



CITY OF COMMERCE

COMMUNITY DEVELOPMENT DEPARTMENT

TRANSMITTED VIA EMAIL

April 13, 2026

Wash-Tel Commerce LLC
Attn. Greg Collins
Craig Realty Group
4100 MacArthur Boulevard, Suite 100
Newport Beach, CA 92660

Re: Variance for Landscape Plan No. LR-2025-02– Assessor’s Parcel Numbers (“APN’s”) 6336-010-030, -031, -032, -033, -034, -035, -036, -037, -038, -922, and -927

Dear Applicant,

The City has reviewed a request for a variance from minimum landscape standards for Landscape Plan No. LR-2025-02 for the installation of landscaping associated with a proposed new development at the northwest corner of Telegraph Road and Washington Boulevard, identified as (APN’s) 6336-010-030, -031, -032, -033, -034, -035, -036, -037, -038, -922, and -927 (“Subject Property”).

The Subject Property consists of a 10-acre area consisting of 11 parcels, which are currently under construction. The proposed landscaping plan applies to the perimeter landscape planter areas located along the street frontage and between the parcels at the Subject Property. The planter area totals approximately 40,000 square feet, with most of the landscaping located along Telegraph Road and Washington Boulevard.

The applicant requests a reduction in the number of required trees within the perimeter landscape area. Under Commerce Municipal Code (“CMC”) Section 19.23.070 – *Trees*, one tree is required for every 300 square feet of landscape area. Based on this standard, a total of 133 trees is required in the perimeter planter areas. The applicant proposes 40 trees instead of 133 trees as required by the CMC, which will result in a reduction of 93 perimeter trees.

Under CMC Section 19.23.020, the Director of Community Development may authorize exemptions to any design or improvement standards in Chapter 19.23 – *Landscape Standards*. Based on this authority, and upon review of the requested modification, it is the Director’s determination that the proposed change is a minor deviation from the landscape standards that is necessary for the following reasons:

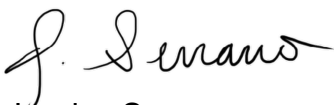
- The proposed landscaped areas and buffers provide visual relief and protect one land use from the adverse effects of another through adequate quantity and space between trees, shrubs and additional ground cover.
- The proposed landscape design will help to eliminate nuisances and conflicts between adjacent land uses or between a land use and a public road due to the strategic arrangement of trees, shrubs and ground cover in a manner that will allow vegetation to flourish, and not interfere with the visibility of new commercial buildings and business signage, while still providing ample vegetation that will beautify the property and provide adequate shading.
- The trees mentioned above are considered perimeter trees and are in addition to the required number of parking lot or street trees.
- The proposed tree count will not diminish the visual quality of the landscaping for the proposed development.
- The reduction will enhance the landscape by providing appropriate spacing between trees to support their health and long-term growth, while still offering adequate shade and beautification for the proposed uses.

Accordingly, the Director hereby approves a variation for LR-2025-02 and determines that the proposed landscape plan is in substantial compliance with the purpose and intent of Chapter 19.23 – *Landscape Standards*, subject to the conditions of approval contained in Attachment 1 and the plans contained in Attachment 3.

The Affidavit of Acceptance of Conditions, contained in Attachment 2, must be completed and returned to this office within ten (10) days. Pursuant to CMC Section 19.39.190, all actions and decisions of the Director may be appealed to the Planning Commission. Appeals must be submitted in writing to the Community Development Department within fourteen (14) calendar days of the date of this letter. If the fourteenth (14th) day falls on a holiday or weekend, the appeal period is extended to the next City working day. After the appeal period has expired, no appeals will be accepted, and the Director's decision will be final.

If you have any questions or need further assistance, please feel free to contact the Planning Division at (323)722-4805, extension 2820, or planning-division@commerceca.gov.

Thank you,



Jessica Serrano
Director of Community Development Department

Attachments:

