



**CITY OF CARSON  
PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** August 12, 2008

**SUBJECT:** Design Overlay Review No. 1280-08

**APPLICANT:** Brand Growth, Inc.  
Attn: Claudia Kelly  
3636 Birch Street, Suite 260  
Newport Beach, CA 92660

**OWNER:** Fisher Development, LLC  
5150 E. La Palma Avenue, #113  
Anaheim, CA 92807

**REQUEST:** Construction of a new 2,815 square-foot, drive-thru "Carl's Jr." restaurant on a 0.78 acre lot in the CG (Commercial, General) zone district.

**PROPERTY INVOLVED:** 1881 E. Del Amo Boulevard

**COMMISSION ACTION**

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

**COMMISSIONERS' VOTE**

AYE	NO		AYE	NO	
		Faletogo – Chairperson			Saenz
		Cannon			Verrett
		Graber			

## I. Introduction

The applicant, Brand Growth, on behalf of the property owner, Fisher Development, LLC., proposes a 2,815-square-foot, drive-thru "Carl's Jr." restaurant on a 0.78-acre lot.

### *Proposal Details*

The restaurant building will be located on the eastern portion of the property. The drive-thru will accommodate eight vehicles and will be located on the east and south sides of the building. The proposed landscaping comprises 30 percent of the site (9,739 square feet) and is primarily located along the perimeter of the subject site, with some landscaping in the parking lot and around the building.

The restaurant will have an entrance facing the west side of the lot, toward the parking areas. The building is one-story and will be stuccoed a beige color with maroon-colored, decorative fabric awnings, foam reveals, and parapets which complement the main finish. The entryway and front relief is mostly glass for the first eight feet from the ground, including the main entry door. There is a ten-foot by three-foot branding/icon sign located approximately 12 feet above grade level on each elevation.

A trash and recycling area, designed pursuant to Section 9164.5 of the Carson Municipal Code (CMC), is proposed to be placed along the north property line facing the parking area. The trash and recycling areas are proposed to be stuccoed, textured and painted to match the proposed building. A self-closing metal gate is proposed to enclose the trash and recycling areas.

The applicant proposes 28 parking spaces, including five compact spaces and two spaces reserved for the disabled, consistent with applicable zoning codes. The proposed development plan includes two driveways, one on Wilmington Avenue and one on Del Amo Boulevard. Two existing driveways will be removed during construction. This driveway configuration will provide adequate circulation for vehicles entering and exiting the site, as well as those accessing the drive-thru. According to the city's Traffic Engineer, adequate access for trash trucks and automobiles is provided.

The proposed monument sign to be located at the southeast corner of the subject property will be stuccoed and painted to match the proposed building and is designed with the same architectural features, including reveals and decorative cap. A 6-foot wrought-iron fence is proposed along the north property line, adjacent to the railroad tracks.

## II. Background

Development plans for a 7-Eleven convenience store, including a gas station and alcoholic beverage sales were approved by the Planning Commission in June 2007, and heard by the City Council through the appeal process, where it was continued numerous times with no final resolution. The project was ultimately withdrawn before City Council made a decision due to pressure from the community due to the concern with beer and wine sales. In light of these concerns, the current applicant



has informed staff that they have conducted outreach to concerned stakeholders in the community and received generally favorable responses to the proposed use.

There are no other active discretionary permits on file for the subject property. Previous discretionary permits include Special Use Permit No. 55-71, which allowed for a Mobil gasoline automobile service station that has since been removed and DOR No. 560-02, which was to convert lube bays into a snack shop for the previous automotive use on the property. As a result of the previous gasoline service station use, a soil vapor extraction system was recently installed on the western edge of the property to remediate certain environmental issues related to potential groundwater contamination. In anticipation of future uses on the site, staff required wrought-iron fencing and landscaping to screen the remediation system from public view. The configuration of the remediation unit will not interfere with the proposed restaurant development plans. There are currently no code enforcement issues on the subject property.

## **II. Analysis**

### *Location, Site Characteristics and Existing Development*

The subject property is 0.78 acres (34,128 square feet), is triangular-shaped with approximately 150 feet of street frontage along Wilmington Avenue and 320 feet along Del Amo Boulevard. The subject property is located on the northwestern corner of Del Amo Boulevard and Wilmington Avenue in the central-eastern part of the city. The parcel is currently vacant with no structures.

North and west of the subject property are residential, single-family homes, which are located opposite a seldom-used railroad track (also zoned CG), approximately 40-feet in width that is adjacent to the subject property. To the east, across Wilmington Avenue is a warehouse/retail use. To the south, across Del Amo Blvd. is the Shell Oil Company's tank farm and distribution facility.

