



AGENDA
REGULAR MEETING OF THE PLANNING
AND ECONOMIC DEVELOPMENT
COMMISSION OF THE CITY OF DUARTE

MONDAY, JULY 17, 2023
7:00 PM

DUARTE COMMUNITY CENTER, 1600
HUNTINGTON DRIVE, DUARTE, CA 91010

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - A. Minutes for May 15, 2023
4. ORAL COMMUNICATIONS - ITEMS NOT IN THE AGENDA
5. PUBLIC HEARINGS:
 - A. **Conditional Use Permit 23-02.** A food packaging, wholesale distribution, and coffee roasting business is proposed in an existing 16,435 square foot building located in Lewis Business Park at 1860 Evergreen Street. Improvements are proposed to the buildings' exterior.

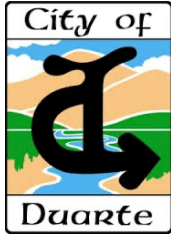
- **RESOLUTION PC 23-08**

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST FOR A CONDITIONAL USE PERMIT FOR A WHOLESALE FOOD PACKAGING AND COFFEE ROASTING BUSINESS LOCATED AT 1860 EVERGREEN STREET MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.114.050(B) AND THUS APPROVES CONDITIONAL USE PERMIT 23-02 SUBJECT TO CONDITIONS OF APPROVAL.

6. BUSINESS ITEMS
7. ITEMS FROM DIRECTOR
8. ITEMS FROM COMMISSIONERS

9. ADJOURNMENT: August 21, 2023

MINUTES



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

May 15, 2023

Commissioners

Tina Heany, Chair
Wally Wolff, Vice-Chair
Danny Ramirez
Brian Quandt
Daniel Becker

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Vice-Chair Wolff called the meeting to order at 7:06 p.m. The following were in attendance:

PRESENT:	Becker, Quandt, Wolff
ABSENT:	Heany, Ramirez
STAFF:	Bautista, Golding, Hensley, Nash, Zambrano
ASSISTANT CITY ATTORNEY:	Jeffrey Melching

2. PLEDGE OF ALLEGIANCE:

Vice-Chair Wolff led the Pledge of Allegiance.

3. APPROVAL OF MINUTES:

Commissioner Quandt motioned to approve the April 17, 2023, minutes. Seconded by Commissioner Becker. The motion carried 3-0-0-2. (Yes: Becker, Quandt, Wolff; No: None; Abstain: None; Absent: Heany, Ramirez).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None.

5. PUBLIC HEARINGS:

None.

6. BUSINESS ITEMS:

A. Commission Training.

Assistant City Attorney Jeffrey Melching presented and discussed various roles and responsibilities of the Commission, including: conflict of interest matters, open meeting requirements, and parliamentary procedures.

7. ITEMS FROM DIRECTOR:

None.

8. ITEMS FROM COMMISSIONERS:

None.

9. ADJOURNMENT:

Vice-Chair Wolff motioned to adjourn at 8:09 p.m. The next meeting is scheduled for June 19, 2023.

Craig Hensley, Secretary

CONDITIONAL USE PERMIT

23-02



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: July 17, 2023

Subject: Conditional Use Permit 23-02 for a wholesale food packaging and coffee roasting business

Location: 1860 Evergreen Street

Applicant: Gargo Foods

SUMMARY

The applicant, Gargo Foods, is requesting approval of a Conditional Use Permit (CUP) to allow food processing and packaging, wholesale distribution, and coffee roasting at 1860 Evergreen St., which is an existing 16,435 square foot warehouse facility within the Lewis Business Center Complex. This permit would allow the business owner to package, label, and wholesale distribute food products out of the warehouse, as well as roast, pack, and sell coffee.

The project site is located within the Industrial (M) Zone, in which any food processing or storage requires review and approval by the Planning Commission. Staff recommends the Planning Commission adopt Resolution PC 23-08 to approve food processing, packaging, and distribution as a primary use of the existing warehouse facility, based on the information provided in the staff report and subject to conditions of approval.

