

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 596-05
VARIANCE NO. 453-04

GENERAL CONDITIONS

1. If Conditional Use Permit No. 596-05 and Variance No. 453-04 are not used within one year of its/their effective date, said permit(s) 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 regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. 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.
6. 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.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. 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.

9. A material 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. 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 Conditional Use Permit No. 596-05 and Variance No. 453-04. 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.

ENVIRONMENTAL

11. The applicant shall comply with all the mitigation measures, implementation, timing, and monitoring described in the Mitigated Negative Declaration for this project. The mitigation measures are required to minimize, avoid, rectify, reduce, eliminate, or compensate for significant environmental effects.

PARKING

12. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
15. All areas used for the movement or parking of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
16. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.

17. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

18. Pursuant to Section 9162.52, the required interior landscaping for the parking lot shall be five (5) percent of the total parking area. The interior landscaping calculation shall be shown on the landscaping plan and approved by the Planning Division prior to Building and Safety plan check submittal.
19. 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.
20. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. 6" x 6" concrete curbs are required around all landscaped planter areas.
22. 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.
23. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Vine-like landscaping along perimeter walls;
 - b. Annual flowers wherever possible; and
 - c. Automatic irrigation system designed to commercial grade standards.

GRAFFITI LANDSCAPING

24. 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.
25. 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

26. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
27. All roof-mounted equipment shall be screened from public view or incorporated into the design of the structure or building.

28. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).
29. All existing aboveground utility poles located onsite shall be undergrounded.

AESTHETICS

30. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into the building facade, subject to Planning Division approval.
31. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
32. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
33. All windows shall be anodized aluminum unless otherwise approved by the Planning Division.
34. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

SIGNS

35. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23. The signs shall be reviewed for location, size, type, materials, appropriateness, etc. All signs must be approved by the Planning Division prior to installation.
36. All permitted business signs must comply with the provisions of Section 9126.7 of the Zoning Ordinance.
37. The directional or monument signs shall be oriented to not obstruct the line-of-sight of motorists.
38. If a monument sign is proposed, it shall be encircled at the base with landscaping in an attractive manner.
39. The maximum sign area shall not exceed that permitted under Section 9126.7.B of the Zoning Ordinance.

FENCES/WALLS

40. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division. Perimeter walls abutting residential properties shall be of concrete masonry and decorative to the satisfaction of the Planning Division.
41. All fences, walls and hedges shall be located and constructed in compliance with the standards provided in Section 9126.3 of the Zoning Ordinance.

42. Existing chain-link fence shall be removed prior to issuance of occupancy.
43. Walls within 20 feet of Carson Street and 216th Street in the required front yard shall be decorative and no higher than 3½ feet in height. Landscaping shall be planted in-between the front walls and the sidewalk to the satisfaction of the Planning Division.

LIGHTING

44. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9127.1 of the Zoning Ordinance.
45. Low-level exterior lights shall be installed throughout the site along all walkways. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

BUILDING AND SAFETY

46. The project site is in a special study zone area and a soils report is required.
47. The proposed building shall be of rated construction in accordance with Table 5-B of the Building Code.
48. Please note, classrooms may not be located above the first story unless the construction complies with Section 305.2.3.
49. Two (2) exits are required from the second floor and must be at least 77 feet apart measured in a straight line. One (1) of the exits shall lead directly to the exterior of the building or to a rated corridor.
50. The number of toilet fixtures shall comply with Table 4-1A of the Plumbing Code.

TRASH

51. The trash enclosure shall be relocated as approved by the Planning Division so that it is adjacent to the proposed church and away from existing residential uses. The trash enclosure shall be screened and designed to match the proposed church building, subject to the approval of the Planning Division.
52. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six-foot high decorative concrete block wall that is compatible with the architectural design of the main building. When adjacent to multi-story buildings, said enclosure shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

53. 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.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

54. 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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

55. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
56. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
57. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

SOUTHERN CALIFORNIA EDISON

58. 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 will be requested 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.

PUBLIC SAFETY - CITY OF CARSON

59. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.
60. Ensure compliance with current seismic mitigation codes.
61. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.

