



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 10, 2010

SUBJECT: Design Overlay Review No. 1377-10

APPLICANT AND
PROPERTY OWNER: MS Kearny Real Estate
c/o Mr. Tony Nobuyuki
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

REQUEST: To reauthorize construction of two, 2-unit and a single unit (5 units total), concrete, 2-story, tilt-up, office and manufacturing buildings, ranging in size from 8,107-9,874 square foot each, on an approximate 120,000 square foot (2.8 acre) site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within the Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 18600-18721 Broadway

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Diaz			Verrett
		Gordon			

Item No. 11B

I. Introduction

On May 13, 2008, the Planning Commission approved Design Overlay Review No. 1013-07 for the development of a 5-unit, concrete, 2-story, tilt-up, office and manufacturing building complex on a site at 18600-18721 Broadway. An extension of time was approved by the Planning Commission June 6, 2009. The development approval expired in May, 2010. However, the applicant still intends to develop the project.

The application before the Planning Commission is the same as the 2007 project. Approval of this development plan would reauthorize an entitlement to develop the project.

II. Background

On May 13, 2008, the Planning Commission approved the following discretionary permit (Exhibit No. 4 and Exhibit No. 5):

- Design Overlay Review No. 1013-07 – To construct a 5-unit, concrete, 2-story, tilt-up, office and manufacturing building complex;

Because the original permit expired, the applicant was required to submit application for a new discretionary permit. To preserve the public record, staff has assigned a new permit number, Design Overlay Review No. 1377-10, to the project..

The applicant purchased the former Nissan North America Headquarters campus in its entirety in early 2007, with the intention of rehabilitating existing development on the properties and construct new buildings where feasible. However, the unstable economic environment in mid-2008 at the time of the original project approval denied them a convenient fiscal opportunity to develop the property. They extended the approved entitlement to the extent possible per the conditions of approval, but still were unable to submit building permit applications within the time allotted. To date, the applicant has managed to sell off or obtain new tenants for all of the former Nissan property, except for the subject property. As a result, the applicant has decided to pursue the original development plans, hence the new application.

III. Analysis and Findings

The project design and proposed use has not changed from the originally approved plans. Therefore, the same findings can be made. Planning Commission Resolution No. 08-2205 has been included for reference (Exhibit No. 6).

IV. Environmental Review

A Negative Declaration was prepared and adopted May 25, 2007 for the previously approved project, which is exactly the same as the current proposal. Therefore, the same Negative Declaration has been prepared and re-circulated for solicitation of public comment. This was done pursuant to Section



15603(c)(3)(D) of the California Government Code, which states that earlier analyses may be used where, pursuant to CEQA process, one or more effects may have been adequately analyzed in an earlier negative declaration. The public comment period for the Negative Declaration ends August 10, 2010. No comments have been received by staff to date.

V. Recommendation

That the Planning Commission:

- **ADOPT** the Negative Declaration;
- **RECOMMEND APPROVAL** of Design Overlay Review No. 1377-10 to the Carson Redevelopment Agency; 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. 1377-10 TO THE CARSON REDEVELOPMENT AGENCY TO PERMIT THE CONSTRUCTION OF FIVE 2-STORY, TILT-UP, OFFICE AND MANUFACTURING BUILDINGS, TOTALING 44,613 SQUARE FEET, ON A 2.8-ACRE SITE LOCATED AT 18600-18721 BROADWAY."

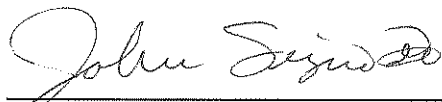
VI. Exhibits

1. Initial Study/Negative Declaration
2. Sign Program
3. Land-Use Map
4. Draft Resolution
5. Planning Commission Staff Report Dated May 13, 2008 (without exhibits)
6. Excerpt of Planning Commission Minutes Dated May 13, 2008
7. Planning Commission Resolution No. 08-2205
8. Development Plans (under separate cover)

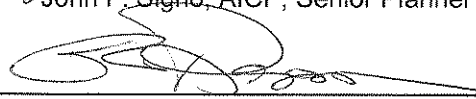
Prepared by:


Steven Newberg, AICP, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadman, Planning Officer

SN: d133710pr_081010



CITY OF CARSON ORIGINAL FILED

JUL 21 2010

NEGATIVE DECLARATION LOS ANGELES, COUNTY CLERK

Case: Design Overlay Review No. 1377-10

Applicant: Kearny Real Estate Company c/o Mr. Tony Nobuyuki

Address: 1900 Avenue of the Stars, Suite 320, Los Angeles, CA 90067

Project Description: The proposal is to construct two, 2-unit and a single unit (5 units total), concrete, 2-story, tilt-up, office and manufacturing buildings, ranging in size from 8,107-9,874 square foot each. The proposed buildings will all be 120 feet long, 35 feet high to top of parapet, and range from 64-79 feet in width. The site is 122,801 square feet in area and is currently a striped and paved parking lot, located in the ML-D (Manufacturing, Light - Design Overlay) zone district and within Redevelopment Project Area No. 1. An optional two-unit concept is being proposed as an alternative, depending upon market conditions, which will incorporate substantially the same decorative design elements and site plan layout..

Project Location: 18600 Broadway, Carson, CA 90248

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Community Development Department, 701 E. Carson Street, Carson, California, 90745. This document constitutes a Negative Declaration.

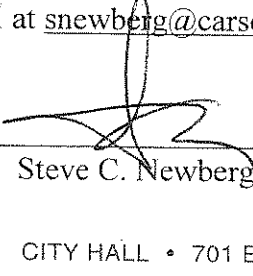
Mitigation Measures: None

Responsible Agencies: City of Carson, Planning Division

Trustee Agencies: Los Angeles County Fire Department; Building and Safety

Notice pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held in the City Hall Council Chambers, 701 E. Carson Street, Carson, California, on August 10, 2010 at 6:30 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter. Prior to the Public Hearing, the public is invited to submit written comments on this Negative Declaration to the Community Development Department, City Hall, 701 East Carson Street, Carson, California 90745 or phone (310) 952-1761, ext. 1810, or by e-mail at snewberg@carson.ca.us. Please refer to the case number listed above


Steve C. Newberg, AICP, Associate Planner

7/21/10
Date

CITY HALL • 701 E CARSON STREET • P.O. BOX 6234 • CARSON, CA 90749 • (310) 830-7600
WEBSITE: ci.carson.ca.us

EXHIBIT NO. 1



Environmental Checklist Form

1. **Project Title:** Design Overlay Review No. 1377-10
2. **Lead Agency Name and Address:** City of Carson, Planning Division
701 East Carson Street
Carson, CA 90745
3. **Contact Person and Phone Number:** Steven C. Newberg, AICP, Associate Planner
(310) 952-1761 ext. 1810
4. **Project Location:** 18600 S. Broadway, Carson, California 90248
5. **Project Sponsor's Name and Address:** Kearny Real Estate Company
c/o Mr. Tony Nobuyuki
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067
6. **General Plan Designation:** Light Industrial
7. **Zoning:** ML-D (Manufacturing, Light – Design Overlay)
8. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

The proposal is to construct two, 2-unit and a single unit (5 units total), concrete, 2-story, tilt-up, office and manufacturing buildings, ranging in size from 8,107-9,874 square foot each. The proposed buildings will all be 120 feet long, 35 feet high to top of parapet, and range from 64-79 feet in width. The site is 122,801 square feet in area and is currently a striped and paved parking lot.

A series of lot line adjustments have recently been completed to prepare each of the lots for development. The lots range in size from 20,013 to 33,608 square feet. Each building will have one, grade-level loading door, partial manufacturing area on the first floor and first and second floor (mezzanine) office areas. Required truck maneuvering and automobile parking stalls have been provided for each building. The site plan and design review (design overlay review, DOR) is required because the project site is located within the ML-D zone, and within Redevelopment Project Area No. 1.

An optional two-unit only building design incorporating the same design elements and similar lot layout is being proposed as well, depending upon what the market will bear. The two-unit concept will feature the exact decorative elements, colors, finishes, and uses as the five-unit plan, except that the buildings will be average approximately 20,000 square-feet each.



EVALUATION OF ENVIRONMENTAL IMPACTS:

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	AESTHETICS. Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a-d) The project site is located in an urbanized industrial area. The proposed building is not expected to be visible from the Harbor (110) Freeway; the San Diego (405) Freeway; or the Artesia (91) Freeway. The project site is not located within or adjacent to any identified scenic vistas.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) Prepared by the California Dept. of Conservation as an optional Model to use in assessing impacts on agriculture and farmland. <i>Would the project:</i>				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) According to Appendix G of the State Guidelines and the Department of Conservation, a project will have a significant impact on agricultural resources if it falls into any of the following Farmland designations: Prime Farmland; Farmland of Statewide Importance; or Unique Farmland. Since the proposed project would take place within an existing urban area zoned for industrial development, no agricultural impacts would result.
- (b) The project is located within an existing industrial area and is not used for agricultural uses. The project would not result in direct or indirect impacts to agricultural resources. The project does not comprise an agricultural preserve under a Williamson Act contract.
- (c) The project area is not located on agricultural or farmlands. The project would neither directly nor indirectly result in the conversion of Prime, Unique, or other Farmland of Statewide Importance to a non-agricultural use.

