

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 647-06

GENERAL CONDITIONS

1. If Conditional Use Permit No. 647-06 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 approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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 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 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.
7. 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.
8. 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.

9. 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. 647-06. 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.
10. Should the need arise to hire new employees, the applicant shall contact the Carson Job Clearing House, (310) 233-4888, for consideration of qualified applicants.
11. The truck yard shall be subject to Section 9148.9 "Truck Yard Facilities" development criteria, including, but not limited to, setbacks, landscaping, fencing and screening requirements.
12. Property owner shall record a shared driveway/access easement for both the subject property and adjacent property to the east of site prior to the issuance of a business license.

PARKING

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 identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
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 parking, loading, repair or storage 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.

TRUCK PARKING AND MANEUVERING

19. All truck maneuvering areas and parking spaces shall be designed to the standards outlined in Sections 9162.62 and 9162.64 of the Zoning Ordinance.
20. Within all truck parking areas install K-Rails (concrete barriers) to prevent truck/container damage to perimeter fencing.
21. Trucks exiting the site shall travel eastbound on Watson Center Road, then access Wilmington Avenue.

LANDSCAPING/IRRIGATION

22. 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.
23. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
24. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
25. 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.
26. Install large 24-inch box screen trees within the required front 25-foot wide setback area, 30 feet on center to adequately screen truck yard. The size and type of trees shall be subject to approval of the Planning Division.
27. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Installation of vine-like landscaping along perimeter, eastern chainlink fence within the 138 foot depth setback from front landscaped setback area;
 - b. Annual flowers wherever possible; and,

- c. Irrigation system designed to commercial grade standards.

AESTHETICS

- 28. 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.).

SIGNS

- 29. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

FENCES/WALLS

- 30. Existing chainlink fencing within the front setback area facing the street shall be removed. A new eight-foot high decorative masonry wall (splitface, slumpstone or stucco block) shall be installed, 33 feet behind the curb (eight foot public right-of-way and 25 foot setback).
- 31. The existing wrought iron gate shall also be relocated 33 feet behind curb and an opaque metal screen shall be attached to it.
- 32. Remaining chainlink fencing throughout the perimeter of the site shall contain slats of sufficient screening to cover the truck yard operations.

LIGHTING

- 33. Replace existing wooden light poles with steel parking lot light poles of sufficient lumens to cover the parking area.

TRASH

- 34. The trash enclosure and recycling area 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. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
- 35. 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.
- 36. Said trash enclosure units shall be equipped with an appropriate roofing material to prevent water from entering the enclosures.

PUBLIC SAFETY - CITY OF CARSON

37. Existing landscaping within the office parking lot shall be trimmed and overall landscaping maintenance, including removal of weeds within planter areas, shall be required.