1. Conditions of Approval
2. Acceptance of Conditions for Affidavit
3. Landscape Plan (LR-2025-02)

ATTACHMENT 1
Conditions of Approval for
LR-2025-02

1. This approval and all rights hereunder shall terminate within twelve months of the effective date of the permit unless installation of landscaping has commenced or a written time extension is granted, based on a written request submitted prior to the expiration of the one-year period.
2. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this permit, together with all conditions which are a part thereof.
3. The proposed irrigation for the perimeter landscape areas shall be maintained at all times to prevent leaks, broken irrigation lines or other malfunction.
4. Detailed landscape and irrigation plans are required for all development subject to the provisions of this [Chapter 19.23](#). Such plans shall be submitted to and approved by the Community Development Department prior to the issuance of building permits of the adjacent developments.
5. Prior to the issuance of any occupancy permits, landscaping and irrigation plans shall be prepared by a landscape architect and submitted to the City for review and approval. All designated landscaping areas shall be fully planted prior to the issuance of the building permit final inspection and maintained at all times.
6. Landscape and irrigation plans must be prepared by a registered landscape architect. Such plans must be fully dimensioned.
7. Any tree, shrub, or part thereof on private property that overhangs any street so that it endangers life, safety, or public property shall be removed, trimmed, or cut off within ten days after written notice from the city.
8. Occupants of a property abutting a public street or alley shall keep private trees from overhanging into the public right-of-way. Trees shall be trimmed to maintain a minimum clearance of ten feet above the sidewalk, fourteen feet above a curb, seventeen and one half feet at center in residential areas, and seventeen and one-half feet above the curb at bus stops.
9. The property owner shall permanently and continuously maintain all landscaping in a neat, clean, and healthy condition, including removal of litter, proper pruning, mowing of lawns, weeds, fertilizing, and watering; and replacement of diseased and/or dead plants.
10. The Director of Community Development or his/her designee is authorized to make minor modifications to the approved landscape plans or any of the conditions if such

modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.

ATTACHMENT 2
Affidavit of Acceptance of Conditions
Landscape Plan (LR-2025-02)

ACCEPTANCE OF CONDITIONS FOR
LANDSCAPE PLAN
A F F I D A V I T

I, _____, hereby state that I am the owner, or the authorized agent of the owner or the property involved in the Landscape Plan (LR-2025-02)

I further state that I have read, understand, and accept, and will comply with, all the conditions of approval for Landscape Plan (LR-2025-02)

I am also aware that if any of the provisions of this approval are violated or held to be invalid, or any law, statute, or ordinance is violated, the Permit shall be void and the privileges granted thereunder shall lapse.

Signed: _____ Title: _____

Company: _____

Mailing Address: _____

Phone: _____ Date: _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMMERCE)

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

On _____ before me, _____
(Insert name and title of the officer)

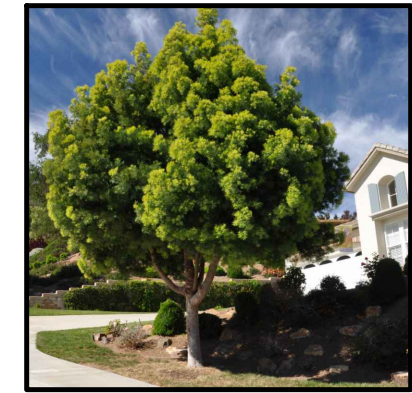
Personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on 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.

WITNESSS my hand and official seal.

Signature _____ (Seal)