Mitigation: None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	AIR QUALITY: Where available, the significance criteria Established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. <i>Would the project:</i>				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standards or contribute substantially to an existing or projected air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

- (a) The project is not anticipated to conflict with or obstruct implementation of applicable air quality plans.
- (b,c) The trucks coming to and from the subject site might occasionally emit some solid and gaseous air pollutants. However, impacts are not expected to be significant. The project site is located in an industrial area intended for uses such as this.
- (d) The closest residences are located approximately 1,200 feet to the east. An office and industrial facility is located to the south. Prevailing breezes are from west to east. Operation of a new office and warehouse use is not expected to expose sensitive receptors to significant pollutant concentrations and objectionable odors because of the distance. Operational emissions are not expected to be significant

Mitigation: None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The project site is currently paved with striping and parking lot-type low-level shrubbery and grass areas. Therefore, no impacts to candidate, sensitive, or special species or habitat are expected. Thus, the proposed project will have no impact.
- (b,c) No riparian habitat is identified onsite. The proposed project will comply with all stormwater and drainage requirements of the City. Thus, the proposed project will have no impact to riparian habitat.
- (e) The project site is located in an industrial area. It is not expected to create a barrier to wildlife dispersal. There are no known wildlife migration corridors or known unique, rare, or endangered species inhabiting the project site.



- (f) The project would not conflict with locally adopted conservation plans and policies.
- (g) The proposed project site is not located within a known habitat conservation planning area. Therefore, no impacts are anticipated.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V.	CULTURAL RESOURCES. <i>Would the project</i>				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The project site is developed and there are no identified historical resources on the project site.
- (b) The project site is developed and there are no identified archaeological resources on the project site. However, it is possible that unknown archaeological remains may be uncovered. In the event that these remains are uncovered during construction, the City requires that land alteration work in the general vicinity of the find be halted and a qualified specialist be consulted.
- (c) There are no identified paleontological resources on the project site. However, it is possible that unknown paleontological remains may be uncovered. In the event that these remains are uncovered during construction, the City requires that land alteration work in the general vicinity of the find be halted and a qualified specialist be consulted.
- (d) There are no identified human remains or formal cemeteries on the project site.

Mitigation: None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI.	GEOLOGY AND SOILS. <i>Would the project:</i>				
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, or injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The project site is located west of the seismically active Newport-Inglewood fault and northeast of the Palos Verdes fault zone. The project site is located in a liquefaction zone as identified in the Existing Conditions Report but would most likely not result in permanent ground displacement in the event of seismic ground shaking. The structure would be constructed in compliance with earthquake-resistant standards required by Title 24 of the State Building Code. Compliance with these requirements would ensure implementation of appropriate measures, such as reinforcement and shoring, designated construction zones, barriers, and other methods, to anticipate and avoid the potential for significant and adverse impacts caused by building site instability and falling debris during construction activities (as caused by a seismically induced event). Therefore, this project is not expected to increase the risk of exposure of people to impacts involving seismic ground shaking. This is considered a less than significant impact.



- (b) Grading is expected. However, employment of implementation measures and best management practices, as required by the Standard Urban Stormwater Mitigation Plan (SUSWMP), will ensure that no long-term increases in soil erosion on-site or off-site would occur as a result of the proposed development.
- (c) The site is susceptible to liquefaction but would not result in landslides or collapse due to the generally flat topography of the site. The proposed project will be constructed in accordance with the Uniform Building Code and Uniform Seismic Code, and will adhere to all modern earthquake standards in order to reduce seismic risk to acceptable levels. No impact is expected.
- (d) The project site is not located near an area suspect of differential settlement, as in a landfill. Construction will comply with all Uniform Building Code requirements. No impacts are anticipated.
- (e) The proposed project involves the installation of modern waste disposal systems and would connect to the existing City water distribution and sewer systems. Septic tanks are not within the scope of the proposed project.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII.	HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites Compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g)	Impair implementation of or physically interfere with an adopted emergency plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a, b) The proposed project is for the construction of office and warehouse buildings to be located in an industrial area. Construction activities are expected to adhere to local and state safety requirements, including best management practices, and are considered less than significant.
- (c) The project is not located within one-quarter mile of an existing or proposed school.
- (d) The project site is not identified as a hazardous site on the Department of Toxic Substances Control (DTSC) list. The proposed project is not expected to create a potentially significant hazard to the environment. Thus, no impact is expected.
- (e, f) The project is not located within an adopted or proposed airport land use plan. The project site is not located near or within a public airport or public use airport, and would not result in safety hazards to people residing or working in the project area. No new health hazards would be created.
- (g) The project will comply with applicable emergency response and evacuation plans for the City.
- (h) The project site is located in an urbanized area away from wildlands. Therefore, no impacts are expected.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII.	HYDROLOGY AND WATER QUALITY.				
	<i>Would the project:</i>				
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The proposed project would be required to implement soil erosion and sediment control measures where necessary as required by the City of Carson. A Standard Urban Stormwater Mitigation Plan (SUSWMP) will be required to address and mitigate stormwater runoff. This is considered a less than significant impact.
- (b-d) The proposed project for construction of new office and warehouse buildings is not expected to impact groundwater beneath the site. The proposed project would not create additional impervious areas and would not affect or alter groundwater recharge volumes. The project site is relatively flat and a drainage plan will be prepared and approved prior to construction activities. Thus, impacts to soil above the groundwater table are unlikely and the proposed project is expected to have no impacts to groundwater and surface flow.

- (e) The proposed project would not result in substantially more runoff than currently generated. The proposed project would be required to implement soil erosion and sediment control measures during construction as required by the City of Carson. Thus, no significant impact is expected.
- (f) The project is not located within a 100-year flood zone as mapped on a Federal Flood Hazards Boundary or Flood Rate Insurance Map or other flood hazard delineation map, and would not expose people or property to any known water-related hazards.
- (g) The project would not place structures within a 100-year flood hazard area, which would impede or redirect flood flows.
- (h) The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- (i) The project would not expose people or structures to inundation by seiche, tsunami, or mudflow. The project site is not located in an area prone to such natural phenomenon.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX.	LAND USE AND PLANNING. <i>Would the project:</i>				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The project site is located in an industrial area and will not divide an established community. Thus, no impact is expected.
- (b) The project site is zoned ML-D (Manufacturing, Light – Design Overlay) and has a General Plan land use designated of Light Industrial, which allows the proposed use. Thus, the proposed project does not conflict with the zoning or General Plan and no impact is expected.
- (c) The project is not located within a habitat conservation plan or natural community conservation plan. No impact is expected.

Mitigation: None required.

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		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X.	MINERAL RESOURCES. <i>Would the project:</i>				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State because the project site is not located in a mineral rich area nor does it involve any mining practices.
- (b) There are no known locally important mineral resources at the project site. The project would have no effects on the availability of a mineral resource.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI.	NOISE. <i>Would the project result in:</i>				
a)	Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	A substantial permanent increase in the ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



e)	For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The closest residential community is located to the east of the project site, approximately 1,200 feet away. The project site is currently used as a parking lot and the proposed project is not expected to create significant operational noise impacts.
- (b) The proposed project is not expected to expose persons to excessive groundbourne vibrations or groundbourne noise levels during construction and operational phases. This is considered no impact.
- (c) The proposed project is an improvement to the property and industrial use is allowed on the property under the ML-D zone. This is considered a less than significant impact since the proposed project is located in an area intended for such use.
- (d) Construction activities generated by the proposed project would be temporarily, and might temporarily increase noise levels in the area. However, the project would generally be constructed during daylight hours. This is considered a less than significant impact.
- (e) The project site is not located within two miles of an airport.
- (f) The project is not located within the vicinity of a private airstrip, and would not expose people residing or working in the project area to excessive noise levels.

Mitigation: None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII.	POPULATION AND HOUSING. <i>Would the project</i>				
a)	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

(a, b, c) The project site is located in a developed industrial area and will not induce substantial growth nor displace residents.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.	PUBLIC SERVICES.				
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) *Fire Protection* - Fire service to the project site would be provided by the Los Angeles County Fire Department. The project would adhere to all design requirements of the City Building Code and Fire Code. Documentation of adequate fire service to the site would be requested from the County prior to project construction. Emergency access would be provided per the requirements of the Uniform Fire Code and applicable City fire regulations.

Construction materials, including waste, would be handled in accordance with Uniform Fire Codes and applicable City fire-regulations. The site is already developed and the proposed project would not result in the need for new or altered facilities or substantial services related to fire protection.

Police Protection - Police protection would be provided by the Los Angeles County Sheriffs Department (Carson Substation). The project is not expected to increase the level of police protection above what is currently required.