### *General Plan Designation*

The subject property and contiguous railroad property to the north have a General Plan Land Use Designation of GC (General Commercial). South across Del Amo Boulevard and west of Wilmington Avenue, is the Shell Oil Company's tank farm, which has a General Plan Land Use Designation of BP (Business Park). To the west, along the north side of Del Amo Boulevard are single-family homes, which are designated LD (Low Density). On the south side of Del Amo Boulevard, east of Wilmington Avenue is property that is located within the City's sphere of influence, as described in the General Plan.

### *Zoning Designation*

The subject property and contiguous railroad property to the north are located in the CG (Commercial, General) zone district. The single-family homes west and north of the subject lot are zoned RS (Residential, Single-family). South, across Del Amo Boulevard and west of Wilmington is BP (Business Park) zoning and east of



Wilmington is MH (Manufacturing, Heavy) zoned property. The properties located in the sphere of influence area east of the subject property and on the north side of Del Amo Boulevard do not have a zoning designation under the City.

*Design Overlay Review No. 1280-08*

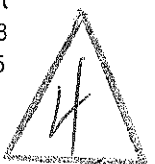
Section 9172.23(B) 1(a) of the CMC states that an application for approval of a Development Plan shall be submitted to the Planning Commission for determination in any case involving construction of a new building or structure having an estimated valuation of \$50,000 or more. Because the proposed project has been valued at more than \$50,000 it is subject to a Site Plan and Design Review requiring a public hearing before the Planning Commission. The Planning Commission may approve the proposal only if the following findings can be made in the affirmative as per CMC Section 9172.23(D):

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area;
- c. Convenience and safety of circulation for pedestrians and vehicles;
- d. Attractiveness, effectiveness and restraint in signing, graphics and color; and,
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Based upon the information found in this Analysis section, all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative. Specific details regarding the applicable findings are incorporated in the attached resolution.

*Issues of Concern*

Street Dedication – Right-Turn Lane Requirement – According to the Transportation and Infrastructure Element of the General Plan, roadways designated as major highways would require intersection improvements beyond the standard for midblock locations if the roadway is projected to operate at unacceptable levels of service (LOS) E or F. Given that Wilmington Avenue is classified as a major highway that is projected to operate at LOS F during the AM and PM peak periods, the Wilmington Avenue and Del Amo Boulevard intersection should ultimately be provided with the maximum cross section, according to the city's Traffic Engineer. This development plan provides the opportunity to widen the right-of-way at intersections so that



additional lanes can be provided to increase the capacity of the intersection and eliminate bottlenecks. The planned cross section for these major street intersections, as shown on the attached figure (Exhibit TI-14 from the General Plan – labeled Exhibit No. 4) would accommodate three through lanes, two left turn lanes, and a right turn lane.

Mitigation - To comply with the General Plan standards, a right-turn lane needs to be provided on the southbound approach of Wilmington Avenue. A required dedication of 15 feet along Wilmington Avenue is included as a condition of approval in the attached resolution. The development plans include the required dedication area and a layout that will be consistent with existing setback requirements and other applicable zoning standards once the future right-turn lane is completed.

#### IV. Environmental Review

After reviewing potential environmental impacts resulting from the proposed project, the Planning Division has determined that this project will not have a significant effect on the environment, and has deemed the project as “Categorically Exempt” from further environmental analysis, pursuant to the California Environmental Quality Act (CEQA) guidelines, Section 15303(C).

#### V. Recommendation

That the Planning Commission:

- APPROVE the proposed project; and,
- WAIVE further reading and ADOPT Resolution No. \_\_\_\_\_, entitled, “A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 1280-08 for a New, Drive-Thru Restaurant Located at 1881 E. Del Amo Boulevard.”

#### VI. Exhibits

1. Draft Resolution
2. Land Use Map
3. Exhibit TI-14 from the General Plan
4. Development Plans

Prepared by:   
Steven C. Newberg, AICP Associate Planner

Reviewed by:   
John F. Signo, AICP Senior Planner

Approved by:   
Sheri Repp-Loadsman, Planning Division Manager

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW  
NO. 1280-08 FOR A NEW, DRIVE-THRU RESTAURANT  
LOCATED AT 1881 E. DEL AMO BOULEVARD**

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

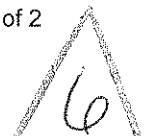
**Section 1.** An application was duly filed by the applicant, Brand Growth, Inc., with respect to real property located at 1881 E. Del Amo Boulevard and described in Exhibit "A" attached hereto, requesting approval of a Site Plan and Design Review (DOR) to construct a new 2,815-square-foot, drive-thru restaurant on a 0.78 acre lot in the CG (Commercial, General) zone district.

