

# **Proposed Improvements to Lot on 166<sup>th</sup> Street and Studebaker Road**

Attachments in this Document include:

- Overview
- Amended Contract with C.A.R. Group
- Resolution No. 17-0906A

September 7, 2017



## Overview

Based on initial feedback and direction from the City of Cerritos and top concerns the District learned from residents during its August 23 community forum, the Board of Trustees and the District are committed to addressing resident concerns related to the District's Lot located at 166<sup>th</sup> Street and Studebaker Road.

Upon approval of the Temporary Use Permit of the land, the District would be granted a four-year permit from the City of Cerritos. The District also proposes to host quarterly meetings with residents to address any potential concerns.

## Improvements

Cerritos College will make the following proposed improvements to the Lot located on 166<sup>th</sup> Street and Studebaker Road:

- Loading and Unloading
- Dust Mitigation
- Landscape
- Lighting
- Security

### *Loading and Unloading*

- No automobile loading or unloading shall occur on District property, including on the Lot located at the corner of Studebaker Road and 166<sup>th</sup> Street.
- All automobile loading and unloading shall occur on the property of the Licensee located within the Cerritos Auto Square.
- Hours of operation for the Lot will be Monday – Sunday, 7 a.m. – 10 p.m.
- Automobiles shall be driven individually between the Cerritos Auto Square and the Lot, as needed. The District will require all vehicles to enter and exit the Lot using the District's parking lot C-10 located between the Facilities Building and the Child Development Center. See attached.

### *Dust Mitigation*

- The District shall limit the amount of dust caused from vehicles driving on the Lot. The District will propose utilizing a type of decomposed granite on the Lot as part of the dust mitigation plan.
- The District could potentially use decomposed granite, or DG, which is an environmentally friendly substance made up of granite aggregates of 1/4" or smaller. Decomposed granite is a cost effective way to pave driveways.

- Cerritos College would propose either a loose decomposed granite or stabilized decomposed granite, depending on the cost. The difference is stabilized DG has a stabilizer mixed in with the granite aggregates. Compared to loose DG, stabilized DG is more expensive. Once spread and compacted, DG with a stabilizer will look similar to loose DG, with the top layer appearing loose and organic. However, stabilized decomposed granite will be less susceptible to erosion. As a result, it has a longer life span and requires less maintenance than loose DG.

### *Landscape*

- Per the requirement of the City, the District will install and maintain yellow trumpet vines, including irrigation along the fence line of 166th Street. These yellow trumpet vines will be maintained on a monthly basis.
- The District will install durable, green vinyl fabric (privacy screens) to the fences to minimize any potential eyesore. This provides added security to the lot that keeps unauthorized personnel out of the lot and limits the public's view into the lot.
- The vinyl fence fabric will also provide substantial amount of wind blockage, which will assist in limiting any dust to adjacent properties.
- Subject to City approval, the District will remove all existing trees on the District side of 166th Street and replace them with ornamental pear trees. The District proposes to remove approximately 10 decayed trees and replace them with new ornamental pear trees.
- Subject to City approval, the District will also remove, repair, and replace damaged sidewalk along 166th Street.

### *Lighting*

- The District will install and maintain 17 light fixtures located on the Lot, including ensuring lights are operating as intended.
- Light poles will be the same color to match the Light poles in Parking Lot C-10.
- In conjunction with the District's current Facilities Master Plan conducted in 2011, a Mitigated Negative Declaration (MND) report refers to the impact of the creation of "a new source of substantial light or glare that would adversely affect day or nighttime views in the areas." The report states, there would be "No Impact" to the surrounding residential area.

The report also states, *"The campus is urban and nighttime views in the area are not an issue. Although new lighting will be installed on campus, it does not differ substantially from existing lighting patterns. All lighting for Parking Lot C-10 and along Old Falcon way is directly onsite to minimize light and glare for adjacent residents. Lighting for the parking lots along Studebaker Road is also directly onsite. Existing street lights along Alondra Blvd. and Studebaker Road influence lighting in the adjacent offsite residential areas more than campus lighting patterns."*

## *Security*

Added safety measures will include security cameras to be added to all 17 light poles within the Lot. Campus Police to make regular rotations around the property.