Schools -- The proposed project is not for residential use and will not directly generate schoolchildren, thus, no increase in the demand for school facilities is expected.

Parks – The proposed project would not significantly impact any nearby park facility.

Other public facilities – No impacts are expected.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV.	RECREATION.				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration the facility would occur to be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The project would not affect demand for neighborhood or regional parks, nor increase the demand for such facilities.
- (b) The project would not require the construction or expansion of recreational facilities. No impacts are anticipated.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a)	Cause an increase in traffic, which is substantial in relation to the existing system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The proposed project is for the development of office and warehouse buildings. Truck and vehicular traffic will increase, however area streets are designed to withstand and accommodate the expected increase in traffic as may be generated by the proposed project. The project has been reviewed by the City Traffic Engineer and is not expected to generate a significant impact to the existing traffic condition on local streets. Thus, this is considered a less than significant impact.
- (b) See Response XV (a) for effects on traffic.
- (c) The project would not have direct access to or use of any air transportation facilities, and would not affect air traffic patterns.
- (d) The design of the proposed project has been reviewed by the City Traffic Engineer. The project will may require street right-of-way improvements, including installation of a curb and gutter, sidewalk repair, center median improvements, and onsite vehicular circulation. This is considered a less than significant impact.
- (e) Fire access would be provided in compliance with state and local fire requirements. Project design and construction would adhere to all regulations and requirements of the City Fire Code. Thus, the proposed project will have no impact to emergency access.

- (f) Adequate parking for construction workers would be provided within a construction staging area on the project site. The proposed project is required to provide 100 parking spaces, and will provide 115 total spaces, which exceeds the requirement. Thus, no impact to parking capacity is expected.
- (g) The proposed project is for an industrial condominium building and would not create impacts to policies, plans, or programs for alternative transportation. This is not considered a significant impact.

Mitigation: None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI.	UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

- (a) The project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. The proposed project will generate a significant amount of wastewater, but not enough to render the existing substructure unable to handle the additional flow.
- (b) See comments on XVI(a).

- Mitigation:** None required.

Explanation:

- K:\Addresses\Broadway\18721\d137710\IS_18600_broadway 072110 recirc.doc

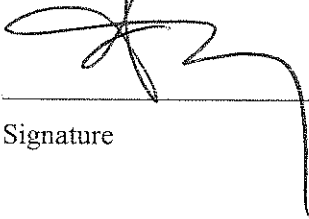
- (91) Freeways would minimize local street traffic and lessen impacts to local residential communities. Thus, this is considered a less than significant impact.
- (c) The proposed project is not expected to have a substantial adverse effect on human beings, either directly or indirectly.

Mitigation: None required.

Earlier Analysis

A Negative Declaration was prepared and adopted May 25, 2007 for the exact project, excluding the optional two-unit design concept. Because the two-unit will presumably have less environmental impact(s) the same Negative Declaration has been prepared (updated with optional design information) and is being recirculated for solicitation of public comment. This is being done pursuant to Section 15603(c)(3)(D) of the California Government Code, which states that earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects may have been adequately analyzed in an earlier EIR or negative declaration.

Relative information for the proposed project was used, including various documents and correspondences with the applicant, information in the application, and information from the *Existing Conditions Report (April 2000)* prepared for the General Plan Update. These documents are available for review at the City of Carson Planning Division located at 701 E. Carson Street, Carson, CA.



Signature

7/21/10

Date

Steven C. Newberg, AICP

Printed Name ASSOCIATE PLANNER

City of Carson, Planning Division

For

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities /Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Land Use / Planning |

DETERMINATION (completed by the Lead Agency):

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

7/21/10

References

City of Carson. April 2000. Existing Conditions Report for the General Plan Update.

Negative Declaration for Project: Design Overlay Review No. 1013-07, approved and adopted May 25, 2007 by the City of Carson Planning Commission. Documents are on file at Carson City Hall, Office of Economic Development – Planning Division, at 701 E. Carson Street, Carson, CA 90745. M-Th 7a-6p, by phone at (310)952-1761, x1810, or e-mail to snewberg@carson.ca.us.

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KEARNEY SOUTH BAY BUSINESS PARK



Exhibit 2

MASTER SIGN PROGRAM 7.16.07

PLANNING DEPARTMENT
(310) 858-1761

Provided By:
Lori J. Valheim, National Sales
AUG 09 2007

Designed By:
Richard E. Benson III

CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90745

LANDLORD: Kearney Real Estate Co. 1900 Avenue of the Stars #320 Los Angeles, Ca. 90067 Ph. (310) 203-1865	ARCHITECT: Ware Malcomb 10635 Santa Monica Blvd. Suite 150 Los Angeles. Ca. 90025 Ph. (310) 480-0400	SIGN CONSULTANT: AD ART SIGN CO. 2321 Rosecrans Ave. Suite 1250 El Segundo, Ca. 90245 Ph. (310) 297-9777
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DESCRIPTION / LOCATIONS		PAGE #
SPECIFICATIONS		S.1
TENANT LAYOUT SPECIFICATIONS		S.2
TYPE & COLOR SCHEDULE.		S.3
PLOT/SITE REGULATORY SCHEDULE		P.1
PLOT/SITE TENANT SCHEDULE		P.2
BUILDING ELEVATIONS (A-B & C-D EAST)		E.1
BUILDING ELEVATIONS (E SOUTH & EAST)		E.2
PROJECT SIGNS		
PM	PROJECT MONUMENT	1
BA	BUILDING ADDRESSES (DIMENSIONAL)	2.1
A-1	BUILDING ADDRESSES (WINDOW VINYL)	2.2
A-2	BUILDING ADDRESSES (DOOR VINYL)	2.3
B	TRAFFIC STOP REGULATORY	3.1
C	ADA HANDICAP REGULATORY	3.2
D	ELECTRICAL ID REGULATORY	4
TENANT SIGNS		
TS-1	TENANT SIGNAGE MAJOR (CORNER)	5.1
TS-2	TENANT SIGNAGE MAJOR (IN-LINE)	5.2

KEARNY SOUTH BAY BUSINESS PARK
 18600 Broadway
 Carson Ca 90248
 A.P.N. 7339-011-008,9,10 &16

ADART
 SIGN COMPANY
 2321 ROBERGANS AVE.
 SUITE 1250
 EL SEGUNDO,
 CA 90E45
 T 310.2978777
 F 310.2978780
 CALIFORNIA CONTRACTORS
 LICENSE 128608
 www.adart.com

DWG. NO.
INDEX

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DESIGN INTENT

The purpose of this Design Intent Issuance is to provide a consistent and harmonious criteria throughout this project. Also to provide uniform standards for all current and future tenants within Kearny South Bay Business Park (KSBBP) as the Uniform Building Code and the City of Carson's Sign Criteria.

MAINTENANCE

Signs located within KSBBP shall be maintained in an "As New Condition". The Owner/s will periodically perform a visible sign inspection looking for but not limited to the following:

1. Material Fading, Cracking and/or Peeling.
2. Improper Illumination
3. Any Damage Caused by Human or Nature

Any said damage repair will be the responsibility of the end user.

APPROVALS

All signage must have written approval from Kearny Real Estate, or its designee, and the City of Carson before construction. Before submitting to the city, eligible applicants must first submit (3) three copies of the following to Kearny Real Estate or its designee;

1. Dimensioned Site Plan showing proposed sign locations and lease widths (subject to verification).
2. Scaled Elevation Drawings showing proposed sign locations, height to finished grade and placement upon wall (left to right & top to bottom measurements).
3. Sign Construction Details illustrating finish & colors, logo & letter sizes, electrical details and method of attachment.
4. The Landlord shall determine and approve the availability and position of a tenant name on any ground sign(s), and need to be illustrated on submittal.

CONFLICTS w/ DRAWINGS OR CONDITIONS

Any conflicts or contradictions either in regards to these drawings or as they relate to other disciplines or contractors shall be described in writing to Kearny Real Estate, or its designee, along with any possible solutions. All conflicts are to be resolved and any changes approved by Kearny Real Estate, or its designee prior to sign construction and installation.

COMPLIANCE REQUIREMENTS

No tenant or their agents shall erect, reinstall, construct, enlarge, move, remove, change or equip any sign structure contrary to, or in violation of, this Design Intent Issuance. Conformance will be strictly enforced by Kearny Real Estate, or its designee, along with the City of Carson's Planning Department. Any nonconformance or unapproved signs will be the responsibility of the tenant to correct within a period not to exceed (30) thirty days at his/her expense.

DESIGN STANDARDS

Details on these drawings represent the design approach for sign structures but do not necessarily include all fabricating details. It shall be the responsibility of the Tenant and their Contractor to incorporate all reasonable safety factors necessary to protect Kearny Real Estate, or its designee against public liability

DETAILS.