BACKGROUND

The 30,920 square foot parcel is developed with an existing 16,435 square foot building that was constructed in 1979 as part of the Lewis Business Park development. While it has been multiple industrial uses, the most recent was “Federico’s Bakery” which operated for several decades until 2021 as a large-scale bakery which sold baked goods through wholesale, as well as had a small retail space where they could sell goods to walk-in customers.



No new tenant improvements are proposed to the property with exception to new equipment like a shrink wrap machine, coffee roaster, and fillers. Since the previous use of the building was also food processing, few changes are needed to the property for the proposed operations. The most recent improvement was recoating and restriping of the parking lot in 2022 prior to sale of the property to the applicant. The property is surrounded by other industrial uses within the Lewis Business Park, as detailed in the vicinity map attached as Exhibit D.

PROJECT DESCRIPTION

Wholesale

The applicant wishes to import wholesale consumer goods through a monthly delivery from a freight truck, repackage or label the goods using labeling and shrink-wrap machines, and deliver those goods to local grocery stores. At this time, no manufacturing is proposed, only wholesale packaging and delivery. Some wholesale goods they distribute include mole, chia seeds, cinnamon, and chicken bouillon.

Coffee Roasting

In addition to their wholesale distribution, the applicant would also like to be able to roast and package coffee within an interior room of the warehouse (see Exhibit B). The equipment necessary includes the coffee roaster itself, vertical bagging machines, and an industrial coffee grinder. They will package the coffee in large bags that are intended to be utilized by restaurants, as well as in 14-ounce bags for customers to consume at home. They plan to deliver the coffee directly to local restaurants, as well as eventually sell it online through their website. An afterburner will be installed prior to any roasting operations

which will ensure the fumes created by the roaster will not create adverse odors or emissions.

Future Expansions

While not included in this proposal or approval, the applicant also hopes to eventually expand into candy manufacturing once they gain additional staff and capital, and possibly retail coffee dining as an accessory use in the existing customer area if the idea proves to be cost-effective and practical. Candy manufacturing will likely require a modification to the Conditional Use Permit, and a future Commission meeting to consider that request. Accessory coffee service may require a modification to the CUP, depending upon the scope and scale of the proposed operations. These items are not included in the applicant's request or staff's analysis and, therefore, not a part of the resolution being considered by the Commission this evening.

ANALYSIS

Impact on Adjacent Properties

The equipment proposed with this use including the shrink wrap machine, fillers, scales, and sealers are not expected to produce any noise audible outside the building given that they produce low noise and are enclosed within a warehouse structure. By condition of approval, if any equipment is later found to produce noise impacts outside of the building, the Director may request a professional acoustical study that would analyze and recommend measures to address the impacts. No sensitive uses exist within the vicinity since the building is part of the Lewis Business Park industrial complex. With these factors considered, Staff does not anticipate noise impacts from the proposed use.

Hours of Operation

The applicant is proposing to operate Monday-Friday 8:00am-4:30pm with limited variation depending on fluctuation in customer demand (ex. seasonal). Conditions have been added to ensure hours of operation are within the "Daytime" hours associated with Chapter 9.68 (Noise Regulations) of the Duarte Municipal Code. The business would operate at first with only three employees, but hopes to employ additional staff as the business grows.

Parking and Deliveries

Shipments are received monthly on a freight (semi) truck entering off of Evergreen Street and are unloaded immediately. Conditions of approval have been included to address the storage of pallets or equipment on the property. Since the subject parking lot continues through directly to Business Center Drive, the truck never needs to turn around, and circulation is satisfactory. Deliveries to local supermarkets are made using two 22-27 foot box trucks and two cargo vans. Twenty parking spots are existing which are more than adequate for the four delivery and three employee vehicles. Delivery trucks will be parked

near the bay doors to provide less visibility and to allow adequate circulation through the parking lot.

Coffee Roasting

While a coffee roasting facility could have potential smell, emission, or noise impacts, the utilization of only one roaster, and the addition of an afterburner, will result in insignificant impacts to the surrounding area. The coffee afterburner burns the air from the coffee roaster a second time, reducing smoke, odor, fine particulate, and VOC created during the coffee bean roasting process. Installation of the afterburner and any related ventilation will require a Building Permit, which will allow the City to ensure it is correctly installed and is not visible to public view.

