



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 22, 2008

SUBJECT: Design Overlay Review No. 1281-08

APPLICANT: Mr. James Goodman, Architect
27345 Ortega Highway Suite 130
San Juan Capistrano, CA 92675

OWNER: Sid Moray (Properties, LLC)
9201 Wilshire Boulevard
Beverly Hills, CA 90210

REQUEST: To construct a 123,340 square foot mixed use building consisting of self storage and multi-tenant retail uses in the ML-D (Manufacturing Light – Design Overlay Review) zone and within the Merged and Amended Redevelopment Project Area.

PROPERTY INVOLVED: 101-155 E. Lomita Boulevard

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Cannon			Saenz
					Verrett

Item No. 11-A

I. Introduction

The applicant is requesting approval to construct a four-story, 123,340 square foot mixed-use building. The proposed building consists of self storage and multi-tenant retail uses on the first floor and self storage only use on the second, third and fourth floors. The proposed project is part of a commercial center which consists of two parcels. The proposed building will be located on the western portion of the site, while the eastern portion is currently occupied by a grocery store and retail shopping center. The proposed project contains 2.46 acres of the total 6.6 acre commercial center. The applicant proposes a lot line adjustment on the western parcel for the purpose of this development.

The subject property is located at 101-155 E. Lomita Boulevard, on the northeast corner of Lomita Boulevard and Main Street. The site is currently zoned ML-D (Manufacturing Light Design Overlay Review) and is within the Merged and Amended Redevelopment Project Area.

II. Background

On November 28, 2006, the Planning Commission approved Resolution No. 06-2117 recommending approval of DOR No. 937-06 to the Redevelopment Agency. Also said resolution included Zone Change Case No. 152-06 and General Plan Amendment No. 77-06 recommending City Council approval for the development of a 123,340 square foot mixed use building consisting of self-storage and multi-tenant retail uses. The RDA approved DOR No. 937-06 on January 16, 2007 and the City Council approved Zone Change Case No. 152-06 and General Plan Amendment No. 77-06 on January 16, 2007 allowing the rezoning from CN (Commercial Neighborhood) to ML-D (Manufacturing Light Design Overlay District) zone of 2.46 acres and changing the General Plan designation from General Commercial to Light Industrial. The Planning Commission also adopted a Negative Declaration within said resolution. No further environmental review will be required. However, the application expired as per CMC Section No. 9172.23 I. 1. a. b. and the applicant therefore submitted DOR No. 1281-08 for said project. No changes to the plans have been made.

The applicant will be required to prepare a lot line adjustment to adjust both parcels totaling 6.6 acres in order to accommodate the new development. The eastern parcel, APN 7406-025-028, will contain 4.14 acres and includes two existing commercial buildings totaling 50,748 square feet in floor area. The remaining vacant 2.46 acre parcel located to the west of the site, APN 7406-025-029, is where the proposed building will be located. The total floor area of the proposed new building is 123,340 square feet, including a covered walkway along the front of the retail shops. Thirteen retail tenant spaces totaling 16,530 square feet will face the parking area to the south of the building. A fourteenth space will be used as the self storage manager's office (960 square feet). The self storage area will be located on the north side of the building on the first floor and will encompass the entire second, third and fourth floors. The total area devoted to self storage will be 101,400 square feet with



The development exceeds the City's parking requirement of 98 spaces, providing 115 parking spaces to accommodate the new four-story, mixed-use building. A vacant building pad area at the southwestern corner of the site will remain vacant. The applicant will be required to landscape the vacant corner pad with shrubs and irrigation until a tenant is found. Site improvements include new perimeter and interior landscaping around the parking area; removal of a section of chainlink fencing at the rear (north) side of the property and installation of a decorative masonry wall; refurbishing existing landscaping throughout the entire 6.6 acre site; asphalt slurry seal and re-striping the entire parking lot area; and the removal of one trash enclosure unit to comply with minimum 26 foot wide driveway access behind the existing shopping center. All business signage including a monument sign will be submitted before building occupancy approval via a Planning Commission approved sign program.

The project site is located in the southwestern portion of the city in a mostly industrial area. The city of Los Angeles is located to the south across Lomita Boulevard. The properties to the south are mixed residential and neighborhood commercial. A middle school is directly across Lomita Boulevard from the subject property. Other surrounding land uses include an industrial business park to the north, a church to the east and the Los Angeles County Sanitation District to the west across Main Street.

III. Operations

The applicant will be required to record a shared parking and driveway access agreement for both properties in order to allow access to both commercial buildings. The existing grocery store is open from 7 a.m. to 10 p.m. and employs approximately 42 employees in staggered shifts throughout the day. Truck deliveries are typically done between 2 a.m. and 4 a.m. with random deliveries occurring during the day. The existing retail center typically operates from 9 a.m. until 8 p.m. and averages 2 employees per business. There are currently 11 retail businesses consisting of nail and barber salons, dental clinic, bakery, pizza restaurant and various other retailers. The eastern parcel contains 248 parking spaces, more than the required 191 parking spaces.