PLANNING DIVISION – CITY OF CARSON

- ~~62. The applicant shall obtain a Conditional Use Permit (CUP) for shared parking with adjacent property owners within 400 feet of the church property. The shared parking shall cover the deficiency in parking that is not provided on site. An easement agreement for shared parking shall be recorded for the~~

~~adjacent properties. The effectiveness of this CUP and variance shall be conditioned upon applicant securing such CUP for shared parking. Failure to obtain the CUP for shared parking shall deem the CUP for the church building and variance request for height null and void. As an alternative, the applicant may reduce the size of the church building to coincide with the available parking, or may provide a combination of shared parking and reduced building area. Any such minor revisions to the development plans must be reviewed by the Planning Division for conformance with the Municipal Code prior to Building and Safety Plan Check submittal.~~

- ~~63. If shared parking is to be across Carson Street, the applicant shall install a pedestrian crosswalk so that pedestrians have access to and from the church and the offsite parking lot. Unless otherwise approved by the City Council, the crosswalk shall include a pedestrian activated crossing signal and electrical blinking ground lights. The pedestrian crosswalk shall be reviewed by the City Traffic Engineer and Public Works Commission and approved by the City Council prior to the issuance of a building permit.~~
- ~~64. The church shall inform and educate all members and guests of the use of the offsite parking and shall discourage on-street parking to the extent feasible. This shall include pamphlets, handouts, an information desk, or a kiosk located in a conspicuous area inside the church readily available to members and guests, and frequent announcements of the offsite parking lot during church activities.~~
65. Vehicular access to 216th Street shall not be permitted. A pedestrian gate is allowed only at the northeastern corner of the project site, and shall be attractively maintained at all times.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

66. A construction permit is required for any work to be done in the public right-of-way.
67. Remove existing driveway on Carson Street and 216th Street not serving the site and construct sidewalk and curb and gutter per City of Carson Standard Drawing Nos. 118 and 108 and to the satisfaction of the City Engineer prior to the issuance of the Certificate of Occupancy.
68. Install 4' wide sidewalk, 8' wide parkway, plant approved parkway trees and install irrigation system on 216th Street per City of Carson Standard and to the satisfaction of the City Engineer prior to the issuance of the Certificate of Occupancy.
69. Install rubberized slurry seal for the half street (from centerline of 216th Street to the edge of gutter) adjacent to the subject property. The required rubberized slurry seal shall be installed per city standard and to the satisfaction of the City Engineer prior to the issuance of the Certificate of Occupancy

70. Remove and replace raised and broken curb, gutter and sidewalk along Carson Street per City of Carson standard and to the satisfaction of the City Engineer prior to the issuance of the Certificate of Occupancy. .
71. 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.
72. The applicant shall submit a drainage study prepared by a Registered Civil Engineer. The study shall include existing and proposed conditions including key elevations, drainage patterns, and the locations of facilities to discharge storm water to a safe and adequate point capable of handling the flows. The study shall be approved by the City Engineer prior to building permit issuance.
73. 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.
74. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements and to the satisfaction of the City Engineer prior to the issuance of the Certificate of Occupancy. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach.
75. 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.
76. The applicant shall consent and cooperate with the inclusion of the area within the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the existing streetlights in the public right of way. The annexation shall be completed prior to the issuance of the Certificate of Occupancy.
77. The applicant shall provide a statement from the water purveyor indicating that the purveyor will operate the water system, and that under normal conditions, the system will meet the requirements for the proposed development. The statement shall be submitted to the City Engineer prior to building permit issuance.
78. The applicant shall submit an area study to the L.A. County Department of Public Works to determine if capacity is available in the sewerage system to be used as the outlet for the sewer in this development. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the L.A. County Sewer Department. The study shall be submitted to the City Engineer prior to building permit issuance.

79. 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.
80. 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.
81. 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.
82. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
83. At the time of the final improvement plan approval, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in AutoCAD format to Engineering Services Department, in compliance with the requirement of the City of Carson.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

84. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.