Trash Handling

Waste management is currently handled through a single 3-yard trash dumpster within a small, unroofed enclosure located on the southern end of the parking lot which is not shared with any other business. Since this trash enclosure does not meet current sizing, solid-waste recycling, or storm water requirements, and since trash has been an identified issue at this site in the past, the trash enclosure must be rebuilt to City and Burrtec Waste standards as a condition of this approval.

Building and Site Improvements

While the building and property are in overall good shape, some architectural and aesthetic improvements are needed to the property including:

- The existing “Federico’s Bakery” wall sign must be removed and replaced with an approved channel letter sign for the new business.
- The exterior of building must be repainted since the exterior paint has become faded and stained in several locations.
- The shake roof surrounding the front customer area must be reroofed, as the existing material is far beyond it’s intended life and is becoming dilapidated. The roofing materials should be replaced with a similar wood shake material, simulated wood shake, or with a red tile roof as seen on other buildings within Lewis Business Park, subject to Planning approval.
- The retail/customer area has already been repainted, refinished, and cleaned up, but the paper window covers must be removed from the windows prior to occupancy. These window coverings were taped to the windows for painting and to deter vandalism when the building was vacant, but will no longer be needed once the building is occupied. See Exhibit D for photos of customer area.

All of these aesthetic improvements are planned as deferred approvals by Planning Staff and will be done to the satisfaction of the Community Development Director

ENVIRONMENTAL

The proposal has been reviewed with respect to environmental impact and staff has determined that the application for a Conditional Use Permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations. No further environmental review is required at this time in accordance with CEQA Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt Resolution PC 23-08 (Exhibit A) approving CUP 23-02 allowing food processing and packaging, wholesale distribution, and coffee roasting at 1860 Evergreen St., which is an existing warehouse facility.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Scott Nash", with a large checkmark-like flourish at the end.

Scott Nash
Assistant Planner

Attachments

- Exhibit A: Resolution PC 23-08, Conditional Use Permit 23-02
- Exhibit B: Architectural Plans
- Exhibit C: Business Operations Plan (Provided by Applicant)
- Exhibit D: Photos of Site and Vicinity

EXHIBIT A

RESOLUTION PC 23-08

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 23-02 TO ALLOW A WHOLESALE FOOD PACKAGING AND COFFEE ROASTING BUSINESS LOCATED AT 1860 EVERGREEN STREET

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, Gargo Foods LLC. submitted an application requesting approval of a Conditional Use Permit to allow a wholesale food packaging and coffee roasting business located at 1860 Evergreen Street; and

WHEREAS, food processing and/or storage is permitted with a Conditional Use Permit within the Industrial (M) zone pursuant to Duarte Development Code Section 19.16.020.B; and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning and Economic Development Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 23-02 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 23-02 and all of the information, evidence and public testimony received at the public meeting held on July 17, 2023 at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

This use of wholesale food packaging and coffee roasting is compatible with the City's

Industrial land use designation of the General Plan, in that it furthers the General Plan land use policy 2.1.4 by providing access to an innovative industrial use that is locally accessible and beneficial to business owners within the City and surrounding communities.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

Food processing and/or storage is permitted within the Industrial (M) zone with the approval of a Conditional Use Permit.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

The use is located within the Lewis Business Center industrial park, which is generally located in the area south of Evergreen Street and east of Highland Avenue. Industrial developments are located to the south, east, and west of the project site, and the proposed use is compatible with the project site as well as the surrounding uses. Potentially negative operational characteristics that may affect surrounding properties have been addressed through a thorough set of conditions of approval.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

Conditions of Approval such as noise restrictions, installation of an afterburner for the coffee roaster, and aesthetic improvements to the property, have been added to ensure the proposed use remains consistent with the zoning, and will help avoid any adverse and detrimental effects on the City and surrounding community.