It is anticipated that the new retail uses will employ the same amount of employees and have the same operating hours as the existing retail shopping center to the east. The storage use will be accessible to patrons from 7 a.m. to 7 p.m. with the business office open from 8 a.m. to 6 p.m. Storage is a very low trip generator, with four to five customers on site at any one given time. Current storage customers will enter their security code at a key pad when entering or leaving the building. This will allow them access to the building and will concurrently disarm the alarm on their specific unit. The key-in also provides a record of time and access. The interior of the building and perimeter will be equipped with a closed circuit monitoring/recording system.



IV. Analysis

Design Overlay Review

Site Plan and Design Review approval is required because the site is located within the Merged and Amended Redevelopment Project Area. After Planning Commission recommendation, the project will be forwarded to the Redevelopment Agency for final approval. Section 9172.23 (D) (1) states that a Site Plan and Design Overlay Review application shall be submitted and recommended for approval if the project meets specified criteria as follows:

a. Compatibility with the General Plan, any specific plans for the area and surrounding uses.

The General Plan currently designates the subject property as Light Industrial and the site is within the ML-D (Manufacturing Light Design Overlay District) zone. The proposed self storage and retail uses adhere to the goals and policies described in the Land Use Element of the General Plan for the proposed Light Industrial designation and corresponding zone. The total site is approximately 6.6 acres in size and is located in the southwestern portion of the city in a mostly industrial area. The city of Los Angeles borders the property on the south. The land use to the north of the site is a light industrial park, zoned ML-D (Manufacturing, Light) with a General Plan land use designation of Business Park. Two properties immediately adjacent to the east of the shopping center are zoned CG-D (Commercial, General Design Overlay District) with a General Plan designation of General Commercial. These two sites are occupied by a Korean church with a parking lot for church members. The properties to the south are mixed residential and neighborhood commercial. A middle school is directly across Lomita Boulevard from the subject property. The Los Angeles County Sanitation District, located to the west of the site across Main Street, is zoned MH (Manufacturing, Heavy) with a General Plan designation of Heavy Industrial.

The proposed land use will be consistent with surrounding light industrial and commercial land uses. The proposed retail and self storage uses will provide the community added amenities and serve to upgrade a currently blighted, undeveloped site within an urbanized area.

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of the site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.

The design and architecture of the proposed development conforms to all the applicable design and development standards of the City of Carson's Zoning Ordinance, including parking requirements. The total floor area of the proposed new building is 123,340 square feet, including a covered walkway along the front of the retail shops.



The project features a consistent Spanish Mediterranean building theme, including concrete tile roofing; stucco exterior; coordinated color patterns; pop-outs and projections; aluminum storefront windows and mounted light fixtures. The development will be consistent with the existing shopping center and market architecture. Site upgrades will include new parking lot landscaping within the western parcel as indicated on the conceptual landscape plan, replacement of a section of chainlink fencing with a decorative masonry wall, refurbishment of entire landscaping throughout shopping center, asphalt slurry seal and restriping of the entire 6.6 acre parking lot area to comply with code and a new sign program for the new development. The development shall also make way for any required parkway trees under the direction of the Engineering Department.

The site has been vacant for many years. The proposed development will serve to enhance this shopping center by providing quality design, site upgrades and land uses that will cater to the surrounding neighborhood. As such, the project is compatible with the existing and anticipated development of the area.

c. Convenience and safety of circulation for pedestrians and vehicles.

The proposed development and existing market and retail shopping center to the east shall share common driveway access. The driveway entrance/exit easement agreements to be recorded by the applicant. The applicant shall record a shared parking and access agreement for both parcels.

The project layout incorporates handicap and pedestrian accessibility from the sidewalk into the proposed development. Customer parking areas provide adequate and safe circulation of vehicles and pedestrians on site. Staff had recommended that the applicant relocate the truck loading area to the rear of the shopping center to avoid loading conflicts with the proposed development. The applicant states that the truck loading door could not be relocated due to the market's internal floor plan logistics. As such, the walkway between both buildings has been redesigned to allow safe pedestrian passage to the rear parking lot area. Truck deliveries are typically done from 2 a.m. to 4 a.m. daily, with infrequent deliveries during the day. There are typically no more than four to five storage area patrons at any one time on site. As such, truck loading should not conflict with the storage area loading doors.

Staff has conditioned that self closing wrought iron gates be installed at both ends of the open passage way to allow employees and patrons secured access to the rear parking lot area. A photometric plan showing adequate lighting within the open passage walkway and throughout the entire 6.6 acre site shall be required prior to the issuance of a building permit. In addition, staff recommends that applicant install two security monitoring cameras, one at each end of the passage walkway, to provide added security to this area.

Parking located in the rear of the proposed development will primarily serve the storage area patrons who drop off or pick up personal goods. It is anticipated that the retail patrons will park in the front of the new shopping center.