1. All "Hard" sign construction shall be fabricated of pre-finished .063 alum. returns. Corner joints to be filled and/or ground smooth.
2. Sign exterior painting will consist of Matthews paint products or comparable variant as per client color specifications;
 - a. One (1) coat of 74-734 Metal Pretreat
 - b. One (1) coat of 74-793 Spray Bond
 - c. One (1) coat of Polyurethane Acrylic
3. Signs that to be internally illuminated will utilize single tube T13mm neon or LED as per client color specifications.
4. Sign Faces will consist of colored acrylic, no clear acrylic.
5. All mounting hardware will be stainless steel to avoid rust & wall penetrations are to be sealed against weather elements.

6. All tenants are allowed signs in designated areas of individually mounted logo & letters on a single line of copy within allowed height per location unless otherwise stated in this criteria.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.
8. Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

PROHIBITED SIGNS

1. Signs constituting a Traffic Hazard.
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs painted directly on a building surface will not be permitted, this also includes painting the background a color differing from the intended building color pallet.
3. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
4. There shall be no signs that are flashing, moving or audible.
5. No sign shall project above or below the sign area.
The sign area is defined in the attached exhibit for tenants.
6. Vehicle Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (i.e. Delivery trucks with tenant signage are okay as long as such trucks are not parked in such a manner to advertise along any major & minor streets.)

EXTEMPORANEOUS SIGNS

Any banners, balloons, window signs, vinyl graphics or signs not listed within this Design Intent Issuance are to first receive approval from Kearny Real Estate or its designee, along with the City of Carson's Planning Department before installation and are subject to the current city code.

CONCEPTUAL DRAWING ONLY:

Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow, always follow written specifications.

DWG. NO.

S-1

KEARNY SOUTH BAY BUSINESS PARK
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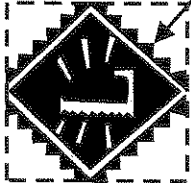
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SIGN COMPANY

23241 ROSECRANS AVE.
SUITE 1250
EL SEGUNDO, CA 90245
T 310.297.9777
F 310.297.9780
CA STATE CONTRACTORS
LICENSE #383057
www.adart.com

Tenant Logo & Copy Layout Specifications

AREA

Overall sign area is defined as a single or split area enclosed by a continuous line composed of 90 degree angles not to exceed (8) breaks. Any trim, backing, frame, structure and or element used to differentiate the sign from its background will be included in the calculation of allowable square footage.



Allowed Sign Area Split
(8 Total 90 Degree Breaks)

Tenant Copy

Tenant to Determine Logo & Copy Color along with shapes as per their Nationally Recognized Trademarks.

Allowed Sign Area (Copy Logo)

Tenant Copy
Trying to Bend the Rules

Descending letter logo elements changed from the intended font will count against allowable copy height and square footage. In such cases the allowed maximum height will be limited to the copy height for that elevation's criteria.

Allowed Sign Area Single
(8 Total 90 Degree Breaks)

Tenant Copy

Descending letter elements in certain fonts such as letters f, g, i, p, q, y & z will not count against allowable copy height and square footage as long as does not serve as a logo element and/or has been changed from the intended font.

Irregular shaped icons & logos should be considered in sign design for increased visual impact. However, flat cut out painted aluminum shapes or elements placed near, in front of or behind logo and/or letters are prohibited.



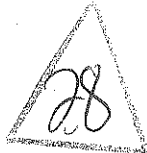
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SIGN COMPANY
2381 ROSECRANS AVE.
SUITE 1250
EL SEGUNDO,
CA 90245
T 310.287.9777
F 310.287.9780
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www.adart.com

DWG. NO.
S-2



Type & Color Schedule

Swiss 911 Ultra Condensed Bold (Monument only)

ABCDEFGHIJKLMNOPQRSTUVWXYZ - 1234567890

Arial Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ - 1234567890

Aluminum Frame (Mullions)
Clear Anodized Aluminum

Accent #1
ICI # 1361 Air Stream

Field #1
ICI # 1064 White Wing

Mathews Polyurethane
Acrylic - Black Semigloss

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18600 Broadway
Carson Ca 90248

A.P.N. 7339-011-008,9,10 &16

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CA 90845
T 310.297.9777
F 310.297.9780
P.O. BOX 1250
EL SEGUNDO, CA 90845
www.adart.com

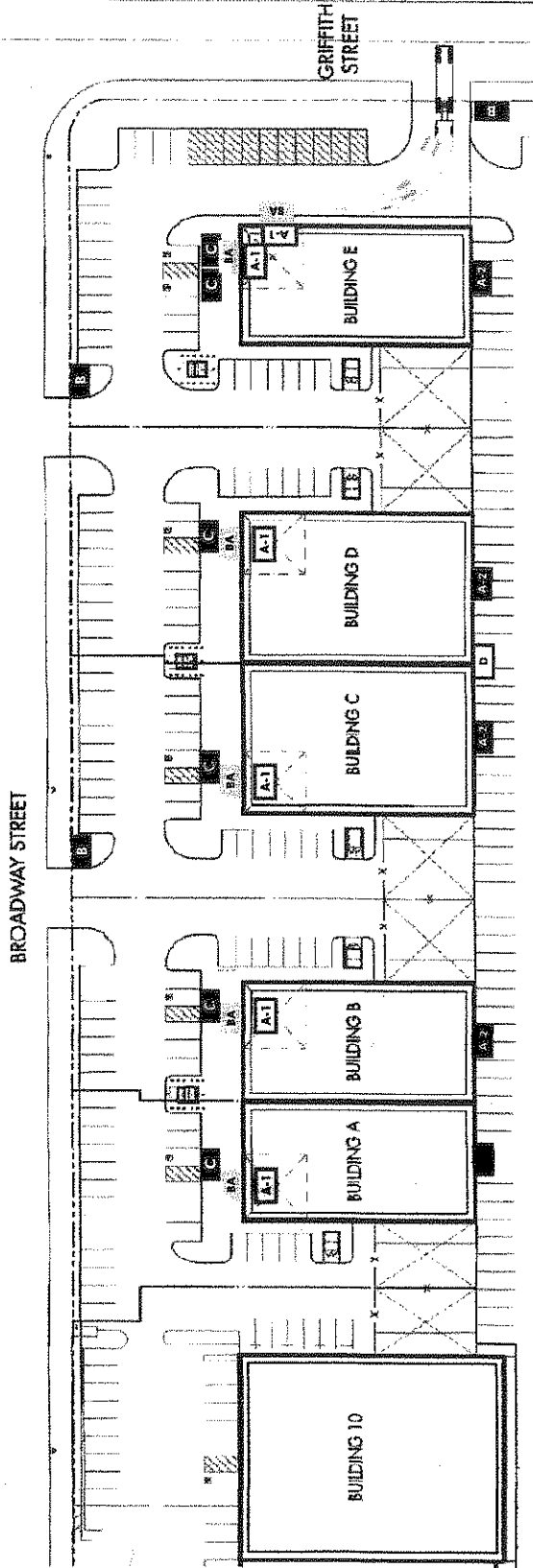
DWG. NO.

S-3

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 CA 90245
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 F 310.297.9780
 CALIFORNIA CONTRACTORS
 LICENSE #338091
 www.adart.com

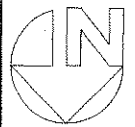
DWG. NO.
P-1



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- Building Addresses - Dimensional
- Electrical ID Regulatory
- Tenant Addresses - Window Vinyl
- Tenant Addresses - Door Vinyl
- Traffic STOP Regulatory
- ADA Handicap Regulatory

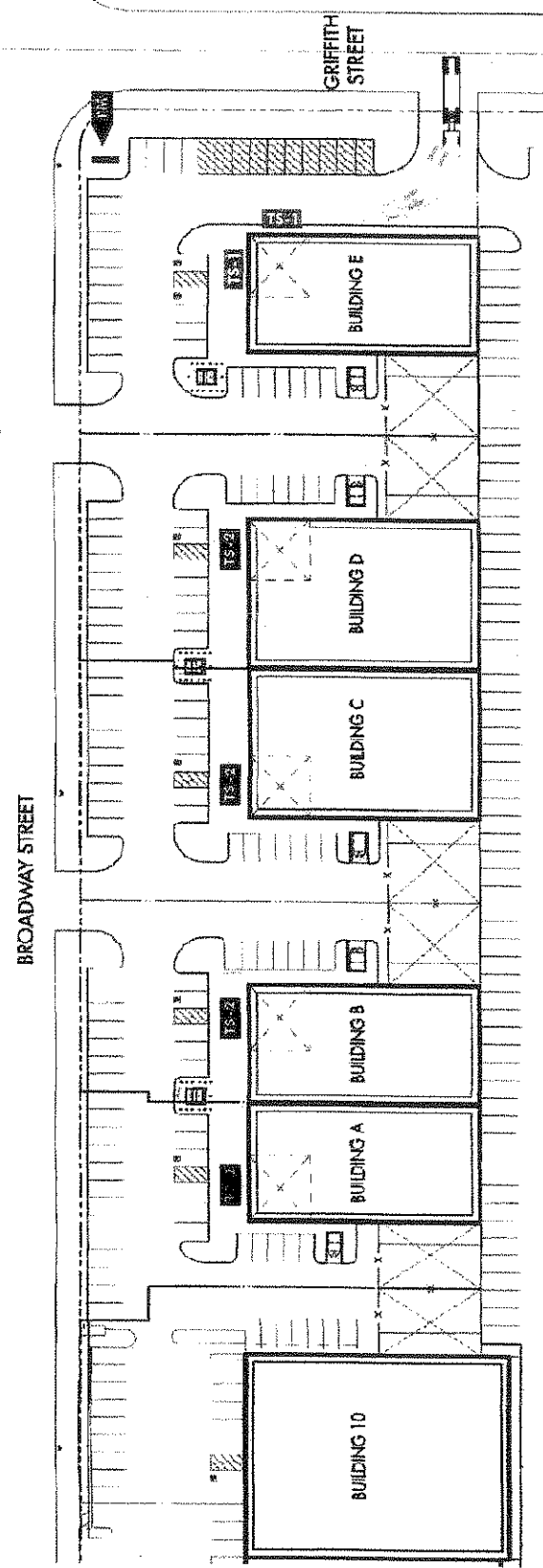


30

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adent SIGN COMPANY
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 CA 90245
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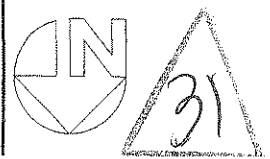
DWG. NO.
P-2