5. *The subject site is:*

- a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*
- b. *Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.*

The project site is within the Lewis Business Center industrial park in an existing industrial building. Access to the property is via Evergreen Street which connects to Highland Avenue, one of the City's main arterial streets. The circulation through the industrial park and to the facility is suitable for efficient access for public and emergency vehicles. The facility was previously occupied by a similar food processing use, so no impact to traffic or onsite circulation is expected.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this PC Resolution 23-08 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301.

SECTION 4. RECOMMENDATION

The Planning Commission approves PC Resolution 23-08 based on the findings listed in Section 2, and the conditions listed in “Exhibit A-1”, for a wholesale food packaging and coffee roasting business located at 1860 Evergreen Street.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 17th day of July, 2023.

Tina Heany, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on July 17, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1
Conditions of Approval
Conditional Use Permit (23-02)
1860 Evergreen Street (Wholesale Food and Coffee Roasting)

1. This approval is for use of the existing industrial building as a wholesale, packaging, labeling, and coffee roasting business located at 1860 Evergreen Street as stated in the staff report and described in the applicant's business operational statement and architectural plans, on file with the Planning Division.

Operation and Improvement Conditions

2. There shall be no freight deliveries between the hours of 9 PM and 7 AM.
3. Freight deliveries must be unloaded immediately upon arriving at the site, and cannot remain parked or stored on the property for a period greater than two (2) days.
4. Business operations shall be conducted only between the hours of 7 AM and 9 PM.
5. The existing trash enclosure shall be replaced with a new one that meets current standards. The enclosure requires final approval from the Planning Division and building permits prior to construction. The enclosure must be completed prior to business license issuance.
6. In the event of substantiated noise issues, the Community Development Director may require the applicant to pay for the preparation of a noise study, prepared by a professional noise or acoustics consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly comply with this requirement will result in a modification/revocation hearing before the Planning Commission.
7. Any addition, modification, and/or replacement of facility equipment shall be analyzed for noise impacts and be approved by the Community Development Department prior to installation.
8. A coffee afterburner must be approved, permitted, and installed prior to any operation of coffee roasting equipment. In the event that the afterburner does not provide adequate smoke, odor, or emission reduction, as determined by the Director, additional modification to the equipment may be required or the Conditional Use Permit may be subject to review and revocation by the Planning Commission.
9. The entirety of the building shall be repainted including but not limited to the walls and roll up doors. Existing holes in the walls (including those associated with the removal of the current Federico's sign) shall be patched in preparation for the painting of the building. All colors and materials chosen shall be approved by the Planning Division prior to completion. All finished building materials incorporated into the building design shall be of high quality and high durability, and shall take into

consideration locations that may be more vulnerable to damage or potential maintenance concerns.

10. Prior to building occupancy, the wood shake roofing surrounding the northeast corner of the building must be fully reroofed. To accomplish this, the applicant must receive Planning Division approval of the replacement roof materials and obtain a Building Permit.
11. The existing "Federico's Bakery" sign shall be removed prior to occupancy. Plans for a new channel lettering sign must be submitted to the Community Development Department prior to installation.
12. Any signage associated with the business is not included as part of this approval; a separate review and approval process will be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code.
13. The designated warehouse and office spaces within the proposed facility shall be in substantial compliance with the approved plans on file with the Community Development Department (Exhibit A of the Planning Commission Staff Report). Modifications which increase either the amount of warehouse space or office space within the facility shall require separate review and approval by the Community Development Department.
14. There shall be no outside storage associated with this use, including, but limited to, inoperative trailers, storage units, pallets, or goods.
15. All business activities shall be held indoors, and remain indoors at all times, and exterior doors should remain closed to prevent outside noise.
16. Operations shall be conducted in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
17. If any issues or concerns arise in relation to parking or circulation at the site, the Conditional Use Permit may be subject to review and revocation by the Planning Commission.