Main Street and Lomita Boulevard are major thoroughfares that can easily accommodate the proposed development. The proposed storage area is a low trip generator and is not expected to significantly increase traffic patterns to the subject site. Furthermore, the City's Traffic Engineer has reviewed the proposed project and has determined that the use will not create significant traffic impacts to the area and that adequate street access and traffic capacity exists.

d. Attractiveness, effectiveness and restraint in signing, graphics and color.

The applicant proposes a monument sign placed along Main Street to accommodate the new development. The sign shall incorporate the building architectural theme and contain the name of the shopping center, along with two major tenants. The 13 retail spaces will contain individual signage consistent with the existing retail center signage of individual channel letters. Two 84 square foot "Extra Space Storage" logo signs will be placed at the tower of the new building, facing Main Street and Lomita Boulevard. The sign program shall comply with the sign regulations of the Municipal Code.

e. Conformance to any applicable design standards and guidelines, which have been adopted pursuant to Section 9172.15.

Pursuant to the Redevelopment Plan for the Merged and Amended Project Area, future development within such Project Area includes an emphasis on the abatement of unwanted, conflicting and blighted land uses. The proposed project will facilitate the redevelopment of a currently blighted, vacant lot and allow for the development of a new commercial center, which will provide increased tax revenue, jobs to the community and showcase a new contemporary development. The proposed development is consistent with the general intent of the Redevelopment Plan for the area.

Existing Zoning and General Plan Designation

While the entire site is 6.6 acres, only the western 2.46 acre parcel was re-zoned from CN (Commercial, Neighborhood) to ML-D (Manufacturing, Light Design Overlay District) and was approved a General Plan Amendment from General Commercial to Light Industrial. The remaining 4.14 acre eastern parcel remains in the CN (Commercial, Neighborhood) zone with a General Plan land use designation of General Commercial.

The General Plan currently designates the site for Light Industrial use with a zoning designation of ML-D (Manufacturing Light Design Overlay Review District) which allows for the development of self storage uses.

The proposed project is also consistent with several goals and objectives contained within the General Plan:



1. Goals/Objective 1 of the Land Use Element states that the City shall:

Allow each land use type sufficient area to develop to the fullest extent indicated by the economy and general welfare.

The development of the 2.46 acre site with retail and self storage use would be economically feasible for the applicant and would provide added retail services and self storage uses for the surrounding neighborhood. Thus, the proposed project is responsive to both the economy and general welfare of the community.

2. Goal/Objective 2 of the Land Use Element seeks to:

...replace substandard buildings and prevent deterioration of residential, commercial and industrial neighborhoods.

The property, which has been vacant for many years, is prone to flooding during the rainy season and is unattractive to neighboring land uses. The proposed mixed-use retail/self storage development will be consistent with the existing market and retail shopping center to the east side of the site and would be an upgrade to the existing deteriorated lot. The development will trigger overall site improvements which would also benefit the existing neighborhood.

3. Goal/Objective 8 of the Land Use Element, under Mixed Use Developments states:

Promote mixed use development where appropriate which provide a variety of uses, including retail, office and limited industrial.

The proposed mixed-use project will be consistent with this goal by providing the community with a variety of retail and self storage amenities in an otherwise under-marketed area. Construction operations will comply with all City, county, and state requirements including best management practices to minimize impacts to adjacent properties.

V. Environmental Review

An Initial Study was previously prepared and a Negative Declaration was approved by the Planning Commission on November 28, 2006 for this project in accordance with the California Environmental Quality Act (CEQA). No further environmental review is needed for this project.

VI. Conclusion

The proposed development is consistent with the requirements set forth in the Municipal Code for the approval of Design Overlay Review. The proposal is compatible with the existing commercial, light industrial and residential uses in the area. The self storage and retail uses are anticipated to feature tenants which will



serve the community and will enhance this corner site. In addition, the use, architectural style and design of the proposed project will enhance the quality of adjacent land uses. The project is consistent with existing and anticipated development of the area and represents a significant upgrade of the existing site.

The proposed project's relationship to the goals and objectives stated in the General Plan includes, but is not limited to, the protection and enhancement of property values, providing the community with additional retail and self storage uses, and development of an underutilized property which, as a vacant property, deteriorates from the character of the neighborhood.

VII. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1281-08 TO THE CARSON REDEVELOPMENT AGENCY".