### **Street view of the Lot prior to construction**





**Street view of proposed vinyl fencing covered with yellow trumpet vines as would be required by the City of Cerritos**



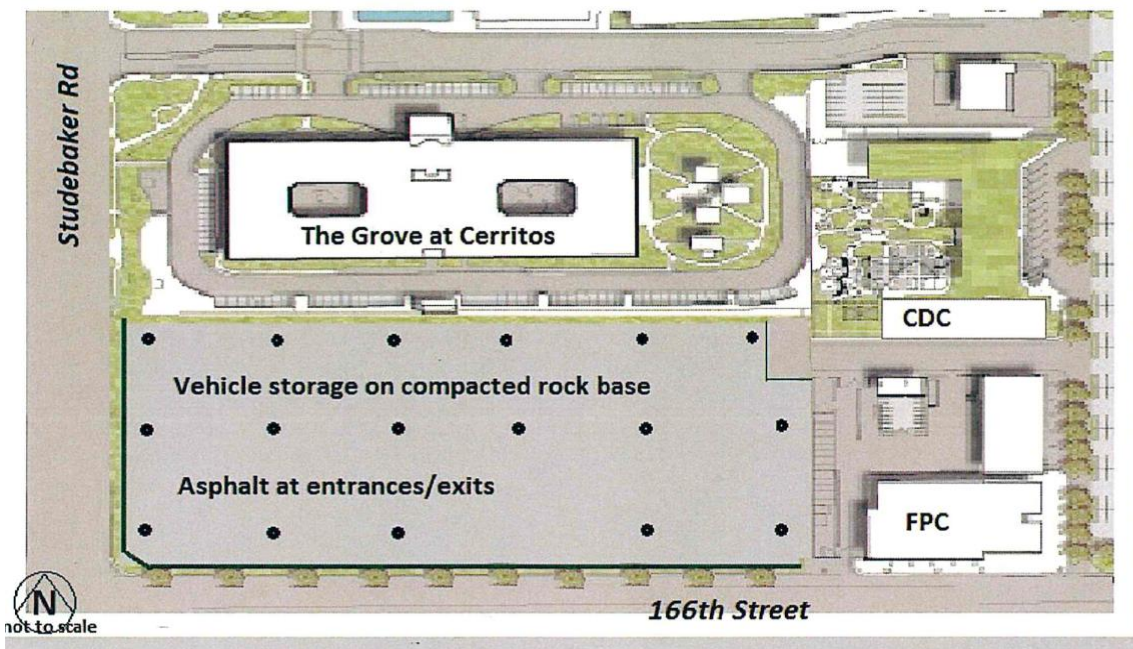
**Proposed durable vinyl fence covering for the Lot**



