

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
VARIANCE NO. 495-07

GENERAL CONDITIONS

1. If Variance No. 495-07 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 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 Variance No. 495-07. 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.

PARKING, TRUCK LOADING AND MANEUVERING

10. All parking, truck loading and unloading areas and driveways shall remain clear.
11. All indoor automobile parking shall be removed prior to the issuance of a building permit.
12. The following modifications shall be made to the existing grade-level loading doors on Building Nos. 11 and 12, as noted on Exhibit "C-1":
 - Building No. 11 -
 - a. Door 1a shall be striped and marked "Equipment Access Only" and shall not be used for truck loading and/or unloading.
 - b. Door Nos. 2 and 3 shall be striped and marked for truck loading and unloading beginning at a point 36-feet within Building No. 11. Additional striping and a clear away shall be maintained for the first 30-feet outside Door Nos. 2 and 3. No automobile parking is permitted within this area.
 - c. Door No. 4 shall be demolished and in-filled with concrete
 - Building No. 12 –
 - a. Door Nos. 1, 2, and 3 shall be striped and marked "Equipment Access Only" and shall not be used for truck loading and/or unloading
13. Automobile and Truck Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance. A truck parking zone of three, 12-foot by 55-foot spaces shall remain open and clear in front of Door No. 4 on Building No. 12 and Door No. 1 on Building No. 13, as shown on Exhibit No. "C-1".

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 parking, loading, repair or storage of vehicles 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 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.

ENGINEERING

18. A voluntary contribution in the amount of \$100,000 shall be deposited with the city to be used toward future right-of-way improvements on Griffith Street. An agreement shall be approved by the City Council to accept the contribution and to ensure the completion of the right-of-way improvements.

LANDSCAPING/IRRIGATION

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. 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.
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. All landscaped planter areas, except those adjacent to the sectional roll-up doors, shall contain minimum 24-inch box trees planted 40 feet on center. The size and type of trees shall be subject to approval of the Planning Division.

24. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - c. Vine-like landscaping along perimeter walls;
 - d. Annual flowers wherever possible; and,
 - e. Irrigation system designed to commercial grade standards.

AESTHETICS

25. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to Planning Division approval.
26. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
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. 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.
30. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

31. 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.