A public hearing was duly held on August 12, 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.** Pursuant to Section 9172.23(D), "Site Plan and Design Review Approving Authority Findings and Decision", the Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category. This project adheres to the goals and objectives of the Land Use Element of the General Plan by improving the appearance of Carson through development of an otherwise vacant lot at the major intersection of Del Amo Boulevard and Wilmington Avenue. There is no specific plan for this area.
- b) The building is one-story and will be stuccoed a beige color with maroon-colored, decorative fabric awnings, foam reveals, and parapets which complement the main finish. The entryway and front relief is mostly glass for the first eight feet from the ground, including the main entry door. There is a ten-foot by three-foot branding/icon sign located approximately 12 feet above grade level on each elevation. The proposed landscaping, design features, and site layout help to enhance the surrounding aesthetics and provides features relative to a harmonious and attractive development of the area.
- c) The project will provide a total of 28 parking spaces, including five compact spaces and two spaces reserved for the disabled, consistent with applicable zoning codes. Vehicular ingress and egress is provided by two driveways, one on Wilmington Avenue and one on Del Amo Boulevard. Regional access comes from the east via the 710 Freeway, and the south via the 405 Freeway. Adequate access is given to the proposed parking areas and circulation on the



subject property will not adversely impact adjacent streets. The development plans include a dedication area of 15 feet in width along the Wilmington Avenue frontage, which will provide for a future right turn lane, to be constructed in the future at the city's discretion.

- d) The proposed monument sign to be located at the southeast corner of the subject property will be stuccoed and painted to match the proposed building and is designed with the same architectural features, including score lines reveals and decorative cap. There is adequate space for signage on the subject property and the proposed signage conforms to all applicable zoning code requirements pertaining to signs in the CG (Commercial, General) zone.
- e) The project conforms to any applicable design standards and guidelines that have been pursuant to Section 9138.14, and adopted pursuant to Section 9172.15 of the Carson Municipal Code. There are currently no design guidelines applicable to the area, including the subject property.

**Section 5.** The Planning Commission further finds that the proposed restaurant will not have a significant effect on the environment, and has deemed the project as "Categorically Exempt" from further environmental analysis, pursuant to the California Environmental Quality Act (CEQA) guidelines, Section 15303(C).

**Section 6.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1280-08 with respect to the real property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

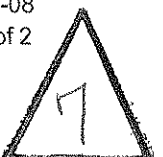
**Section 8.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 12<sup>TH</sup> DAY OF AUGUST, 2008.**

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**DESIGN OVERLAY REVIEW NO. 1280-08**

**Property Address:** 1881 East Del Amo Boulevard

The land referred to as Parcel No. 7323-002-062 is situated in the County of Los Angeles, State of California, and is described as follows:

Lots 271 of Tract No. 30331 in the city of Carson, county of Los Angeles, state of California, as per map recorded in Book 738, Pages 51 to 55 of maps, in the Office of the County Recorder of said County.

Except all 100 percent of the oil, gas, petroleum and other hydrocarbon substances which lie below a plane, parallel to and 500 feet below the natural surface of said land without, however, any right to enter upon the surface of said land to explore for develop or remove said substances, but with full right to explore for develop and remove the same by means of wells or equipment having surface locations outside the outer boundaries of real property, in and under or recoverable from said real property, as excepted in the deed from Del Amo Estate Company, a Corporation, recorded November 8, 1963, in Book D-2250, Page 752 of Official Records.





**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1280-08**

GENERAL CONDITIONS

1. If a building permit for the proposed project is not issued within one year of the date of approval of Design Overlay Review No. 1280-08, said permit 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 applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.



8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1280-08. 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

10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
11. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
12. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
13. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or,
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
14. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
15. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

16. 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.



17. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
18. 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by a SUSWMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
19. 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.
20. Specimen trees (24" box minimum) shall be placed along the south and east property lines, within the landscaped setback areas, calculated at a rate of one tree per 25 linear feet. Mature trees are also required in the southwest corner of the interior landscape area to the satisfaction of the Planning Manager.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Annual flowers wherever possible; and,
  - b. Irrigation system designed to commercial grade standards.

#### UTILITIES

22. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
23. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
24. 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

25. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Planning Division approval.
26. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the General Manager.
27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.



28. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

### SIGNS

29. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
30. All permitted business signs must be in compliance with the provisions of Section 9136.7 or 9146.7 of the Zoning Ordinance.