Proposed lighting fixture






17 proposed light pole positions



## Cerritos College Site Improvements

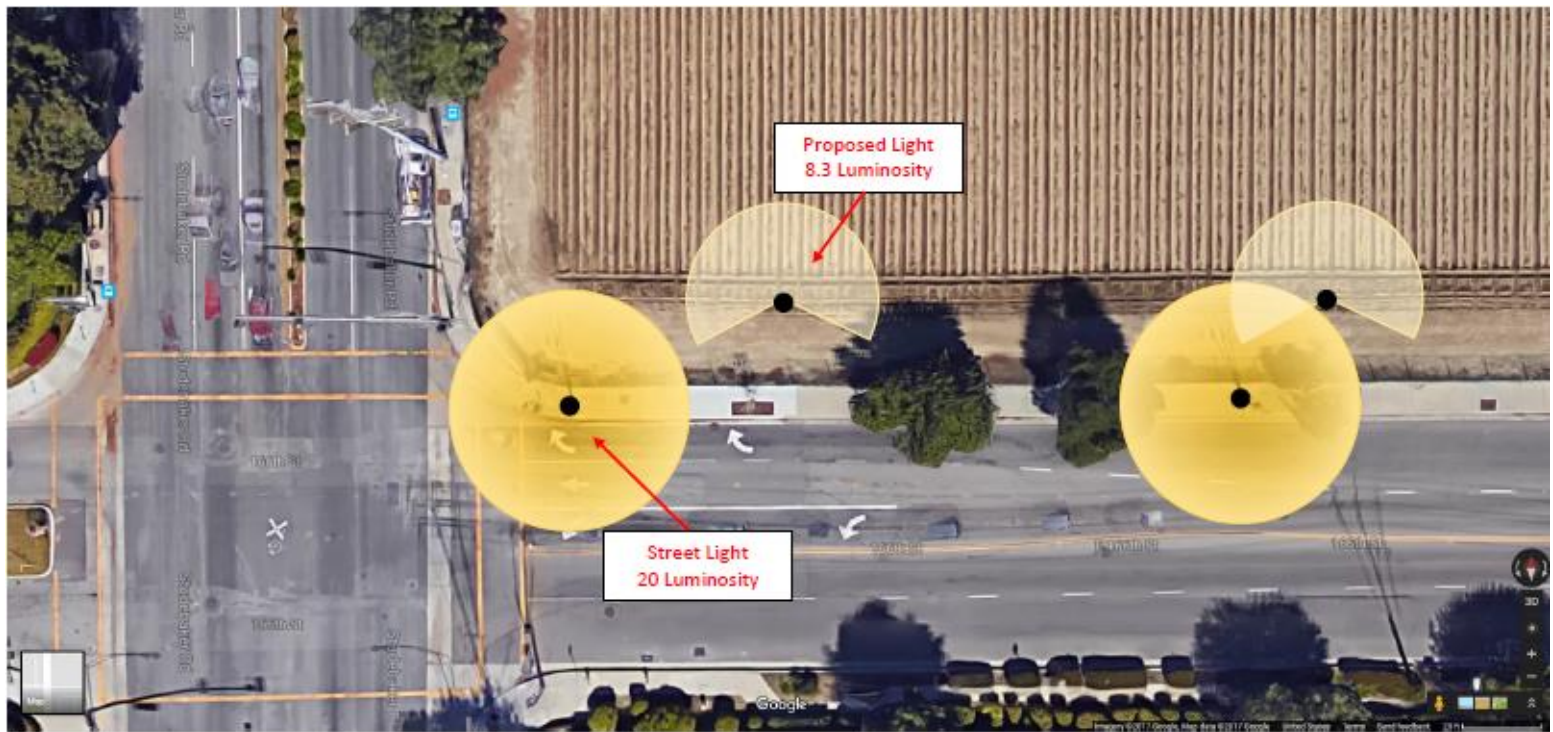
### Legend

-  Ornamental Pear Trees  
replaces all trees on 166th
-  Chain Link fence  
enhanced with green  
fence fabric and yellow  
trumpet vines at 6' o.c
-  LED self dimming lights  
fixtures, 25 foot poles,  
silver in color (typ.)

Note: All damaged concrete  
on 166th repaired/replaced



## Luminosity of Street Lights vs. Luminosity of Lights in Lot





# Cerritos College

## AMENDMENT NO. 1

To

CONTRACT NO. 16C0210

The AGREEMENT made and entered on **September 1, 2017**, by and between the **Cerritos Community College District**, a public community college district with its principal place of business at 11110 Alondra Boulevard, Norwalk, CA 90650 ("DISTRICT"), and **The C.A.R. Group and its Affiliates** ("Licensee"), incorporated under the laws of the State of California with its principal place of business at 20322 SW Acacia Avenue, Newport Beach, CA 92660, is AMENDED on **September 1, 2017**, as follows:

### RECITALS

WHEREAS, DISTRICT and Licensee entered into a Facility Use Agreement dated **July 19, 2017** ("Agreement"), whereby Licensee agreed to provide certain services;

WHEREAS, DISTRICT and Licensee desire to amend the Agreement to provide for additional services;

NOW THEREFORE, the Parties agree as follows:

#### 1. TERMS – THE C.A.R Group

1.1 Pursuant to Sections 2.1 of the Agreement, Licensee will be provided access as follows: for maintaining normal operations of business, Licensee will be allowed access to the Assigned Premises seven (7) days a week between the hours of 7:00AM and 10:00PM.

1.2 Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

1.3 This Amendment may be executed in duplicative originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

1.4 Additional Terms: No automobile loading or unloading shall occur on DISTRICT property including on the corner lot located at the corner of Studebaker and 166<sup>th</sup> Street ("Lot"). All automobile loading and unloading shall occur on the property of the Licensee located within the Cerritos Auto Square. The DISTRICT will require all vehicles to enter and exit the Lot using the driveway on parking lot C-10 located between the Facilities Building and CDC as shown in Attachment "A".

1.5 Additional Terms: The C.A.R. Group is responsible for maintaining and monitoring security cameras located on the designated lot.

