

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1019-07;
CONDITIONAL USE PERMIT NO. 680-07; AND VARIANCE NO. 503-07

GENERAL CONDITIONS

1. If Design Overlay Review No. 1019-07; Conditional Use Permit No. 680-07 and Variance No. 503-07 are not used within one year of its/their effective date, said permit(s) 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 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.
4. 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.
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. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
7. 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. Said plans shall have the Conditions of Approval copied on the title page.

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. Design Overlay Review is contingent upon the Carson Redevelopment Agency approval. Any change to the abovementioned discretionary permit may require further review by the Planning Commission before such discretionary permit becomes effective.
10. 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.
11. 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.
12. 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. 1019-07; Conditional Use Permit (CUP) No. 680-07 and Variance No. 503-07. 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.
13. 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.
14. Prior to the issuance of a building permit, the property owner shall merge the four subject lots into one parcel or provide proof of lot merger.

PARKING

15. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

16. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
17. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
18. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
19. 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.
20. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
21. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

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. 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.
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 24-inch box Australian Willow trees within the parkways along Alameda Street and Jackson Street as indicated on site plan.
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. 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

- 28. 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.
- 29. 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

- 30. 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.
- 31. 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.
- 32. 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.
- 33. 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.
- 34. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
- 35. 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

36. 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.
37. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest.
38. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
39. 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

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

FENCES/WALLS

41. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
42. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 of the Zoning Ordinance.

LIGHTING

43. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 of the Zoning Ordinance.
44. 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

45. 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.

46. 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.
47. Said trash enclosure unit shall be equipped with an appropriate roofing material to prevent water from entering the enclosures.

BUSINESS LICENSE DIVISION

48. 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

49. 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.
50. The proposed project shall meet all requirements of the American Disabilities Act (ADA).
51. Prior to the issuance of a building permit, property owner must obtain final inspection on prior, expired demolition permit.

ENGINEERING SERVICES DIVISION- CITY OF CARSON

52. 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.
53. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
54. Dedicate right-of-way 30-ft from centerline along Jackson Street; 5-ft of additional right-of-way is required beyond the existing right-of way line. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office.
55. 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.
56. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
57. Improve parkway grass along Jackson Street.

58. Install irrigation system for the purpose of maintaining the parkway trees along Jackson Street.
59. Repair any broken or raised sidewalk, curb and gutter, abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
60. 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.
61. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
62. 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.
63. If necessary, modify existing wheelchair ramp at the corner of Alameda Street and Jackson Street per City of Carson Standard, in compliance with ADA requirements.
64. Install streetlights on concrete poles with underground wiring abutting the proposed development, to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
65. All new overhead utility lines, along Alameda Street and along Jackson Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
66. Paint Curbs Red along Alameda Street and along Jackson Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
67. 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.
68. 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.
69. Offsite sewer improvements are tentatively required.

70. 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.
71. Offsite water improvements are tentatively required.
72. 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 Alameda Street and along Jackson Street.
 - b. Sewer Main Improvements along Alameda Street and along Jackson Street (if any).
73. The Developer shall submit a copy of **approved** plans on mylars (e.g. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
74. A construction permit is required for any work to be done in the public right-of-way.
75. 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.
76. 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.
77. 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.
78. 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.

79. 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

80. 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.
81. 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 SANITATION DISTRICTS OF LOS ANGELES COUNTY

82. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts’ Davidson City Trunk Sewer, located in an alleyway east of Alameda Street at Jackson Street. This 18-inch diameter trunk sewer has a design capacity of 2.4 million gallons per day (mgd) and conveyed a peak flow of 1.7 mgd when last measured in 2003.
83. 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 400 mgd and currently processes an average flow of 310.7 mgd.
84. The expected average wastewater flow from the project site is 136 gallons per day.
85. 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.

86. 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

87. The required fire flow for this development is **5,000** gallons per minute for **5** 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.
88. Install fire hydrants as may be required by the Fire Department and verify or upgrade to 6 inches by 4 inches by 2.5 inches 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.
89. **Location:** Provide the following information on the site plan: Occupancy, type of construction, location and sizes of all fire hydrants within 300 feet of lot frontage. Additional requirements maybe made once information on hydrant locations and fire flow availability is received and reviewed for compliance. The required fire flow may be reduced by Fire Prevention Engineering upon receipt of architectural plans for Building Permit Plan approval.
90. **Access:** The proposed project is subject to the Fire Code and all applicable Regulations and Access Standards. Provide on the site plan extent of fire lanes (indicated on plans by shading or cross-hatching) and elevations of the proposed buildings.

91. **Special Requirements:** Submit 2 sets of architectural drawings to Fire Prevention Engineering, which include all above noted conditions. Contact (310) 263-2732, for additional Fire Department requirements during the Building Plan Check Phase. Fire hydrant conditions shall be further addressed by Fire Prevention Engineering.

CALIFORNIA WATER SERVICE COMPANY

92. Show accurate location of water main located in the alley, four-feet east of property line. Refer to facility map.
93. The proposed property line relocation five-feet to the east could affect our existing fire hydrant at Jackson Street. The new property line will be on top of our water main as well. Our existing water main is currently four-feet off of property line in the east alley way, refer to facility map.
94. If any relocation or extension of the water main is a possibility, it will be at the property owner's expense. The area in question falls under the Rancho Dominguez District which has prior rights.