General Conditions

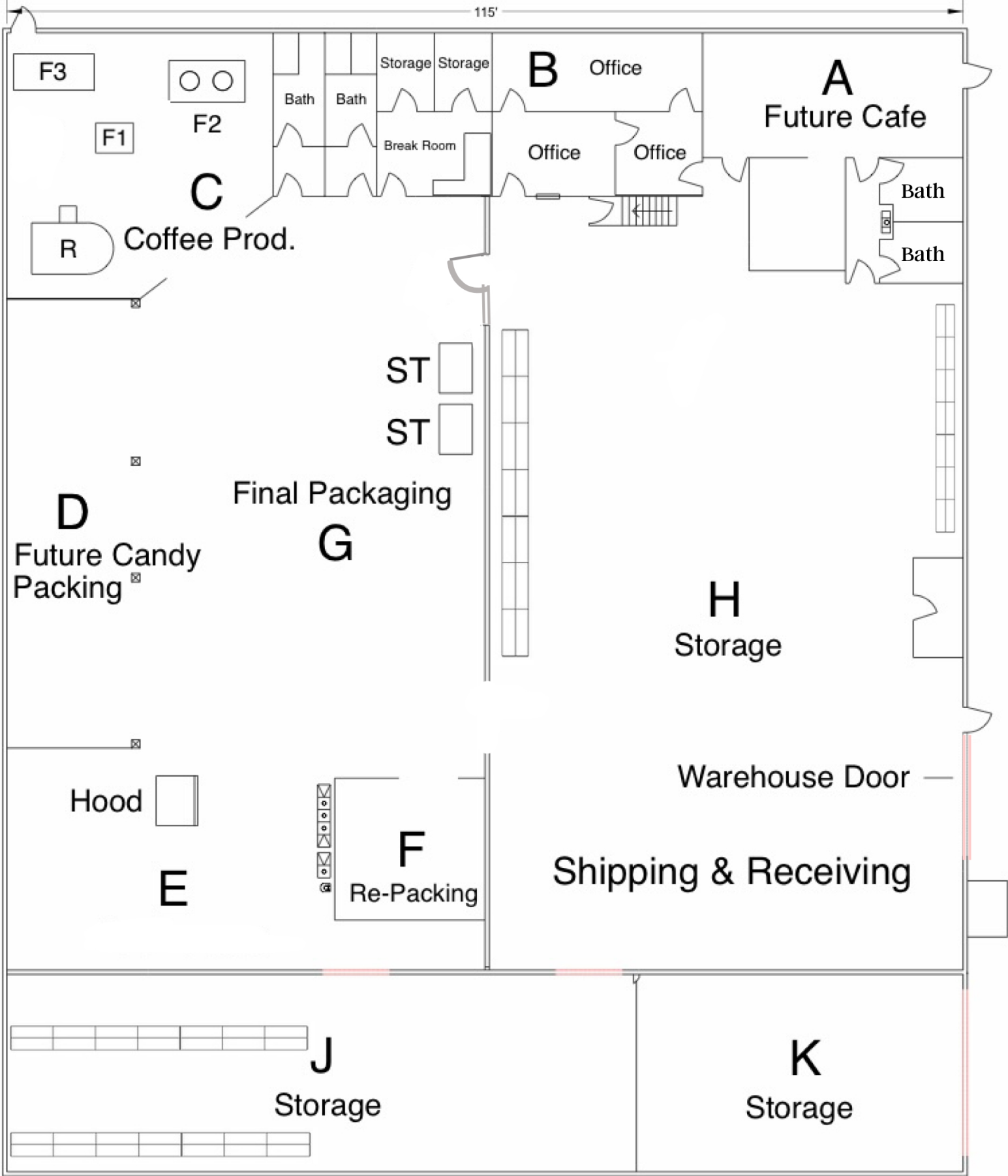
18. The applicant shall obtain a valid business license with the City of Duarte prior to commencement of business operation. Contact the City Finance Division for more information.
19. Any expansion or modification to the approved use authorized as part of Conditional Use Permit 23-02 shall require an application for a new Conditional Use Permit.
20. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations

that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.

21. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for all tenant improvements and other associated site improvements.
22. Any required plans and plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits.
23. Any violation of the Conditions of Approval, Municipal, or other governmental regulations may be grounds for initiation of proceedings for the revocation of this Conditional Use Permit.
24. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.
25. The business shall comply with the City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code and not be detrimental to the operations of adjoining businesses.
26. The project shall comply with all the regulations of Chapter 19.16 (Industrial Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
27. The owner and contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.
28. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.
29. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

EXHIBIT B

Evergreen Street



Gargo Foods
1860 Evergreen St.
Duarte, CA 91010

Key

F1 - Filler 1
F2 - Filler 2
F3 - Filler 3
R - Coffee Roaster
ST - Shrink Tunnel

Sliding Doors in red

 — Storage Rack



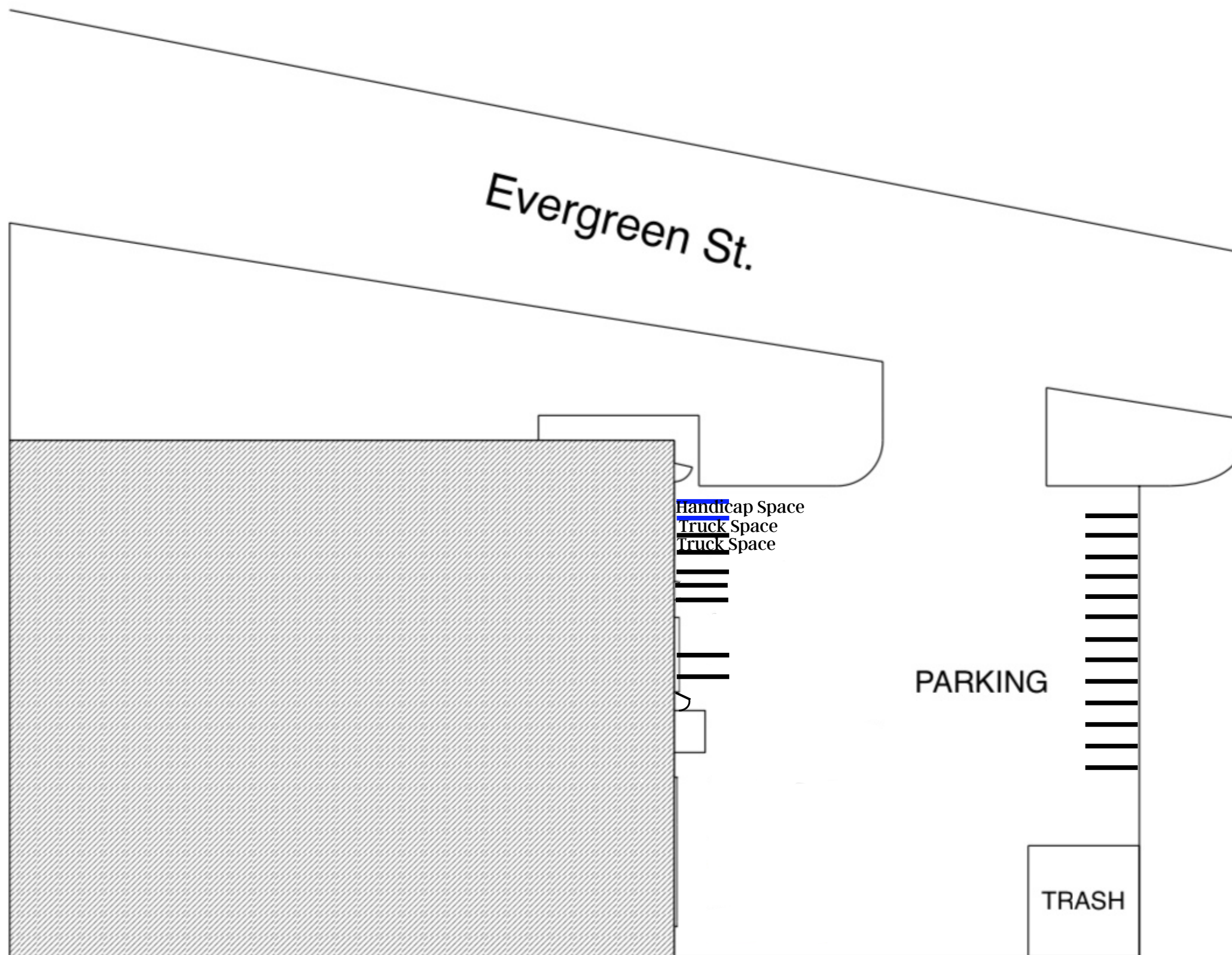


EXHIBIT C

GARGO FOODS BUSINESS PLAN

Current Business

- Import wholesale consumer goods and distribute to local super markets. Some of which we add a private label to. No manufacturing process is involved. The goods with which we add a private label to include a Mexican condiment known as “Mole”, chia seeds, and cinnamon. Other wholesale goods without a label include a variety of chiles and chicken bouillon. We will also be utilizing a shrink wrap machine. The model of the machine is *Shanklin* which also includes a heating tunnel which will shrink the plastic film onto the products to make them air tight.

Future Business

- We intend to also use our facility to both roast and package coffee. The equipment necessary includes the coffee roaster itself, a vertical bagging machine, and an industrial coffee grinder. We will be packaging our coffee in bags that are intended to be utilized by restaurants as well as in 14 ounce bags for customers to consume at home. ***Details of coffee roaster & after burner. As for the fillers, they are referred to as vertical bag fillers. They take a roll of film and form it into individual bags which are then filled by coffee. All of them serve the same purpose, the only difference between each of them is their brand and year. As for how our products are delivered to our customers, we work with a distribution company to deliver our mole to supermarkets. However, we deliver our coffee directly to local restaurants. Coffee is also sold as wholesale.
- We also intend to sell directly and ship to customers via a website once that is setup.