1.6 Additional Terms: The C.A.R. Group will store no more than 1,000 vehicles on the lot at one time.

#### 2. TERMS - DISTRICT

2.1 The DISTRICT shall be responsible for maintaining the fence surrounding the designated lot, including maintenance of all landscape.

2.2 The DISTRICT shall be responsible for dust mitigation, including monitoring and ensuring the amount of dust is limited, in compliance with city requests, as commercially reasonable as approved by the Board of Trustees, and standards.



- 2.3 The DISTRICT shall be responsible for maintaining lighting located on the designated lot, including ensuring lights are operating as intended, in compliance with city requests, as commercially reasonable as approved by the Board of Trustees, and standards.
- 2.4 The initial contract and amendment shall not be executed prior to attaining the temporary use permit (TUP) from the City of Cerritos.

**INTENDING TO BE BOUND HEREBY, THE PARTIES EXECUTE THIS AMENDMENT AS OF THE DATE WRITTEN ABOVE:**

**LICENSEE:**

By: \_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Typed or Printed Name, & Title*

\_\_\_\_\_  
*E-Mail*

\_\_\_\_\_  
*Tax ID No.*

**CERRITOS COMMUNITY COLLEGE DISTRICT:**

By: \_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Typed or Printed Name, & Title*

## **RESOLUTION NO. 17-0906A**

### **RESOLUTION OF THE GOVERNING BOARD OF THE CERRITOS COMMUNITY COLLEGE DISTRICT REGARDING IMPROVEMENTS TO THE CORNER LOT LOCATED ON 166<sup>TH</sup> STREET AND STUDEBAKER ROAD**

**WHEREAS**, under Cerritos Municipal Code Section 22.40.450, the Cerritos Community College District ("the District") submitted a temporary use permit (TUP) application subject to the Cerritos City Council's approval for use as a temporary parking lot located on the corner of 166<sup>th</sup> street and Studebaker ("Lot"); and

**WHEREAS**, upon approval of the TUP application, the District will lease the temporary parking lot to local auto dealerships within the Cerritos Auto Mall as a place for storage of automobiles for the specific purposes of sale within the Cerritos Auto Mall; and

**WHEREAS**, in order to obtain a TUP, the District must make improvements to the Lot to the satisfaction of the City of Cerritos and community members; and

**WHEREAS**, the Governing Board of the District (the "Board") is committed to making improvements to the Lot located on 166<sup>th</sup> street and Studebaker Road, and approving related documents and actions.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Board of the Cerritos Community College District as follows:

**Section 1. Loading and Unloading.** No automobile loading or unloading shall occur on DISTRICT property including on the Lot located at the corner of Studebaker and 166th Street. All automobile loading and unloading shall occur on the property of the Licensee located within the Cerritos Auto Square. Automobiles shall be driven individually between the Cerritos Auto Square and the Lot. District will require all vehicles to enter and exit the Lot using the driveway on parking lot C-10 located between the Facilities Building and CDC as shown in Attachment "A"

**Section 2. Dust Mitigation.** In compliance with city requests, as commercially reasonable as approved by the Board of Trustees, and standards, the District shall develop a dust mitigation plan that will limit the amount of dust caused from vehicles driving on the Lot.

**Section 3. Landscape.** The District will install and maintain yellow trumpet vines including irrigation along the fence line on 166th Street ending at Studebaker Road. Subject to City approval, the District shall remove all trees along the fence line of 166th Street ending at Studebaker Road and replace them with ornamental pear trees. Subject to City approval, the District will remove, repair, and replace damaged sidewalk along the fence line of 166th street ending at Studebaker Road.

**Section 4. Lighting.** In compliance with city requests, as commercially reasonable as approved by the Board of Trustees, and standards, the District will install and maintain lighting located on the Lot, including ensuring lights are operating as intended. The District will make all reasonable efforts to ensure that the control the luminosity of the lighting to minimize and/or prevent impact to nearby residents.

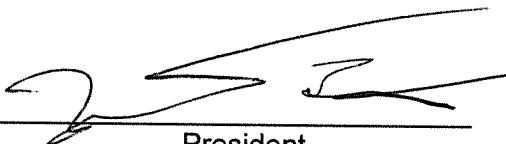
**Section 5. Effective Date.** This resolution shall take effect upon approval of the TUP application.

PASSED AND ADOPTED this 6th day of September, 2017, by the following vote:

AYES: 7

NOES: 0

ABSENT: 0

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Clerk