

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**DESIGN OVERLAY REVIEW NO. 935-06**

GENERAL CONDITIONS

1. If Design Overlay Review No. 935-06 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
3. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.
4. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Group a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) to enable the City to file the Notice of Exemption. If within such forty-eight hour period the applicant has not delivered to the Development Services Group the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
5. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Development Services Group, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. All buildings, grounds, parking areas, and landscaping shall be maintained in neat and orderly manner at all times.

8. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
11. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review (DOR) No. 935-06 and associated modifications. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### PARKING (GENERAL)

12. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. All areas used for the movement, parking, or loading of vehicles of any type shall be paved with either:

- a. Concrete or asphalt concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surface material which, in the opinion of the City Engineer, provides equivalent life, service, and appearance.
17. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.

TRAFFIC/CIRCULATION/PARKING (MITIGATION MEASURES)

18. Future occupancy of the building shall be limited to up to 22% of manufacturing use and less than 21% of total office use. In the event that a future use exceeds the required number of parking, the parking layout shall be redesigned to meet the requirements found in Section 9162.21 of the Carson Municipal Code (CMC).
19. Adequate onsite truck parking shall be provided pursuant to Section 9162.65 of the CMC.
20. In the event that vehicle or truck parking obstructs adequate emergency access, the site plan shall be revised to eliminate any conflict to the satisfaction of the Carson Planning Division.
21. The applicant shall participate in a phased construction of offsite traffic improvements through payment of a traffic mitigation fee to the City of Carson in the amount to be determined by the City Traffic Engineer.
22. The project applicant shall encourage employees to carpool to the extent feasible. This includes educating employees on the benefits of carpooling and establishing incentives such as reserving parking spaces in close proximity to the building for carpool vehicles.
23. A transportation information area shall be located inside or near the building in a conspicuous area for employees and guests. The information area shall consist of a bulletin board, display case or kiosk featuring transportation information. The types of information that must be included are transit route maps, bicycle route maps, information numbers for local transit operators and the regional ridesharing agency, as well as a list of alternative transportation amenities at the site.
24. Up to ten (10) percent of all employee parking shall be set aside for carpools and vanpools, unless an alternative is approved by the City.
25. Vanpool parking areas must be designed to admit vanpool vehicles.
26. A safe and convenient area for carpool and vanpool passengers to wait for, board, and disembark from their ridesharing arrangement shall be provided.

27. A pedestrian system that allows direct and convenient access to and from the development shall be provided.
28. If appropriate, improvements shall be made to bus stop areas of bus routes impacted by the proposed development. Consultation with local bus service providers shall be required.
29. Bicycle parking facilities shall include bicycle racks, bicycle lockers or locked storage rooms.
30. A safe and convenient access to onsite bicycle parking from the external street system shall be provided for bicycle riders.

AIR QUALITY (MITIGATION MEASURES):

31. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
32. Construction activities shall be scheduled for off-peak hours to the degree practicable.
33. Construction trucks shall be re-routed away from congested streets.
34. Truck deliveries shall be consolidated when possible.
35. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and pre SCAQMD rules, to minimize exhaust emissions.
36. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
37. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
38. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
39. Active grading sites shall be watered at least twice daily.
40. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
41. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.

42. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads. Water sweepers using reclaimed water are recommended.
43. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
44. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
45. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
46. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.
47. Alternative fuel vehicle (AFV) parking spaces shall be made available to employees and customers of the office building to the satisfaction of the Planning Division. AFV parking spaces shall be located as close as possible to the main entry of the building.

#### LANDSCAPING/IRRIGATION

48. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
49. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
50. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
51. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
52. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Annual flowers wherever possible; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
  - b. One specimen tree for each unit shall be provided; and
  - c. Tree height and plant materials to be approved by the project planner prior to installation.

### GRAFFITI LANDSCAPING

53. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
54. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

### UTILITIES

55. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
56. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
57. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
58. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
59. A precise lighting plan shall be submitted showing all proposed street, walkway, and recreational area lighting, subject to the approval of the Planning Division.
60. Parking lot lighting shall be ample as determined by the Planning Division with shields placed over lights to reduce glare to adjacent properties and nearby traffic. A precise lighting plan shall be submitted showing the location of all exterior lighting within the driveway and parking areas. The plan shall be subject to the approval of the Planning Division. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
61. Decorative, exterior lighting on automatic timers shall be employed to illuminate the entire property, including buildings, walkways, parking lots, open areas and landscaping.
62. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or safety hazard to persons.