VIII. Exhibits

1. Proposed Resolution
2. Planning Commission Minutes, November 28, 2006
3. Proposed Development Plans

Prepared by: _____

Zak Gonzalez II, Associate Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Manager



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1281-08 TO THE
CARSON REDEVELOPMENT AGENCY**

**THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the applicant, Mr. James Goodman, with respect to real property located at 101-155 E. Lomita Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1281-08, for the development of a 123,340 square foot mixed use building consisting of self storage and multi-tenant retail uses for property located in the ML-D (Manufacturing Light Design Overlay District) zone and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on July 22, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- A) The General Plan currently designates the site as Light Industrial and the zoning designation is ML-D (Manufacturing Light Design Overlay District), which allows for the development of self storage uses. The proposed project is consistent with land use regulations associated with self storage uses and the proposed development will adhere to the goals and policies described in the Land Use Element of the General Plan. The site is surrounded by light industrial land uses to the north, the Los Angeles County Sanitation District to the west, commercial and residential uses to the south and commercial uses to the east.
- B) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Zoning Ordinance. Furthermore, the site has been vacant for many years. The proposed development will serve to enhance the existing shopping center by providing quality design, site upgrades and land uses that will cater to the surrounding neighborhood. As such, the project is compatible with the existing and anticipated development of the area.
- C) Main Street and Lomita Boulevard are major thoroughfares that can easily accommodate the proposed development. The proposed storage area land use is a low trip generator and is not expected to significantly increase traffic patterns to the subject site. Furthermore, the City's Traffic Engineer has reviewed the proposed project and has determined that the use will not create significant traffic impacts to the area circulation and that adequate street access and traffic capacity exist.
- D) The proposed monument sign will feature a design consistent with the architectural theme of the building and tenant signage will be consistent with

the approved sign program. Signage will consist of individual channel letters and corporate logos as described in the overall sign program for this project. Monument sign will include the name of the center and two major tenants. All signage shall comply with the Carson Municipal Code.

- F) Pursuant to the Redevelopment Plan for the Merged and Amended Project Area, future development within such Project Area includes an emphasis on the abatement of unwanted, conflicting and blighted land uses. The proposed project will facilitate the redevelopment of a currently blighted, vacant lot and allow for the development of a new commercial center, which will provide increased tax revenue, jobs to the community and showcase a new contemporary development. The proposed development is consistent with the general intent of the Redevelopment Plan for the area.
- G) The proposed mixed-use project will be consistent with the city's Land Use Element by providing the community with a variety of retail and self storage amenities in an otherwise under-marketed area. Construction operations will comply with all city, county, and state requirements including best management practices to minimize impacts to adjacent properties.
- H) The proposed project is consistent with the Land Use Element goals and objectives and will provide additional revenue for the City in the form of sales tax.
- I) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

Section 4. Pursuant to the California Environmental Quality Act (CEQA), the Planning Commission previously approved a Negative Declaration on this property finding no significant adverse effects on the environment would result from this project. Therefore no further environmental review is necessary.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1281-08 to the Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Negative Declaration.

Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF JULY 2008.

CHAIRMAN

ATTEST:

SECRETARY

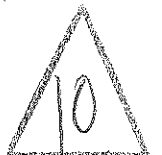


Exhibit "A"

LEGAL DESCRIPTION

4. THE LAND REFERRED TO IN THIS COMMITMENT IS IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHERLY 500 FEET OF LOT "A" OF THE GERMAN SETTLEMENT TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 121 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 649 FEET OF SAID LAND.

ALSO EXCEPT THE WESTERLY 40 FEET OF SAID LAND.

ALSO EXCEPT THOSE PORTIONS OF SAID LAND DESIGNATED AS PARCELS 55-9 AND 12-9 (BEING PORTIONS OF LOMITA BOULEVARD AND MAIN STREET) IN FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT CASE NO. 879145 IN AND FOR THE COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 16, 1968 AS INSTRUMENT NO. 68-3381 IN SAID OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPTING THOSE PORTIONS OF SAID LAND DESIGNATED AS PARCELS 55-8, 12-10, 12-11, 12-12 AND 12-13 (BEING PORTIONS OF LOMITA BOULEVARD AND MAIN STREET) IN FINAL ORDER OF CONDEMNATION ENTERED IN SUPERIOR COURT CASE NO. 879145 IN AND FOR THE COUNTY OF LOS ANGELES, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 15, 1968 AS INSTRUMENT NO. 68-4096 IN SAID OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN DEED TO KAY BOLDMAN, RECORDED NOVEMBER 4, 1968 AS INSTRUMENT NO. 68-2996 IN SAID OFFICE OF THE COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

"PARCEL NO. 5:

THAT PORTION OF THE SOUTH 500 FEET OF LOT "A" OF THE GERMAN SETTLEMENT TRACT AS PER MAP RECORDED IN BOOK 11 PAGE 121 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:



Exhibit "A"