ATTACHMENT 3
Landscape Plan for LR-2025-02



PODOCARPUS GRACILIOR



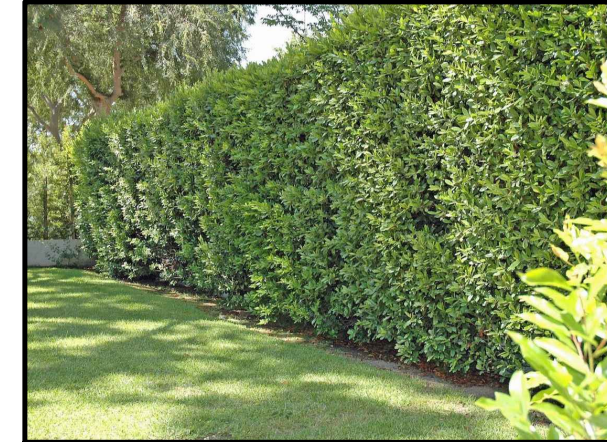
TRISTANIA CONFERTA



CAMPORA OFFICINALIS



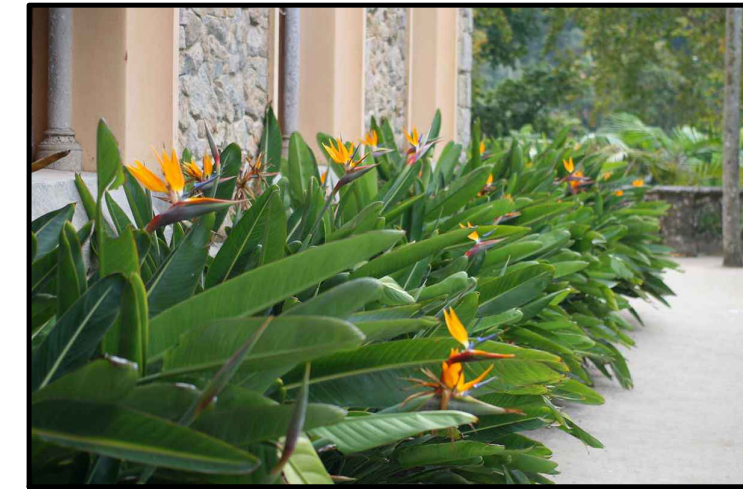
PHOENIX CANARIENSIS



PRUNUS CAROLINIANA



PHORMIUM TENAX
SUNDOWNER



STRELITZIA REGINAE



LIGUSTRUM TEXANUM



AGAVE AMERICANA



BOUGAINVILLEA MONET



CARISSA TUTTLE



LANTANA MONTEVIDENSIS



ASPARAGUS MYERS

PLANT LEGEND - TREES

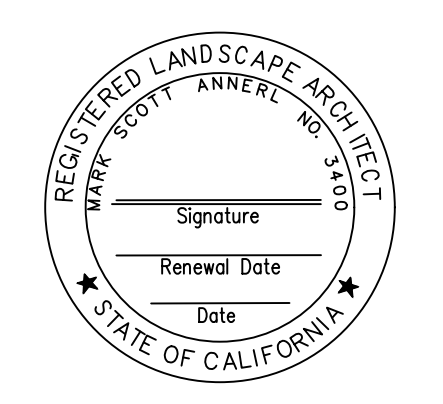
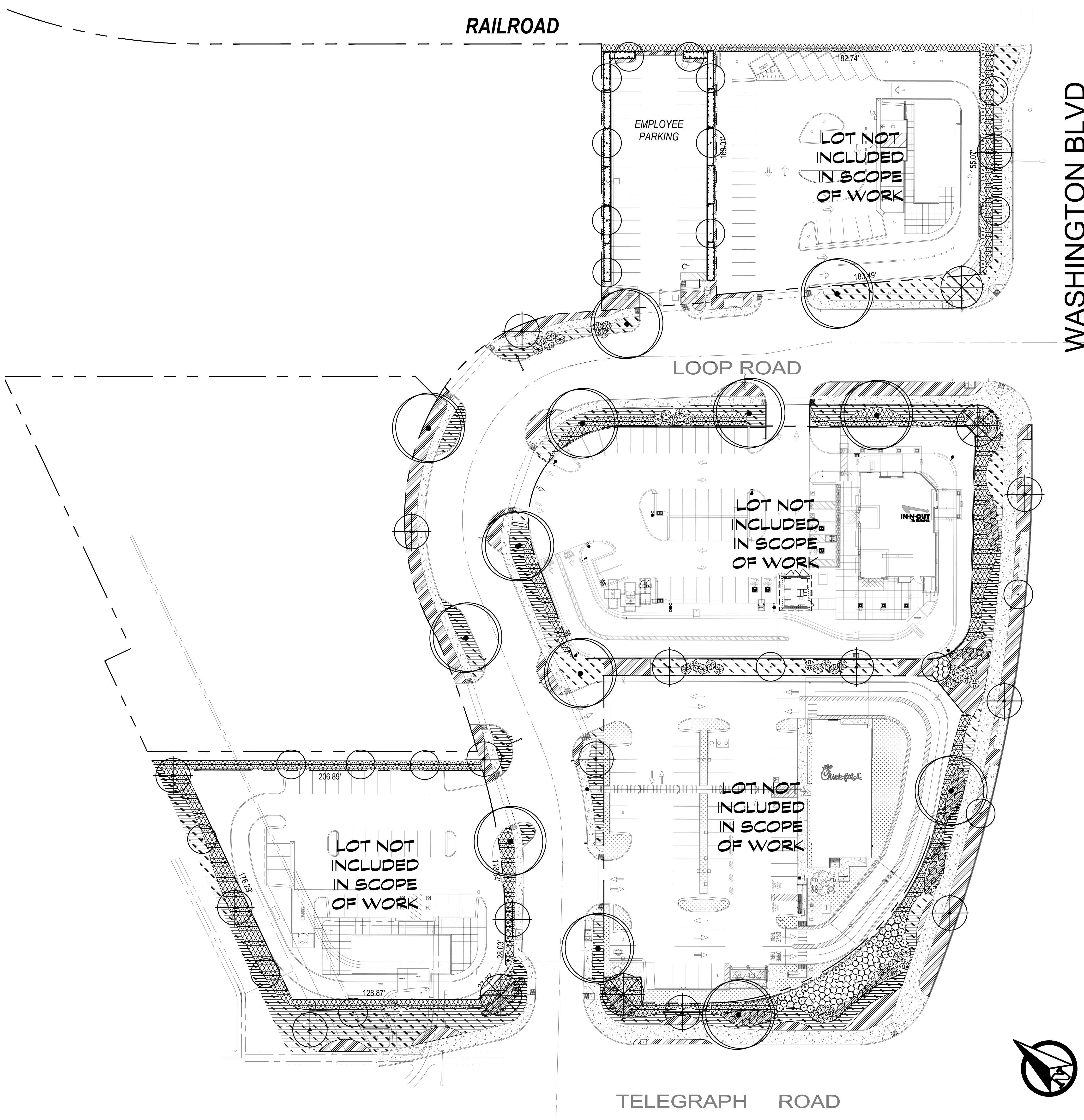
SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
☉	Phoenix canariensis	Canary Island Date Palm	4	15' BTH	
⊕	Podocarpus gracilior	Podocarpus	15	15 GAL	
⊕	Prunus caroliniana	Carolina Cherry Laurel	110	15 GAL	3' O.C.
⊕	Camphora officinalis	Camphor	13	36" BOX	
⊕	Tristania conferta	Brisbane Box	20	15 GAL	