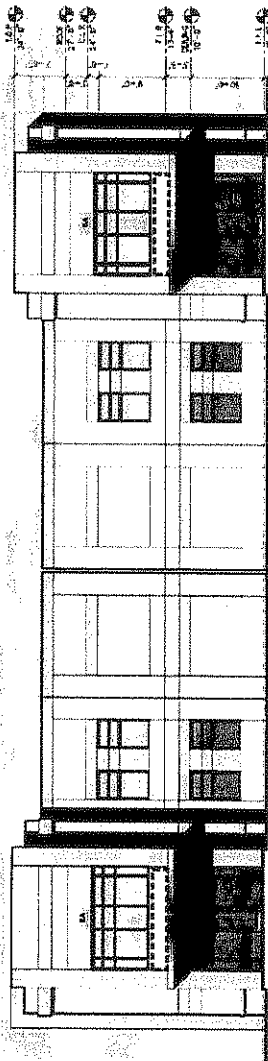


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Tenant Sign - Major (Corner)
Tenant Sign - Sub-Major (Inline)

PM Project Monument



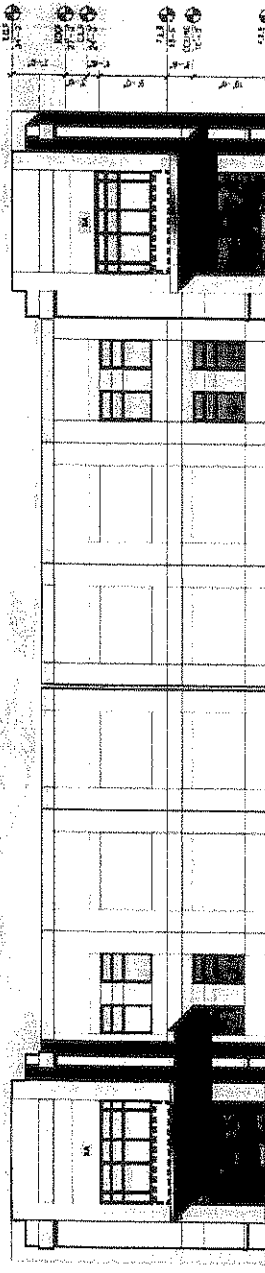


East Elevation Building A & B Scale: 1/16" = 1'-0"

TS-2

Approved Sign Areas

Manufacture and instal S/F Face illuminated logo & letters on allowed signband.

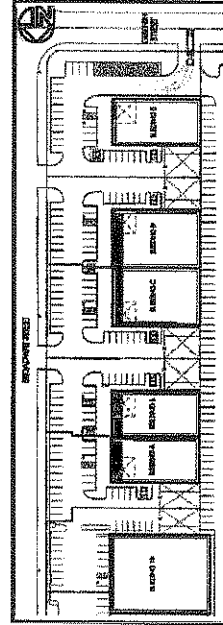


East Elevation Building C & D Scale: 1/16" = 1'-0"

TS-2

Approved Sign Areas

Manufacture and instal S/F Face illuminated logo & letters on allowed signband.



Key Map

BA: Building Addresses - Dimensional

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SUITE 1250

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DWG. NO.

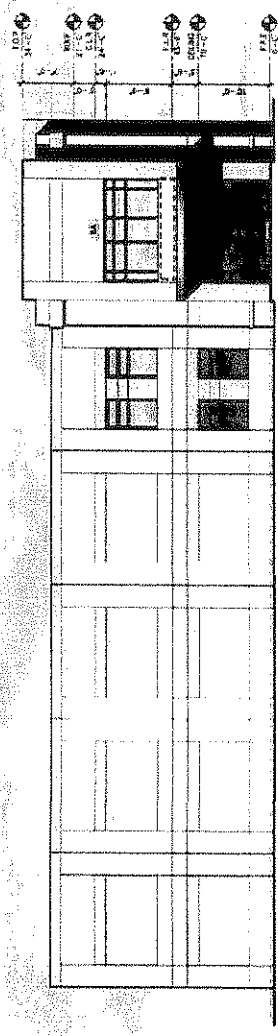
E.1

32

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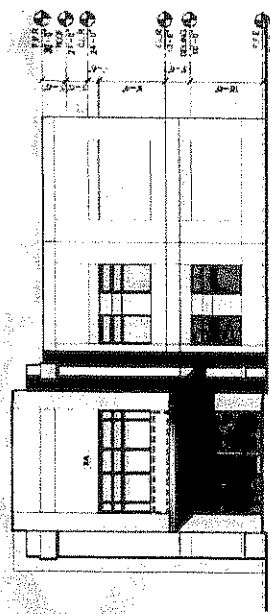
DWG. NO.
E.1



South Elevation Building E Scale: 1/16" = 1' - 0"

Approved Sign Areas

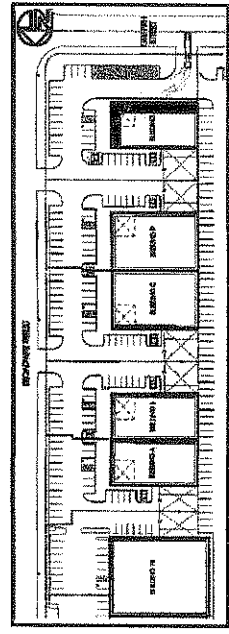
Manufacture and instal S/F Face illuminated logo & letters on allowed signband.



East Elevation Building E Scale: 1/16" = 1' - 0"

Approved Sign Areas

Manufacture and instal S/F Face illuminated logo & letters on allowed signband.

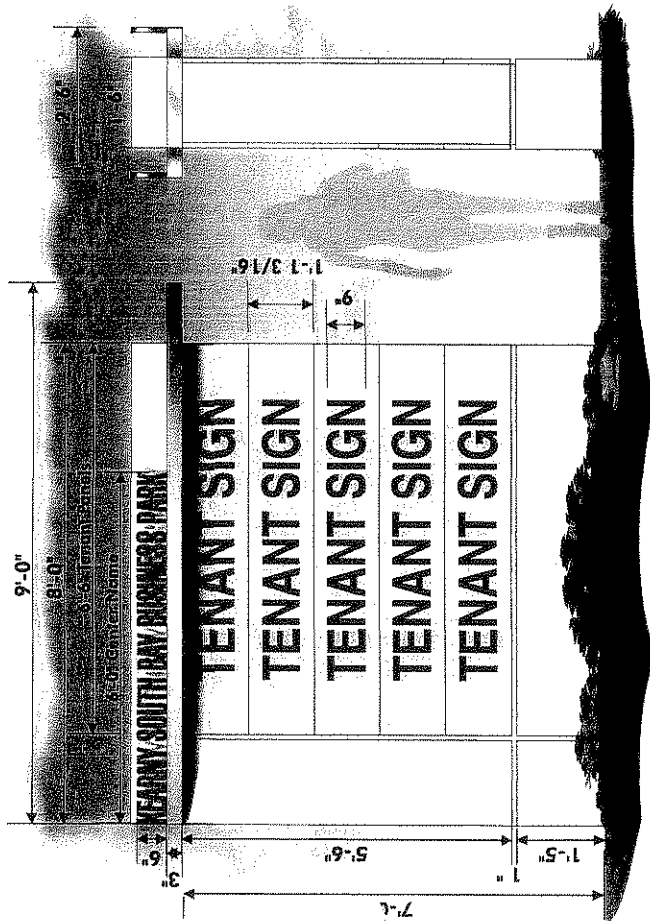


Key Map

BA Building Addresses - Dimensional

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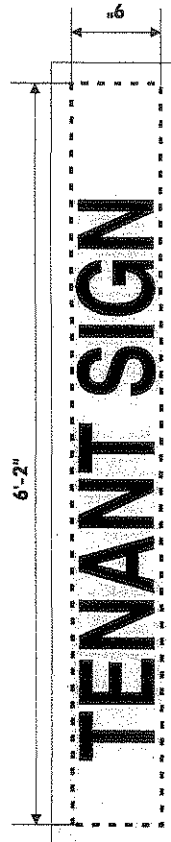