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID SOUTH 500 FEET OF LOT "A", SAID POINT BEING AT THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF THE WEST 40.00 FEET OF SAID LOT "A" AS CONVEYED TO THE COUNTY OF LOS ANGELES FOR ROAD PURPOSES BY DEED RECORDED IN BOOK 3734, PAGE 210 OF DEEDS; THENCE EASTERLY ALONG SAID NORTHERLY LINE NORTH $86^{\circ} 29'$ EAST 618.32 FEET TO THE WESTERLY LINE OF THE EAST 649.00 FEET OF SAID LOT "A"; THENCE SOUTH $0^{\circ} 9' 40''$ EAST ALONG SAID WESTERLY LINE 240.41 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 240.00 FEET SOUTHERLY FROM AND MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE; THENCE SOUTH $86^{\circ} 29'$ WEST ALONG SAID PARALLEL LINE 180.36 FEET; THENCE SOUTH $3^{\circ} 31'$ EAST 260.00 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE WESTERLY THEREON SOUTH $86^{\circ} 29'$ WEST 195.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $3^{\circ} 31'$ WEST 174.93 FEET TO A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT AND DISTANT NORTHERLY 175.02 FEET, MEASURED ALONG THE EASTERLY LINE OF THE WEST 40.00 FEET OF SAID LOT, FROM SAID SOUTHERLY LINE; THENCE SOUTH $86^{\circ} 29'$ WEST ALONG SAID PARALLEL LINE 104.26 FEET TO A LINE PARALLEL WITH THE EASTERLY LINE OF THE WEST 40.00 FEET OF SAID LOT "A" AND DISTANT EASTERLY 135.00 FEET, MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT "A" FROM THE EAST LINE OF THE WEST 40 FEET OF SAID LOT; THENCE SOUTH $1^{\circ} 40' 15''$ EAST ALONG SAID PARALLEL LINE 175.02 FEET TO SAID SOUTHERLY LINE; THENCE NORTH $86^{\circ} 29'$ EAST ALONG SAID SOUTHERLY LINE 109.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A STRIP OF LAND 100 FEET WIDE LYING 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT WITH A LINE PARALLEL WITH AND 10 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT; THENCE NORTH $86^{\circ} 28' 05''$ EAST ALONG SAID PARALLEL LINE 79.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH TANGENT TO SAID PARALLEL LINE AND HAVING A RADIUS OF 2000.43 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ} 59' 57''$ A DISTANCE OF 139.63 FEET; THENCE SOUTH $89^{\circ} 31' 58''$ EAST 147.08 FEET.

ALSO EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF THAT PART OF LOMITA BOULEVARD, DESCRIBED IN DEED TO THE CITY OF CARSON RECORDED NOVEMBER 26, 1969 AS INSTRUMENT NO. 69-4 IN SAID OFFICE OF THE COUNTY RECORDER.



Exhibit "A"

LEGAL DESCRIPTION

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN, UNDER, UPON AND THAT MAY BE DEVELOPED OR PRODUCED FROM SAID LAND WITHOUT ANY RIGHT OR RIGHTS TO ENTER UPON THE SURFACE AND THE SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET MEASURED FROM SAID SURFACE, AS RESERVED BY NATIONAL ROYALTIES, INC., A CORPORATION, IN DEED RECORDED DECEMBER 30, 1956 AS INSTRUMENT NO. 56-1537, ANY AND SUCH RIGHTS TO THE SURFACE AND A DEPTH OF 100 FEET WERE QUITCLAIMED BY DEEDS RECORDED JANUARY 24, 1962 AS INSTRUMENT NOS. 62-1415, 62-1416 AND 62-1417.

PARCEL 2:

THAT PORTION OF THE SOUTH 500 FEET OF LOT "A" OF THE GERMAN SETTLEMENT TRACT AS PER MAP RECORDED IN BOOK 11 PAGE 121 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID SOUTH 500 FEET OF LOT "A". SAID POINT BEING AT THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF THE WEST 40.00 FEET OF SAID LOT "A" AS CONVEYED TO THE COUNTY OF LOS ANGELES FOR ROAD PURPOSES BY DEED RECORDED IN BOOK 3734, PAGE 210 OF DEEDS; THENCE EASTERLY ALONG SAID NORTHERLY LINE NORTH 86° 29' EAST 618.32 FEET TO THE WESTERLY LINE OF THE EAST 649.00 FEET OF SAID LOT "A"; THENCE SOUTH 0° 09' 40" EAST ALONG SAID WESTERLY LINE 240.41 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 240.00 FEET SOUTHERLY FROM AND MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LINE; THENCE SOUTH 86° 29' WEST ALONG SAID PARALLEL LINE 180.36 FEET; THENCE SOUTH 3° 31' EAST 260.00 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE WESTERLY THEREON SOUTH 86° 29' WEST 195.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 3° 31' WEST 174.93 FEET TO A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT AND DISTANT NORTHERLY 175.02 FEET, MEASURED ALONG THE EASTERLY LINE OF THE WEST 40.00 FEET OF SAID LOT, FROM SAID SOUTHERLY LINE; THENCE SOUTH 86° 29' WEST ALONG SAID PARALLEL LINE 104.26 FEET TO A LINE PARALLEL WITH THE EASTERLY LINE OF THE WEST 40.00 FEET OF SAID LOT "A" AND DISTANT EASTERLY 135.00 FEET, MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT "A" FROM THE EAST LINE OF THE WEST 40 FEET OF SAID LOT; THENCE SOUTH 1° 40' 15" EAST ALONG SAID PARALLEL LINE 175.02 FEET TO SAID SOUTHERLY LINE; THENCE NORTH 86° 29' EAST ALONG SAID SOUTHERLY LINE 109.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A STRIP OF LAND 100 FEET WIDE LYING 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:



