

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 937-06
ZONE CHANGE CASE NO. 152-06
GENERAL PLAN AMENDMENT NO. 77-06

GENERAL CONDITIONS

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 937-06, Zone Change Case No. 152-06 and General Plan Amendment No. 77-06 is not submitted to the City of Carson 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 proposed project is contingent upon the approval of appropriate amendments to the General Plan and Zoning map. The proposed project is void unless these amendments are all secured.
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 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 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.
5. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
6. 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.
7. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185,

Chapter 1706, Statutes of 1990, to enable the city to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.

8. 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 Planning Division, 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.
9. 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.
10. Design Overlay Review, Zone Change Case and General Plan Amendment approval are contingent upon the Carson Redevelopment Agency and City Council approval. Any change to the abovementioned discretionary permits may require further review by the Planning Commission before such discretionary permits become effective.
11. 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.
12. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 937-06, Zone Change Case No. 152-06 and General Plan Amendment No. 77-06. 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

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance, as proposed to be amended, Section 9162.21 C (4).
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. 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.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
19. Applicant shall provide proof of recorded shared easement(s) relating to driveway access, circulation and shared parking for both parcels.
20. Large truck deliveries (except for storage operations) and trash receptacle pickup shall be confined to non-peak hours, coordinated by the Planning Manager for early morning or late evening hours, to the extent feasible in order to accommodate the tenants but not to conflict with peak demand.
21. Entire 6.6 acre site shall be slurry sealed with asphalt and shall be restriped. Potholes and damaged/broken asphalt shall be resurfaced to provide even form. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
22. All pedestrian crosswalks, ground traffic markings (including fire lanes and car stops) and all red curbing shall be repainted.
23. On-site drainage within the 2.46 acre parcel shall be corrected to prevent continuous flooding at driveway in front of the proposed development (vacant pad) at the Main Street entrance.

LANDSCAPING/IRRIGATION

24. 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.

25. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
26. 6" x 6" concrete curbs are required around all landscaped planter areas.
27. 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.
28. 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, including trash enclosure units;
 - b. Mounded landscaping along street to a maximum height of thirty inches;
 - c. A minimum of 24-inch box trees shall be installed within all setback and internal site areas.
 - d. Annual flowers at entry and focal points; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
 - e. Irrigation system designed to commercial grade standards.
29. Existing landscaping throughout 6.6 acre site shall be refurbished by removal of weeds and dead shrubs/trees and replacement and/or additional trees, shrubs and ground cover where appropriate.
30. Where trees uproot parking area, address by removing and replacing trees or by repairing the broken asphalt.
31. The vacant corner pad shall be landscaped with ground cover and irrigation system.

GRAFFITI LANDSCAPING

32. 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.
33. Graffiti shall be removed from all project areas within 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

34. 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.
35. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
36. 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).

AESTHETICS

37. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all new building facades, subject to Planning Division approval.
38. Down spouts shall be architecturally integrated into the structure to the satisfaction of the Director.
39. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest.
40. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
41. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
42. There shall be no substantial 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.
43. Site plan shall incorporate bike racks and decorative litter receptacles at various locations in the parking and walkway areas.
44. Existing retail structure pillars shall be repainted.

SIGNS

45. A sign program shall be approved in connection with this project by the Planning Commission prior to the issuance of a building permit(s). The sign program shall detail all signs to be erected including location, size, type, materials, etc. All signs shall be subject to the approval of the Planning Commission.
46. 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.

47. All permitted business signs must be in compliance with the provisions of Sections 9136.7 and 9146.7 of the Zoning Ordinance.
48. The proposed monument/ground sign shall not exceed 10 feet in height. Such sign shall display name of shopping center, plus the names of two major tenants. Colorful plants/shrubs shall surround the base of the sign at a minimum of 200 square feet.
49. Existing pylon center sign along Lomita Boulevard shall be refurbished by replacing worn or damaged signage.

FENCES/WALLS

50. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Sections 9136.3 and 9146.3 of the Zoning Ordinance.
51. Chainlink fencing located at rear (north) side of property (as noted on site plan) shall be replaced with eight foot high decorative masonry wall (stucco block, slumpstone or splitface). Length shall be as indicated on site plan. A minimum eighteen inch landscape planter shall be installed adjacent to the rear masonry wall, abutting the proposed rear storage use parking stalls.
52. Future walls shall be of decorative material to include stucco block; slumpstone or splitface.

LIGHTING

53. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 of the Zoning Ordinance.
54. A precise lighting plan shall be submitted showing all proposed building, parking lot and accent lighting, subject to the approval of the Planning Division.
55. Parking lot lighting fixtures shall feature a consistent theme throughout the 6.6 acre site. Such units shall be approved by the Planning Division prior to installation.
56. Refurbish existing inoperable or dilapidated parking and building lighting fixtures. Ensure sufficient, nighttime lighting coverage for entire 6.6 acre site.

TRASH

57. The trash enclosure unit 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. Unit shall feature self closing wrought iron doors with opaque metal screen. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

58. 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.