### FENCES/WALLS

31. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
32. A six-foot high wrought-iron fence shall be placed along the full extent of the north property line.

### LIGHTING

33. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
34. 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.
35. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

### TRUCK LOADING AND MANEUVERING

36. All truck loading facilities, maneuvering areas and parking spaces shall be designed to the standards outlined in Section 9162.62 of the Zoning Ordinance.

### TRASH

37. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas.



The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

#### EASEMENTS

38. A Covenant and Agreement form for an existing easement, if any, shall be recorded with the Los Angeles County Recorder's office prior to the issuance of a building permit. Said document shall indicate all easements.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

39. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
40. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
41. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
42. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
43. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
44. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall. Location as per map on file with this office.
45. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
46. Submit fire flow information to this office for approval.

#### PUBLIC SAFETY - CITY OF CARSON

47. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.
48. Ensure compliance with current seismic mitigation codes.
49. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.



50. Public phones, if any, shall be placed at the front of the restaurant building, in clear line-of-site from the cash register (customer payment) area, or other area where employees who are required to stand in place for extended periods of time and have clear view to the phone area.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

51. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of construction permits.
52. The Developer shall submit a copy of approved plans on mylars (i.e. Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
53. On-site base, paving, curb and gutters are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
54. 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.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

55. 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.
56. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
57. 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.
58. 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.
59. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
60. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 15-ft of additional right-of-way abutting the development along Wilmington Avenue. New Right-of-Way line shall be 65-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County



Recorders Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.

61. 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.
62. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
63. 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. The plans shall include:
  - a. Street Improvements along Wilmington Avenue and along Del Amo Blvd
  - b. Alley Improvements
64. Sewer Main Improvements and Storm Drain Improvements along Wilmington Avenue and along Del Amo Blvd shall be done to the satisfaction of the City Engineer, if determined to be required per Condition No. 55 above.
65. Construction bond as required for all work to be done within the public right of way.
66. Proof of Worker's Compensation and Liability Insurance.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

67. 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.
68. Repair any broken or raised sidewalk, curb and gutter along Wilmington Avenue and along Del Amo Blvd within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
69. The Developer shall fill in any 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.



70. 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.
71. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
72. 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.
73. 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.
74. Install/If necessary, or modify existing wheelchair ramp at the corner of Wilmington Avenue and Del Amo Blvd per City of Carson Standard, in compliance with ADA requirements.
75. Install streetlights on concrete poles with underground wiring along Wilmington Avenue to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
76. Existing utility poles and all newly required utilities on the subject property shall be placed underground. Utilities along Wilmington Avenue shall be undergrounded to the center median of Del Amo, between the northwest and southwest corners of the Del Amo Boulevard and Wilmington Avenue intersection, if required as part of completing the undergrounding of utilities onsite.
77. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
78. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Wilmington Avenue and along Del Amo Blvd.
79. Install striping and pavement legend per City of Carson standard.
80. Paint Curbs Red along Wilmington Avenue and along Del Amo Blvd, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
81. 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.