PLANT LEGEND - SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
☉	Phormium tenax 'Sundowner'	Sundowner New Zealand Flax	35	5 GAL	3' O.C.
☉	Strelitzia reginae	Bird of Paradise	70	5 GAL	3' O.C.
☉	Ligustrum japonicum 'Texanum'	Waxleaf Privet	42	15 GAL	4' O.C.
☉	Agave americana	Century Plant	40	15 GAL	5' O.C.
☉	Asparagus 'Myers'	Foxtail Fern	95	1 GAL	2' O.C.

PLANT LEGEND - GROUND COVER

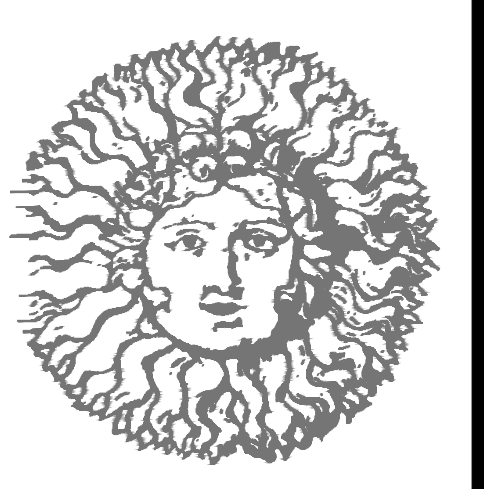
SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
☉	Bougainvillea 'Moneth'	Purple Queen Bougainvillea	1	1 GAL	4' O.C. - QUANTITY TO BE CONFIRMED BY CONTRACTOR
☉	Lantana montevidensis	Purple Lantana	1	1 GAL	4' O.C. - QUANTITY TO BE CONFIRMED BY CONTRACTOR
☉	Carissa 'Green Carpet'	Low Growing Natal Plum	1	1 GAL	4' O.C. - QUANTITY TO BE CONFIRMED BY CONTRACTOR



ALL DRAWINGS, DESIGNS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MARK SCOTT ASSOCIATES AND THE SAME SHALL NOT BE DUPLICATED, USED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF MARK SCOTT ASSOCIATES.

NO	DATE	Tree relocation/addition
1	03-18-2026	
2		
3		
4		
5		
6		

WASH-TELL COMMERCE
 TELEGRAPH RD. & WASHINGTON BLVD
 COMMERCE, CA



MARK SCOTT ASSOCIATES, INC
 LANDSCAPE ARCHITECTURE
 STATE LICENSE # 3400
 2622 ORCHARD DRIVE
 NEWPORT BEACH, CA 92660
 T: 949.852.1727
 F: 949.852.9821

SHEET DESCRIPTION

DESIGNED	MSA
DRAWN	BKL
CHECKED	MSA
DATE	3/18/2026
JOB NO.	
SCALE	1/32" = 1'-0"
SHEET NUMBER	

L-1
 SHEET 2 OF 8