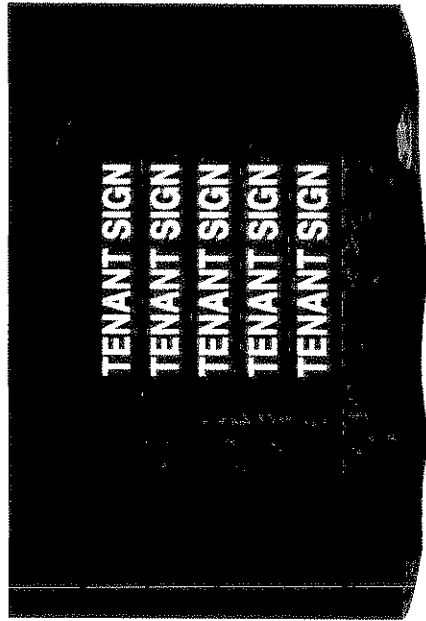
PM Monument Elevation Scale: 1/2" = 1'-0"

Face Layout

Manufacture and install one (1) D/F Internally illuminated monument sign with routed out Day/Nite acrylic backed copy.



Tenant Layout Scale: 1" = 1'-0"
Maximum Area Allowed



Nighttime Simulation

Monument Specifications

Description: Manufacture and install (1) new D/F 7'-0" X 8'-0" wide illuminated monument sign with non illuminated channel letter marquee text.

Specifications Description	Specification/Material	Finish	Color
Pylon (Main Structure)	Angle Frame W/alum.	Painted	ICI# 1064 White Wing
Topper	.063 Aluminum	Painted	Clear Metallic Silver
Center Copy Returns	.063 Aluminum	Painted	PMS # 294 Deep Blue
Center Copy Faces	.063 Aluminum	Painted	PMS # 294 Deep Blue
Tenant Faces	.090 Aluminum	Painted	ICI# 1361 Air Stream
Tenant Face Backing	3/16" Polycarbonate	N/A	To match client spec
Tenant Text Copy	.090 Routed Aluminum	N/A	To match client spec.
Tenant Graphics	3M Vinyl Graphics	Translucent	Series 3630 to match client spec.
Illumination	Fluorescent Lamps	N/A	Cool White

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DWG. NO.

1

34

VARIES

18XXX

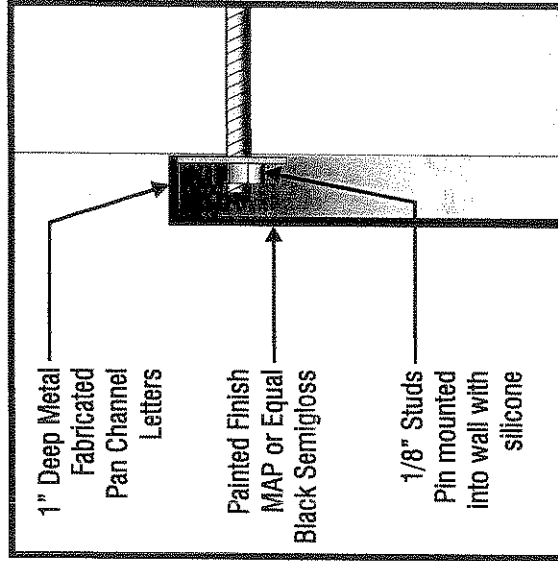
1.0"

BA Building Addresses - Dimensional Scale: 3" = 1' - 0"

Numeral Layout Count (6)
Manufacture and install Pin Mounted Non illuminated address numerals.

BUILDING ADDRESS SCHEDULE			
18xxx	18xxx	18xxx	18xxx
18xxx	18xxx		

T.B.D.



Mounting Detail

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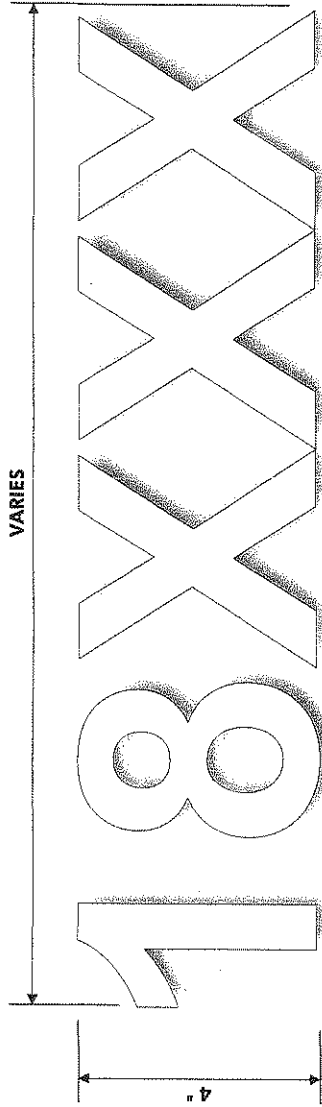
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Carson Ca 90248
A.P.N. 7339-011-008, 9, 10 & 16

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DWG. NO.

2.1

35

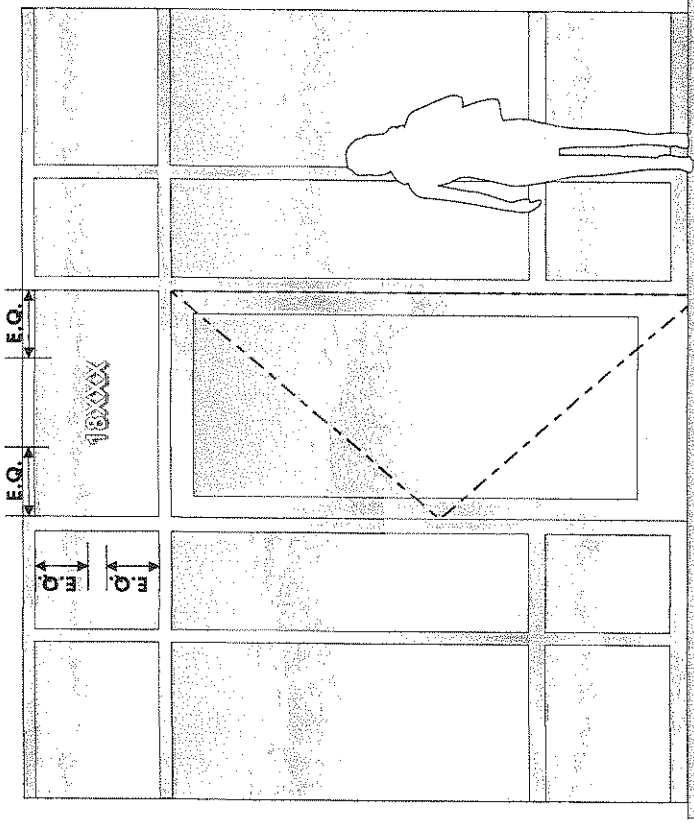


A-1 Tenant Addresses - Window Vinyl Scale: 6" = 1'-0"

Numerical Layout Count (6)
Manufacture and install first surface vinyl address numerals.

STOREFRONT ADDRESS SCHEDULE			
18xxx	18xxx	18xxx	18xxx
18xxx	18xxx		

T.B.D.



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DWG. NO.
2.2

36

VARIES

18XXXX

4"

A-2 Tenant Addresses - Door Vinyl Scale: 6" = 1' - 0"

Numerical Layout Count (5)

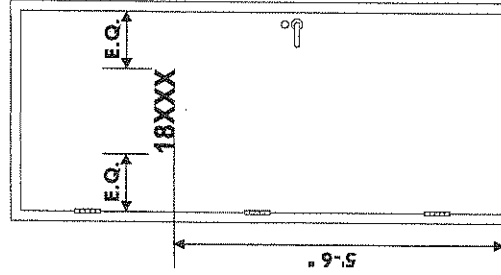
Manufacture and instal first surface vinyl address numerals.

DELIVERY ADDRESS SCHEDULE

18xxx 18xxx 18xxx 18xxx 18xxx

18xxx

T.B.D.