## FENCES/WALLS

63. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
64. Any fencing installed within the front 25-foot setback area shall consist of a decorative masonry wall, maximum height of 42 inches. Decorative masonry shall refer to splitface, stucco block or slumpstone.
65. Gates visible from the street shall consist of decorative wrought iron, minimum six feet in height, with opaque metal screening, if required to provide screening per truck-related uses. Material to be primed and painted with anti-rust paint.
66. All fences, walls and hedges shall be located and constructed in compliance with the standards described in Section 9146.3 (Industrial Zones) of the CMC.

## TRASH

67. Trash collection shall comply with the requirements of the City's trash collection company.
68. New trash enclosures shall be located on a four inch concrete pad enclosed by a solid decorative (stucco block, slumpstone or splitface) masonry wall not less than six feet in height, with an appropriate self-closing solid opaque decorative metal gate. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s). Such areas shall be located to permit adequate vehicular access for collection of trash and other materials. No storage shall be permitted above the height of surrounding walls. A 6" by 6" concrete curb shall be installed to protect the interior of the walls. Trash enclosures shall comply with Section 9164.3 and 9164.4 of the CMC.
69. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

## AESTHETICS

70. Decorative colored concrete pattern or pavers shall be used at the private driveway entry.
71. The front yard setback area shall be landscaped or provided with decorative pavement to the satisfaction of the Planning Division, pursuant to Section 9162.3.A of the CMC.
72. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.
73. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director, and should drain into landscaping areas.

74. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
75. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.

#### SIGNS

76. All signs, including but not limited to wall signs, monument signs, and directional signs shall be approved by the Planning Division prior to issuance of any sign permits.

#### BUILDING AND SAFETY

77. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

#### EASEMENTS

78. A Covenant and Agreement form for an existing easement shall be recorded with the Los Angeles County Recorder's office prior to the issuance of a building permit. Said document shall indicate all easements.

#### THE GAS COMPANY

79. Applicant must furnish the Gas Company with "*signed*" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.
80. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

81. Provide a minimum unobstructed width of 28 feet clear to sky, vehicular access to within 150 feet of all portions of the exterior walls.
82. Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
83. Provide fire flow information as indicated on the Fire Department Water Flow Form No. 196.



84. Prior to issuance of a building permit, the site plan must show all existing public hydrants to within 300 feet of the property lines.
85. The required fire flow for public fire hydrants at this location is 3,500 gallons per minute for a duration of 3 hours.
86. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA Standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. The location of each hydrant shall be in conformance with the map on file with the LA County Fire Department.
87. All required fire hydrants shall be installed, tested and accepted or bonded for prior to issuance of occupancy. Vehicular access must be provided and maintained serviceable throughout construction.
88. Upgrade not necessary, if existing hydrant meets fire flow requirements.
89. Provide evidence on LA County Fire Department fire flow form, Form 195, that the hydrant and available flow rate meets the Fire Department requirements.
90. The applicant shall meet all other requirements and/or revisions of the LA County Fire Department.

#### COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

91. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

#### DEPARTMENT OF TOXIC SUBSTANCES CONTROL

92. Any hazardous wastes/materials encountered during construction shall be remediated in accordance with local, state, and federal regulations.

#### SOUTHERN CALIFORNIA EDISON

93. In the event that the development requires relocation of facilities on the subject property, which facilities exist by right of easement or otherwise, the owner/developer shall be required to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

94. Approval of Design Overlay Review No. 935-06 is contingent upon final vacation of Westward Avenue. All onsite easements must be secured prior to issuance of a building permit.
95. A construction permit is required for any work to be done in the public right-of-way.
96. The applicant shall submit plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
97. The applicant shall construct or guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
98. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach.
99. Where sidewalks meander around the proposed driveway and extending beyond the public right-of-way, the required described sidewalk easements shall be submitted and approved prior to building permit issuance.
100. Remove existing driveway not serving the site and construct sidewalk and curb and gutter per City of Carson Standard Drawing Nos. 118 and 108.
101. The applicant shall remove and replace broken curb, gutter and sidewalk to the satisfaction of the City Engineer.
102. All new utility lines shall be underground to the satisfaction of the City Engineer.
103. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
104. The applicant shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

105. Prior to issuance of Building Permit, the following must be on file:
- a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
  - b. Construction bond as required for all work to be done within the public right of way.
  - c. Proof of Worker's Compensation and Liability Insurance.
106. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

107. Per Section 6310 of the CMC, all parties involved in the construction project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.