Exhibit "A"

LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT WITH A LINE PARALLEL WITH AND 10 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT; THENCE NORTH 86° 28' 05" EAST ALONG SAID PARALLEL LINE 79.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH TANGENT TO SAID PARALLEL LINE AND HAVING A RADIUS OF 2000.43 FEET THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 59' 57" A DISTANCE OF 139.63 FEET; THENCE SOUTH 89° 31' 58" EAST 147.08 FEET.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER, UPON AND THAT MAY BE DEVELOPED OR PRODUCED FROM SAID LAND WITHOUT ANY RIGHTS TO ENTER UPON THE SURFACE AND THE SUBSURFACE OF SAID LAND TO A DEPTH OF 500 FEET MEASURED FROM THE SURFACE AS RESERVED BY UNITED OIL WELL SUPPLY CO., IN DEED RECORDED DECEMBER 30, 1957 AS INSTRUMENT NO. 57-1537 IN SAID OFFICE OF THE COUNTY RECORDER.

END OF LEGAL DESCRIPTION

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1281-08

GENERAL CONDITIONS

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1281-08, is not submitted to the City of Carson 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.
- 1A. The uses on the first floor facing south of the site shall be limited to those authorized in the CN (Commercial Neighborhood) Zone.
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 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. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
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. 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.
10. Design Overlay approval is contingent upon the Carson Redevelopment Agency. Any change to the abovementioned discretionary permit may require further



review by the Planning Commission before such discretionary permits become effective.

11. 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.
12. 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 Design Overlay Review No. 1281-08. 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

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance, as proposed to be amended, Section 9162.21 C (4).
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
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 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.
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.



19. Applicant shall provide proof of recorded shared easement(s) relating to driveway access, circulation and shared parking for both parcels.
20. Large truck deliveries (except for storage operations) and trash receptacle pickup shall be confined to non-peak hours, coordinated by the Planning Manager for early morning or late evening hours, to the extent feasible in order to accommodate the tenants but not to conflict with peak demand.
21. Entire 6.6 acre site shall be slurry sealed with asphalt and shall be restriped. Potholes and damaged/broken asphalt shall be resurfaced to provide even form. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
22. All pedestrian crosswalks, ground traffic markings (including fire lanes and car stops) and all red curbing shall be repainted.
23. On-site drainage within the 2.46 acre parcel shall be corrected to prevent continuous flooding at driveway in front of the proposed development (vacant pad) at the Main Street entrance.

LANDSCAPING/IRRIGATION

24. 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.
25. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
26. 6" x 6" concrete curbs are required around all landscaped planter areas.
27. 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.
28. 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 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.
- 29. Existing landscaping throughout 6.6 acre site shall be refurbished by removal of weeds and dead shrubs/trees and replacement and/or additional trees, shrubs and ground cover where appropriate.
- 30. Where trees uproot parking area, address by removing and replacing trees or by repairing the broken asphalt.
- 31. The vacant corner pad shall be landscaped with shrubs and irrigation system.

GRAFFITI LANDSCAPING

- 32. 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.
- 33. 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

- 34. 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.
- 35. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
- 36. 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

- 37. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all new building facades, subject to Planning Division approval.
- 38. Down spouts shall be architecturally integrated into the structure to the satisfaction of the Director.
- 39. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest.
- 40. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.



41. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
42. 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 Director of the Planning Division.
43. Site plan shall incorporate bike racks and decorative litter receptacles at various locations in the parking and walkway areas.
44. Existing retail structure pillars shall be repainted.

SIGNS

45. A sign program shall be approved in connection with this project by the Planning Commission prior to the issuance of a building permit(s). The sign program shall detail all signs to be erected including location, size, type, materials, etc. All signs shall be subject to the approval of the Planning Commission.
46. 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.
47. All permitted business signs must be in compliance with the provisions of Sections 9136.7 and 9146.7 of the Zoning Ordinance.
48. The proposed monument/ground sign shall not exceed 10 feet in height. Such sign shall display name of shopping center, plus the names of two major tenants. Colorful plants/shrubs shall surround the base of the sign at a minimum of 200 square feet.
49. Existing pylon center sign along Lomita Boulevard shall be refurbished by replacing worn or damaged signage.

FENCES/WALLS

50. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Sections 9136.3 and 9146.3 of the Zoning Ordinance.
51. Chainlink fencing located at rear (north) side of property (as noted on site plan) shall be replaced with eight foot high decorative masonry wall (stucco block, slumpstone or splitface). Length shall be as indicated on site plan. A minimum eighteen inch landscape planter shall be installed adjacent to the rear masonry wall, abutting the proposed rear storage use parking stalls.
52. Future walls shall be of decorative material to include stucco block; slumpstone or splitface.



