

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 663-07

GENERAL CONDITIONS

1. If Conditional Use Permit No. 663-07 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 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 and approval 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. It is further made a condition of this approval that if any condition is violated or if any law, statute, or 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.
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. The 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 Conditional Use Permit No. 663-07. 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.

NOISE

8. The applicant shall provide a "quiet zone" (No Ambulance Siren Use) for travel on Bedmar Street, Belshaw Avenue, Burgrove Street, and Tillman Avenue. The "quiet zone" shall continue on Del Amo Boulevard and no sirens shall be used from "Del Amo Park" to the west to "Central Avenue" to the east.
9. The applicant will conduct all minor vehicle maintenance activities within the enclosed building. At no time will work be permitted outside the building.

PARKING

10. The parking lot shall be provided with ADA parking spaces in accordance with Section 9162.42 of the Carson Municipal Code. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

HOURS OF OPERATIONS

11. The hours of operation for the vehicle maintenance area shall be limited to 7 a.m. to 9 p.m., in accordance with Zoning Ordinance Section No. 9147.3.

BUILDING & SAFETY

12. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

13. All requirements by the Los Angeles County Fire Department shall be met prior to issuance of a business license. No obstruction to the fire lane shall be permitted at any time.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

14. 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 by the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

15. 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.