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DWG. NO.
2.3

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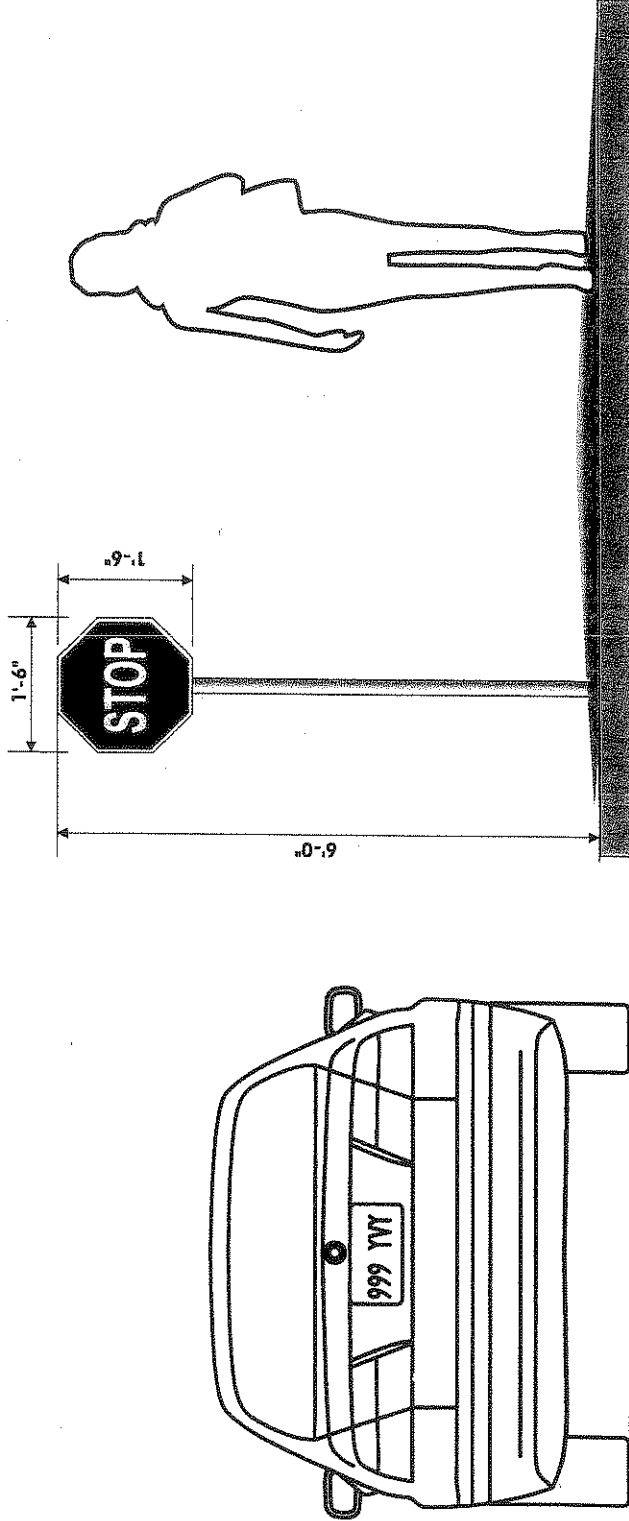
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 CA 90245
 T 310.287.9777
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 LICENSE # 88601)
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DWG. NO.
3.1

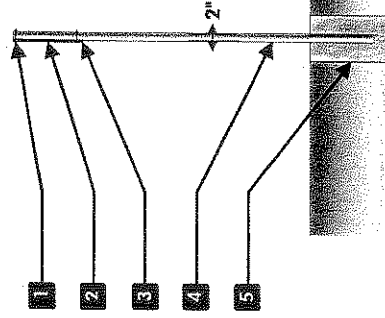


B Traffic Stop Regulatory (NO LEFT) Scale: 3/4" = 1' - 0"

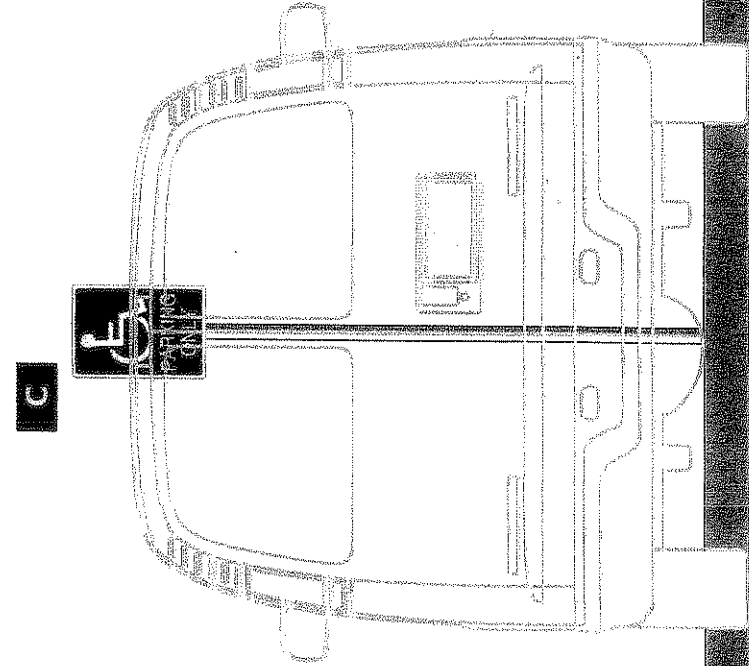
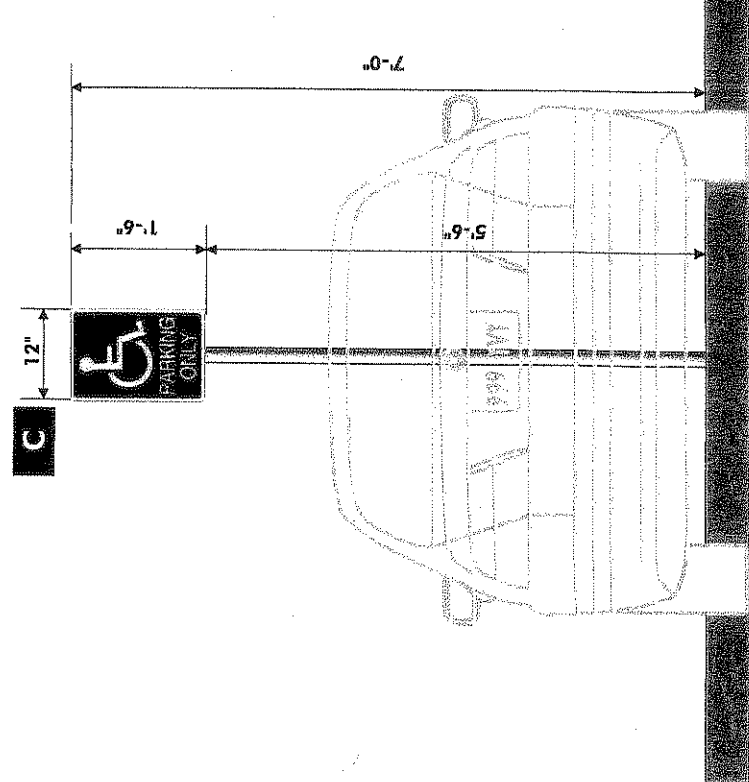
Face Layout Count (3)
 Manufacture and instal S/F Non Illuminated Traffic Regulatory sign with reflective copy

Specifications:

- 1.) 3/8" BOLTS ATTACHED TO POLE, MINIMUM OF AN (2) TWO COUNT TOTAL.
- 2.) 3M ENGINEER GRADE REFLECTIVE SHEETING APPLIED OVER THE SURFACE, RUBY RED #680-S2 AND WHITE #680-10.
- 3.) .080 ALUMINUM PREFABRICATED PANELS
- 4.) 2" GALVANIZED STEEL PIPE SET INTO CONCRETE BASE.
- 5.) CONCRETE FOOTING P GRAVEL AGGREGATE READY MIX.



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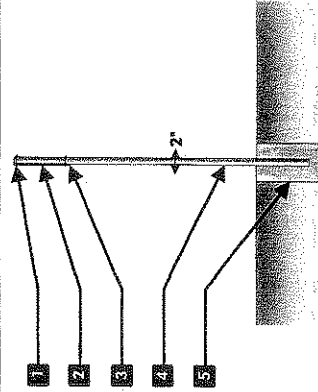
C ADA Handicap Regulatory Scale: 3/4" = 1' - 0"

Face Layout Count (4)

Manufacture and install S/F Non Illuminated Traffic Regulatory sign with reflective copy.

Specifications:

- 1.) 3/8" BOLTS ATTACHED TO POLE, MINIMUM OF AN (2) TWO COUNT TOTAL.
- 2.) 3M ENGINEER GRADE REFLECTIVE SHEETING APPLIED OVER THE SURFACE, BLUE #680-75 AND WHITE #680-10.
- 3.) .080 ALUMINUM PREFABRICATED PANELS
- 4.) 2" GALVANIZED STEEL PIPE SET INTO CONCRETE BASE.
- 5.) CONCRETE FOOTING P GRAVEL AGGREGATE READY MIX.