AIR QUALITY

59. Construction parking shall be configured to minimize air quality impacts to adjacent residences.
60. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
61. Truck deliveries shall be consolidated when possible.
62. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
63. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
64. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
65. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
66. Active grading sites shall be watered at least twice daily.
67. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
68. 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.
69. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
70. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
71. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
72. 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.
73. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

74. The grading contractor shall provide watering of the active grading area at least twice a day, throughout the grading phase (Mitigation Measure AQ1).

NOISE

75. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
- a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
 - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
 - c. All stationary noise generating equipment, such as compressors, shall be located as far as possible from existing houses.
 - d. Machinery, including motors, shall be turned off when not in use.
 - e. Mobile equipment shall not be allowed to run idle near existing residences or schools.
 - f. A 24 by 36 inch sign shall be conspicuously posted on the construction site fence or other method of posting, listing the name and phone number of the project sponsor and/or "disturbance coordinator" responsible for responding to any local complaints regarding construction noise, emissions and/or inquiries.
 - g. The coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented.
76. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.

BUSINESS LICENSE DIVISION

77. 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.

ENGINEERING SERVICES DIVISION, TRAFFIC- CITY OF CARSON

78. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

79. The applicant shall prepare the design and construct an extension to the median on Main Street so that the median extends northerly to the property line, subject to review and approval by the City Engineer.

ENGINEERING SERVICES DIVISION- CITY OF CARSON

80. Prior to issuance of a building permit, a geological/soils report, drainage concept, and storm water quality plan shall be reviewed and approved. A building permit will not be granted until the required soils, and drainage information have been received and found satisfactory.
81. Comply with mitigation measures recommended in the approved drainage concept and the approved soils report.
82. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
83. Applicant shall dedicate necessary Right-of-Way width along the westerly portion of the site development on Main Street to the satisfaction of City Engineer.
84. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
85. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
86. The applicant/developer shall submit a Grading Plan prepared by a registered Civil Engineer, to the satisfaction of the Building Official.
87. The applicant shall submit improvement 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.
88. Repair any broken or raised sidewalk, curb and gutter along Main Street and along Lomita Blvd within or abutting this proposed subdivision per City standard and to the satisfaction of the City Engineer.
89. The applicant shall modify existing driveways in the public right of way per city standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
90. 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. The maximum driveway width allowed for the site is 40 feet.

91. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
92. Remove unused driveway if any, and replace it with full height curb and gutter and sidewalk per City Standard and to the satisfaction of the City Engineer.
93. Install wheelchair ramp at the corner of Main Street and Lomita Blvd per City of Carson Standard. (Abutting CalTrans ROW: Obtain required permit from CalTrans for the installation of the wheel chair ramp)
94. All existing overhead utility lines less than 60KV (Kilovolts) and all new overhead utility shall be underground to the satisfaction of the City Engineer.
95. Prior to issuance of Certificate of Occupancy, offsite improvements shall be in place to the satisfaction of the City Engineer.
96. Paint curbs red along Main Street and along Lomita Blvd to the satisfaction of the City Traffic Engineer.
97. The applicant shall submit a sewer 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.
98. The subdivider shall install separate sewer laterals to serve each building.
99. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
100. The applicant/developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division and that water service will be provided to each building.
101. A construction permit is required for any work to be done in the public right-of-way.
102. Any improvements damaged during the construction shall be removed and reconstructed per City Standard plan and 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 Certificate of Occupancy.

104. The applicant shall construct and 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.
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. 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.
107. Prior to issuance of Certificate of Occupancy, a Lot Line Adjustment shall be approved and recorded upon subject site.

CODE ENFORCEMENT DIVISION

108. Remove all outdoor storage, including, but not limited to, freight containers at the rear and side of the existing market.
109. Remove all litter, trash, debris.
110. Remove all graffiti and illegal signage.
111. Delineate "NO PARKING" at areas where people tend to illegally park.

THE GAS COMPANY

112. It is extremely important that you furnish us 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. Depending on the magnitude of the work involved, additional time may be required to clear the conflict.
113. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

COUNTY OF LOS ANGELES PUBLIC HEALTH

114. Site plan shall state the potable water source and method of sewage disposal.

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

115. The wastewater flow originating from the proposed project will discharge directly to the Districts' Joint Outfall C Unit 1 Trunk Sewer, located in Lomita Boulevard. This 66-inch diameter trunk sewer is currently at capacity and a relief trunk sewer is in design. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. The availability of trunk sewer capacity should be verified as the project advances.
116. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. The JWPCP has a design capacity of 385 mgd and currently processes an average flow of 316.6 mgd.
117. The expected average wastewater flow from the project site is 8,333 gallons per day.
118. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.
119. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into the Air Quality Management Plan, which is prepared by the South Coast Air Quality Management District in order to improve air quality in the South Coast Air Basin as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner which will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute

a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels which are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities. If you have any questions, please contact Ruth I. Frazen, Engineering Technician, at (562) 908-4288, extension 2717.

THE COUNTY OF LOS ANGELES FIRE DEPARTMENT

120. Prior to the issuance of a building permit, submit two complete sets of architectural drawings to the Fire Prevention Engineering Section Building Plan Check Unit. Contact (323) 890-4125 for additional information and submittal location.