LIGHTING

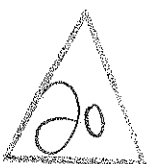
53. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 of the Zoning Ordinance.
54. A precise lighting plan shall be submitted showing all proposed building, parking lot and accent lighting, subject to the approval of the Planning Division.
55. Parking lot lighting fixtures shall feature a consistent theme throughout the 6.6 acre site. Such units shall be approved by the Planning Division prior to installation.
56. Refurbish existing inoperable or dilapidated parking and building lighting fixtures. Ensure sufficient, nighttime lighting coverage for entire 6.6 acre site.

TRASH

57. 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).
58. 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

59. Construction parking shall be configured to minimize air quality impacts to adjacent residences.
60. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
61. Truck deliveries shall be consolidated when possible.
62. 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.
63. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
64. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
65. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.



66. Active grading sites shall be watered at least twice daily.
67. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
68. 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.
69. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
70. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
71. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
72. 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.
73. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.
74. The grading contractor shall provide watering of the active grading area at least twice a day, throughout the grading phase (Mitigation Measure AQ1).

NOISE

75. 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 6:00 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.
 - 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.
76. 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

77. 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.

ENGINEERING SERVICES DIVISION, TRAFFIC- CITY OF CARSON

78. 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.
79. The applicant shall prepare the design and construct an extension to the median on Main Street so that the median extends northerly to the property line, subject to review and approval by the City Engineer.

ENGINEERING SERVICES DIVISION- CITY OF CARSON

80. Prior to issuance of a building permit, a geological/soils report, drainage concept, and storm water quality plan shall be reviewed and approved. A building permit will not be granted until the required soils, and drainage information have been received and found satisfactory.
81. Comply with mitigation measures recommended in the approved drainage concept and the approved soils report.
82. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
83. Applicant shall dedicate necessary Right-of-Way width along the westerly portion of the site development on Main Street to the satisfaction of City Engineer.
84. 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.
85. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.



86. The applicant/developer shall submit a Grading Plan prepared by a registered Civil Engineer, to the satisfaction of the Building Official.
87. The applicant shall submit improvement plans to the Department of Public Works 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.
88. Repair any broken or raised sidewalk, curb and gutter along Main Street and along Lomita Blvd within or abutting this proposed subdivision per City standard and to the satisfaction of the City Engineer.
89. The applicant shall modify existing driveways in the public right of way per city standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
90. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway width allowed for the site is 40 feet.
91. 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.
92. Remove unused driveway if any, and replace it with full height curb and gutter and sidewalk per City Standard and to the satisfaction of the City Engineer.
93. Install wheelchair ramp at the corner of Main Street and Lomita Blvd per City of Carson Standard.
94. All existing overhead utility lines less than 60KV (Kilovolts) and all new overhead utility shall be underground to the satisfaction of the City Engineer.
95. Prior to issuance of Certificate of Occupancy, offsite improvements shall be in place to the satisfaction of the City Engineer.
96. Paint curbs red along Main Street and along Lomita Blvd to the satisfaction of the City Traffic Engineer.
97. The applicant shall submit a sewer area study to the L.A. County Department of Public Works to determine if capacity is available in the sewerage system to be used as the outlet for the sewer in this development. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the L.A. County Sewer Department.
98. The subdivider shall install separate sewer laterals to serve each building.



99. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division 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.
100. The applicant/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 land division and that water service will be provided to each building.
101. A construction permit is required for any work to be done in the public right-of-way.
102. Any improvements damaged during the construction shall be removed and reconstructed per City Standard plan and to the satisfaction of the City Engineer.
103. 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.
104. The applicant 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.
105. Prior to issuance of Building Permit, the following must be on file:
 - a) Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - 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.
106. The applicant 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.
107. Prior to issuance of Certificate of Occupancy, a Lot Line Adjustment shall be approved and recorded upon subject site.

A handwritten signature, possibly the number '24', is enclosed within a hand-drawn triangle in the bottom right corner of the page.

CODE ENFORCEMENT DIVISION

108. Remove all outdoor storage, including, but not limited to, freight containers at the rear and side of the existing market.
109. Remove all litter, trash, debris.
110. Remove all graffiti and illegal signage.
111. Delineate "NO PARKING" at areas where people tend to illegally park.

THE GAS COMPANY

112. 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.
113. 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 OF LOS ANGELES PUBLIC HEALTH

114. Site plan shall state the potable water source and method of sewage disposal.

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

115. The wastewater flow originating from the proposed project will discharge directly to the Districts' Joint Outfall C Unit 1 Trunk Sewer, located in Lomita Boulevard. This 66-inch diameter trunk sewer is currently at capacity and a relief trunk sewer is in design. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. The availability of trunk sewer capacity should be verified as the project advances.
116. 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 385 mgd and currently processes an average flow of 316.6 mgd.
117. The expected average wastewater flow from the project site is 8,333 gallons per day.
118. 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.

