Instead, automobile loading and unloading shall be limited to within the Cerritos Auto Square. Automobiles shall be driven

individually between the Cerritos Auto Square to the subject site, and this transfer shall occur solely during daytime business hours. Automobile haulers shall be prohibited from parking on the subject property and adjacent streets.

- Fence Screen. The proposed fabric to be applied to the fence shall be solid green and shall be free of any graphics.
- Landscape Screen Selection. The proposed strawberry guava vine is not appropriate for this application. Instead, revise the plan to note the installation of trumpet vine plants at six (6) feet on center.
- Landscape Irrigation. The vine planting shall require appropriate irrigation. Accordingly, please provide an irrigation plan delineating the proposed irrigation lines and fixtures.
- Street Trees. The trimming, removal, and replacement of street trees along 166th Street shall be subject to compliance with City of Cerritos Public Works Department guidelines and requirements.
- Sidewalk Repair. The proposed repair of the damaged sidewalk along 166th Street shall be subject to compliance with City of Cerritos Public Works Department guidelines and requirements.

Please revise the plans to incorporate the comments above. Should you have any questions, please contact Director of Community Development Torrey N. Contreras at (562) 916-1201.

Sincerely,



Art Gallucci  
CITY MANAGER

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cc Torrey N. Contreras, Director of Community Development  
Kanna Vancheswaran, Director of Public Works  
Robert A. Lopez, Current Planning Manager  
Felipe R. Lopez, Vice President of Business Services/Assistant Superintendent