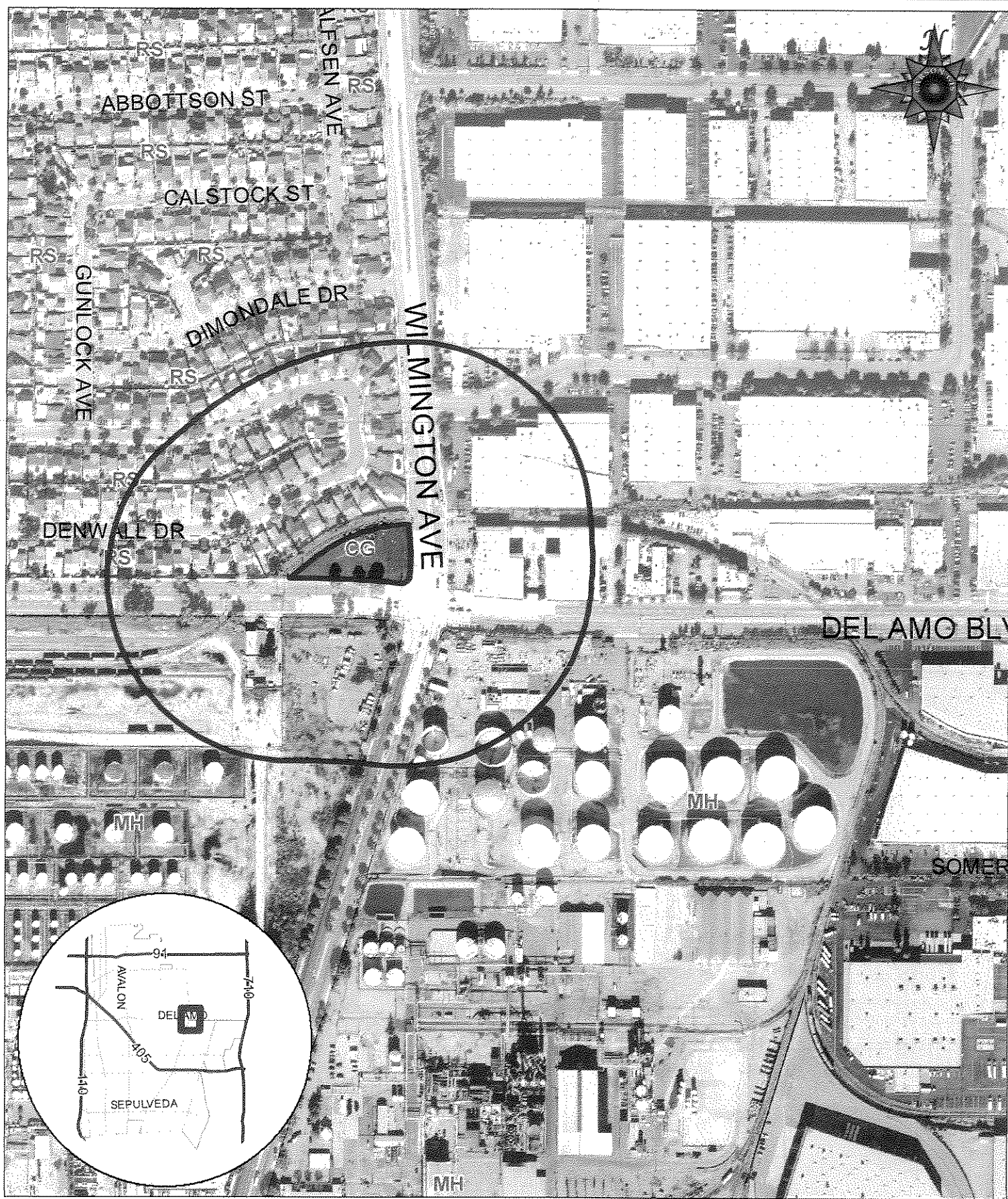


82. Comply with mitigation measures recommended by the water purveyor.
83. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
84. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS).
85. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
86. 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.
87. Prior to issuance of Certificate of Occupancy, off-site improvements shall be in place to the satisfaction of the City Engineer.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

88. 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.

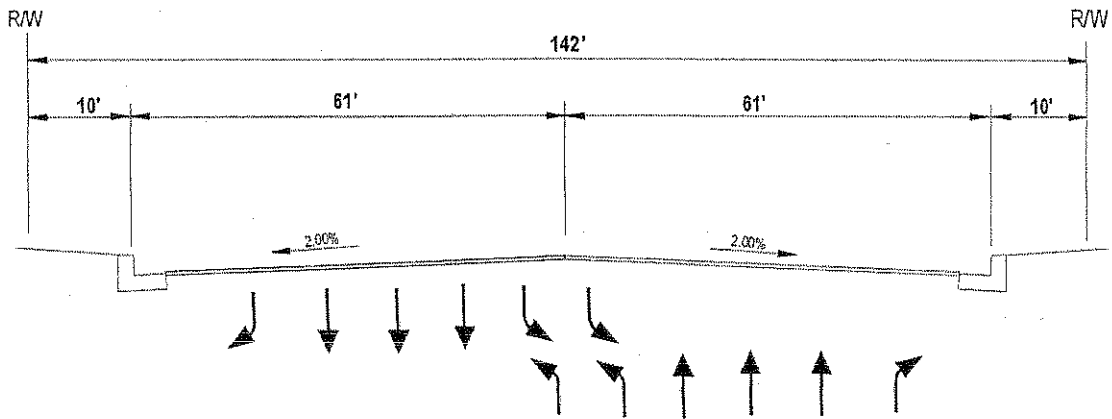




**City of Carson 500 FT RADIUS ZONING MAP FOR 1881 E DEL AMO BLVD**

**EXHIBIT NO. 2**





**MAJOR STREET - Maximum Feasible Intersection**



*Meyer, Mohaddes Associates, Inc.*

Source: GIS Data  
NOVEMBER 2011

**EXHIBIT NO. 3**

**Maximum Feasible Intersection Concept**

**EXHIBIT TI-14**