119. 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

120. Prior to the issuance of a building permit, submit two complete sets of architectural drawings to the Fire Prevention Engineering Section Building Plan Check Unit. Contact (323) 890-4125 for additional information and submittal location.

MINUTES

**CITY OF CARSON
PLANNING COMMISSION/RELOCATION AND APPEALS BOARD JOINT MEETING
CITY COUNCIL CHAMBERS, CITY HALL 2ND FLOOR**

CARSON, CALIFORNIA 90745

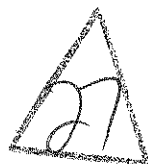
NOVEMBER 28, 2006 – 6:30 P.M.

1. **CALL TO ORDER** Chairperson Cottrell called the meeting to order at 6:40 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Verrett.
3. **ROLL CALL**
Planning Commissioners Present: Cottrell, Hudson, Pulido, Saenz, Verrett, Wilson

Planning Commissioners Absent: Faletego, Graber, Tyus (all excused)

Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Assistant Planner Castillo, Planning Consultant Lopez, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Hudson moved, seconded by Commissioner Saenz, to approve the Agenda as presented. Motion carried (absent Commissioners Faletego, Graber, Tyus).
6. **INSTRUCTIONS TO WITNESSES** Chairperson Cottrell requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES** Assistant City Attorney Galante
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.

None.
9. **CONSENT CALENDAR** None



10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING
 A) Design Overlay Review No. 962-06 and
 Conditional Use Permit No. 634-06

Applicant's Request:

The applicant, Trillium for T-Mobile, is requesting to construct a 50-foot high unmanned wireless "monopalm" telecommunication facility for T-Mobile in the MH (Manufacturing, Heavy) zone within Redevelopment Project Area No. 1. The subject property is located at 16925 South Main Street.

Staff Report and Recommendation:

Consultant Planner Lopez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. ____, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 962-06 to the Carson Redevelopment Agency and approving Conditional Use Permit No. 634-06." She amended Condition No. 14, adding at the end, "...and fronds that adequately shield the antennas on the monopalm."

Chairperson Cottrell opened the public hearing.

Tim Miller, representing the applicant, stated that the palm fronds will be the preferred width/size; and noted his concurrence with the conditions of approval.

There being no further input, Chairperson Cottrell closed the public hearing.

Planning Commission Decision:

Commissioner Wilson moved, seconded by Commissioner Saenz, to approve the applicant's request; moved to accept the amendment to Condition No. 14, that the palm fronds are to be wider than the antennas; and moved to adopt Resolution No. 06-2116. Motion carried (absent Commissioners Faletogo, Graber, Tyus).

11. PUBLIC HEARING

B) Design Overlay Review No. 937-06; Zone Change Case No. 152-06;
 and General Plan Amendment No. 77-06

Applicant's Request:

The applicant, Don Wilkins, is requesting to construct a 123,340-square-foot mixed use building consisting of self-storage and multi-tenant retail uses in the CN (Commercial, Neighborhood) zone and within the Merged and Amended Redevelopment Project Area and to change the General Plan designation from General Commercial to Light



Industrial and change the zoning from Commercial Neighborhood to Manufacturing Light, Design Overlay. The property is located at 101-155 East Lomita Boulevard.

Staff Report and Recommendation:

Consultant Planner Lopez presented staff report and the recommendation to APPROVE the Negative Declaration; and WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 937-06 to the Carson Redevelopment Agency and recommending approval of Zone Change Case No. 152-06 and General Plan Amendment No. 77-06 to the City Council." She amended Condition No. 31 to require planting shrubs instead of groundcover and to add Condition 1A, "Notwithstanding the zone change approved herein, the uses on the first floor of the site shall be limited to those authorized in the CN Zone."

Chairperson Cottrell opened the public hearing.

Don Wilkins, project architect, stated the project will enhance this blighted area; and noted his concurrence with the conditions of approval.

Barbara Post, resident, noted her concern with the proposed zoning for this property; commented on the poor aesthetics of this site and the illegal truck parking; and asked that the landscaping and property be adequately maintained.

Richard Carla, resident, expressed his belief this 4-story structure is too large for this area; and stated he would prefer to see something other than an industrial use.

Norma Pedregon, Wilmington, expressed her belief more detail needs to be included in the public hearing notice; and urged the City to continue allowing the fireworks sales at this corner.

There being no further input, Chairperson Cottrell closed the public hearing.

Commissioner Hudson urged the property owner to quickly remove all graffiti on this property.

Planning Commission Decision:

Vice-Chairman Pulido, seconded by Commissioner Saenz, to approve the applicant's request; moved to amend Condition No. 31 to include shrubs in the landscaping at the corner; to add Condition No. 1A, "Notwithstanding the zone change approved herein, the uses on the first floor facing the south of the site shall be limited to those authorized in the CN Zone"; and moved to adopt Resolution No. 06-2117. Motion carried (absent Commissioners Faletogo, Graber, Tyus).