- After consideration, we are deciding to hold off on the candy manufacturing business as we currently do not have the necessary staff nor capital to initiate. We do however have plans to request for the necessary permit once the opportunity presents itself.

Current Internal & External Impact

- Internally, all equipment that will be utilized will not create a disturbance to neighboring facilities as they are not loud. Apart from the *Shanklin* shrink wrap machine, no other heavy machinery will be utilized. Equipment will involve box sealers, weighing scales, and bag sealers.

- We will be utilizing 2 cargo vans and 2 box trucks to deliver to our customers

Future Internal & External Impact

- The equipment necessary for our coffee business is not loud nor do they make any kind of disrupting vibrations. We intend on obtaining an after burner for the roaster before roasting within the facility. The only fumes that will be created will be by the coffee roaster which will be ventilated by an extractor that will lead them to the after burner on the roof of the facility. The after burner will then diminish odors and emissions from the smoke.

Hours of Operation

- Hours of operation are from 8 AM to 4:30 PM Monday-Friday. However, it will vary depending on seasonal products demand. Our deliveries are done on a daily basis.

We received full truck loads once a month. The shipments from the freight trucks will contain our imported goods. The dimensions of our delivery trucks are 271in x 96in x 120in & 331in x 96in x 144in.

- Our trash enclosure is not shared with anyone else and we will ensure that we will produce a level of waste that is manageable for the trash company.

Employees

- At the moment we will need 3 employees. Their hours of labor will typically be from 8 AM to 4 PM but will vary depending on our customer demands.

EXHIBIT D



City of Duarte
Community Development Department

EXHIBIT D
VICINITY MAP AND SITE PHOTOS

PROJECT AND SURROUNDING ZONING

<u>Subject Property:</u>	M, Industrial
<u>North:</u>	210 Freeway
<u>South:</u>	M, Industrial
<u>East:</u>	M, Industrial
<u>West:</u>	M, Industrial

SUBJECT PROPERTY-AERIAL





City of Duarte
Community Development Department

Subject Property-Street View





**City of Duarte
Community Development Department**

North of Subject Property
210 Freeway



South of Subject Property
Industrial Property
"Custom Distributors" (Energy-conservation Products)





City of Duarte
Community Development Department

East of Subject Property
Industrial Property
IPP Plastic Products (Plastic Fabricator)



West of Subject Property
Industrial Property
Element LA (Composite Polymer Test Lab)





**City of Duarte
Community Development Department**

Delivery Box Trucks



Delivery Vans





**City of Duarte
Community Development Department**

Customer Area
Window Coverings to be Removed





City of Duarte
Community Development Department

Coffee Roasting Equipment

