

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 992-07
CONDITIONAL USE PERMIT NO. 661-07
ZONE CHANGE CASE NO. 155-07
GENERAL PLAN AMENDMENT NO. 84-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 992-07, Conditional Use Permit No. 661-07, Zone Change Case No. 155-07 and General Plan Amendment No. 84-07, said permit(s) shall be declared null and void unless an extension of time is requested prior to expiration and 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 proposed DOR No. 992-07 and CUP No. 661-07 are contingent upon the approval of the ZCC No. 155-07 and GPA No. 84-07. The proposed project is void unless these amendments are secured.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review and approval by the Planning Commission.
6. 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.

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 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. 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.
11. 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 Design Overlay Review (DOR) No. 992-07, Conditional Use Permit (CUP) No. 661-07, Zone Change Case (ZCC) No. 155-07 and General Plan Amendment (GPA) No. 84-07. 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.
12. 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.

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. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
17. 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.
18. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
19. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

20. 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.
21. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
23. 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.
24. 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 six 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.

GRAFFITI LANDSCAPING

- 25. 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.
- 26. 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

- 27. 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.
- 28. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
- 29. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
- 30. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
- 31. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
- 32. 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

- 33. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division, and shall drain into landscaped areas.
- 34. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest.

35. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
36. 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 Planning Division.

SIGNS

37. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance.

FENCES/WALLS

38. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
39. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 of the Zoning Ordinance.
40. Interior, perimeter concrete walls shall be of a minimum height of six feet and shall be of decorative material, either color stucco block to match building color; slumpstone or splitface.

LIGHTING

41. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 of the Zoning Ordinance.
42. A lighting plan which details locations, orientation, illumination and light standard dimensions shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.
43. All lighting in buildings, landscaping, parking lots and similar facilities shall be directed away from all adjoining and nearby residential property. Such lighting shall be arranged and controlled so as not to create a nuisance or hazard to traffic or to the living environments.

TRASH

44. 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). Such areas shall be located to permit adequate vehicular access for collection of trash and other materials. No storage shall be permitted above the height of surrounding walls. A 6" by 6" concrete curb shall be installed to protect the interior of the

walls. Trash enclosures shall comply with Section 9164.3 and 9164.4 of the CMC.

45. 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

46. Construction parking shall be configured to minimize air quality impacts to adjacent residences.
47. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
48. Truck deliveries shall be consolidated when possible.
49. 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.
50. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
51. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
52. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
53. Active grading sites shall be watered at least twice daily.
54. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
55. 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.
56. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
57. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
58. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
59. 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.

60. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.
61. The grading contractor shall provide watering of the active grading area at least twice a day, throughout the grading phase.

NOISE

62. 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 7:00 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/mobile homes.
 - 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.
63. 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

64. 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.

BUILDING AND SAFETY

65. 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.

66. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

ENGINEERING SERVICES DIVISION- CITY OF CARSON

67. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
68. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
69. 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.
70. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
71. Repair any broken or raised sidewalk, curb and gutter along Main Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
72. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
73. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
74. 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.
75. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
76. Install streetlights on concrete poles with underground wiring along Main Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
77. All new overhead utility lines, along Main Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.

78. Paint Curbs Red along Main Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
79. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
80. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
81. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
82. Offsite sewer improvements are tentatively required.
83. The 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 development and that water service will be provided to each building.
84. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development 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.
85. Offsite water improvements are tentatively required.
86. The Developer shall submit improvement plans to the Development Services Group – Engineering Division 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.
 - a. Street Improvements along Main Street
 - b. Sewer Main Improvements along Main Street (if any)
87. The Developer shall submit a copy of **approved** plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
88. A construction permit is required for any work to be done in the public right-of-way.

89. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
90. 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.
91. The Developer 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.
92. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - 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.
93. The Developer 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.

THE GAS COMPANY

94. Applicant shall furnish the Gas Company 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.
95. Notify Underground Service Alert (USA) 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Keep the Gas Company informed of construction schedules, pre-construction meetings, etc.

THE COUNTY OF LOS ANGELES FIRE DEPARTMENT

96. The proposed Provide a minimum unobstructed width of 26 feet, clear to the sky, vehicular access to within 150 feet of all portions of the exterior walls. Cross hatch designated fire lanes and label them No Parking-fire Lane. If building is 35 feet or greater in height, the required access roadway is 28 feet and that access lane shall be parallel to and within 30 feet of an exterior wall on at least

one side of the building. Also, indicate 32-foot centerline turn radius in all changes of direction in the fire department access. (See attached diagrams)

97. Show all public hydrants within 300 feet of property line. Other requirements for additional hydrants may be required.
98. Submit one architectural set and one extra site plan for full life/safety plan review.
99. Provide fire flow information on Water flow form 196.
100. The required fire flow for this development is **2,500** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
101. Verify or Upgrade 6" x 4" x 2 1/2" fire hydrants, conforming to AWWA Standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
102. **Location:** South of the property line within 300' of the lot frontage.
103. **Access:** The proposed project is subject to the Fire Code and all applicable Regulations and Access Standards. Provide a minimum unobstructed width of 26 feet, clear to the sky, vehicular access to within 150 feet travel distance of all portions of the exterior walls. Provide on the site plan the extent of fire lanes (indicated on plans by shading or cross-hatching). Provide and approved Fire Department turnaround.
104. **Special Requirements:**
 - a. Provide evidence on LACoFD fire flow form, Form 196, to the Fire Department Land Development Unit, that the hydrant and available flow rates meet LACoFD requirements. Additional requirements may be required during building plan check phase.
 - b. All access devices and gates shall meet the following requirements:
 1. Any single gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear to sky.
 2. Any divided gate opening (when each gate is used for a single direction of travel i.e. ingress or egress, shall be a minimum width of 20 feet clear to sky.
 3. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an

intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.

4. All limited access devices shall be of a type approved by the fire department.
5. Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.

105. Install one on-site Hydrant as indicated, as shown on marked site plan.

106. Fire Protection facilities, including access, shall be provided prior to and during construction.