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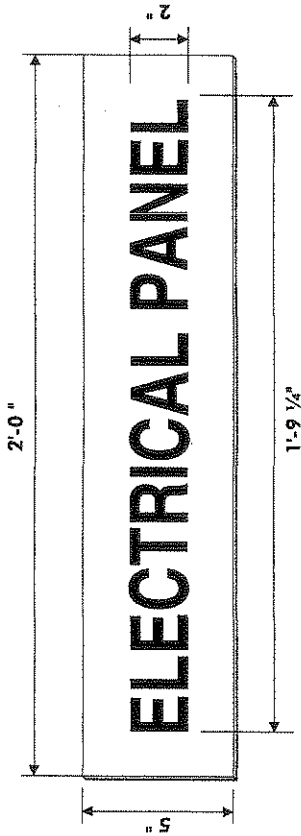
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3.2

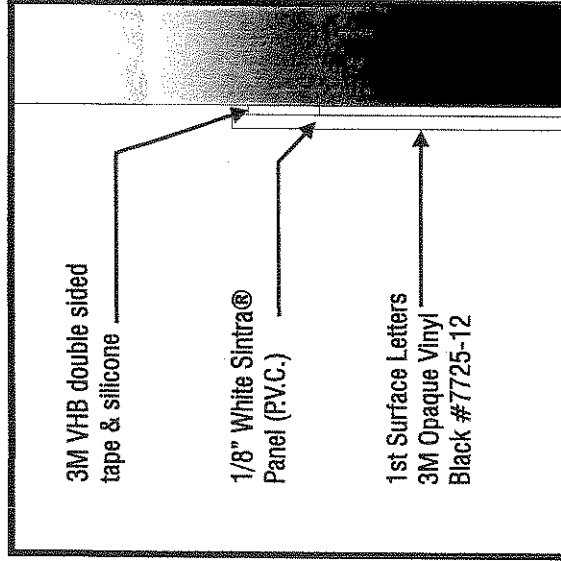
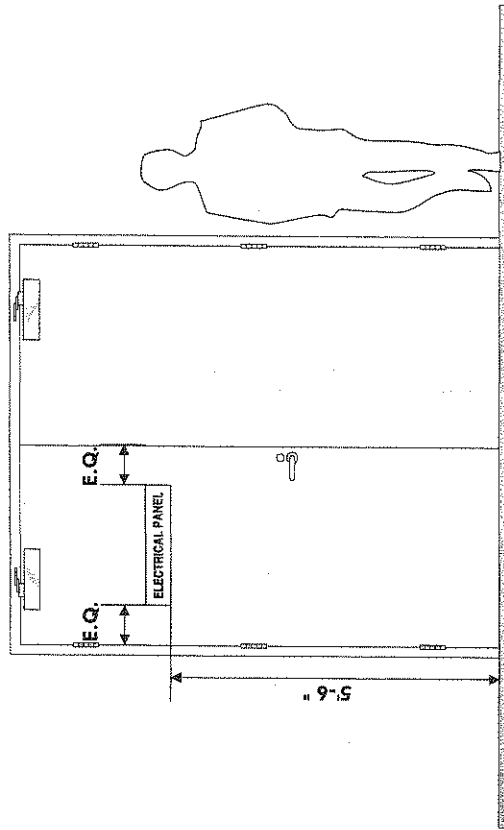
163



D Electrical ID Regulatory Scale: 3" = 1'-0"

Panel Layout Count (1)

Manufacture and instal S/F Sintra Panel with first surface vinyl copy.



Mounting Detail not to scale

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DWG. NO.
4

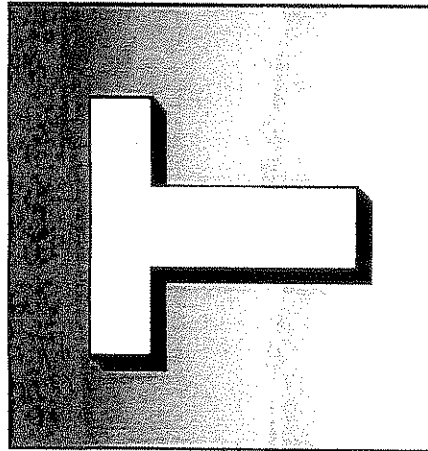
40



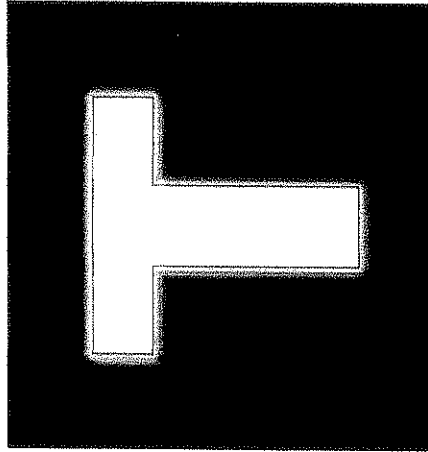
Tenant Sign - Major (Corner) Scale: 1/2" = 1'-0"

Logo & Letter Layout

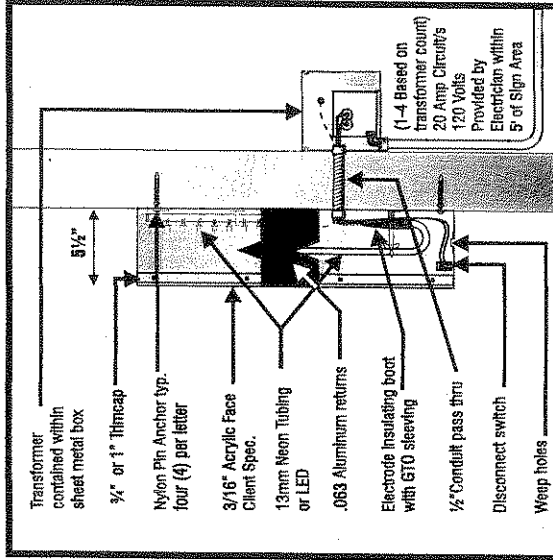
Manufacture and install S/F Internally illuminated logo & letters on allowed sign-band.



Daytime Simulation



Nighttime Simulation



Internally Illuminated Channel Letters Section

Standard aluminum construction painted with Matthews Acrylic Polyurethane or equal, satin finish, 30 MA transformer or 12V DC LED Transformer.

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DWG. NO.
5.1

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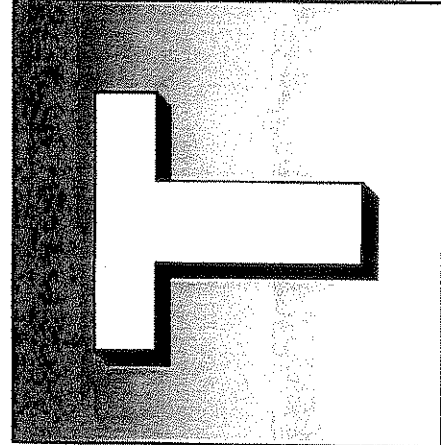
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DWG. NO.
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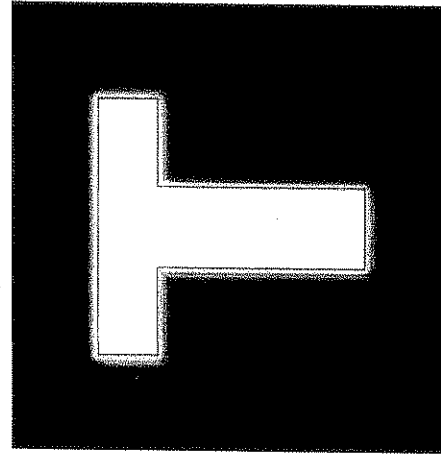


TS-2 Tenant Sign - Major (Inline) Scale: 1/2" = 1'-0"

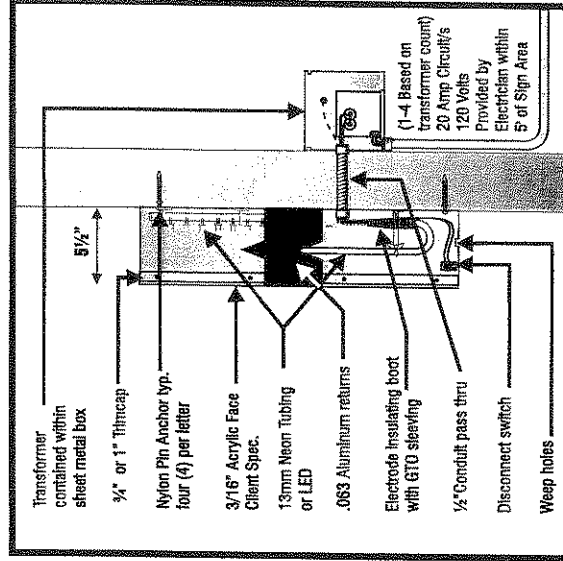
Logo & Letter Layout
 Manufacture and install S/F Internally illuminated logo & letters on allowed signband.



Daytime Simulation



Nighttime Simulation



Internally Illuminated Channel Letters Section
 Standard aluminum construction painted with Matthews Acrylic Polyurethane or equal, satin finish, 30 MA transformer or 12V DC LED Transformer.

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42

HERO ST

VICTORIA ST

BROADWAY

MH

ML-D

ML-D

ML-D

MH

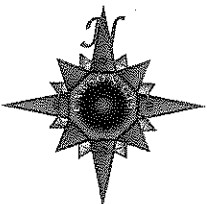
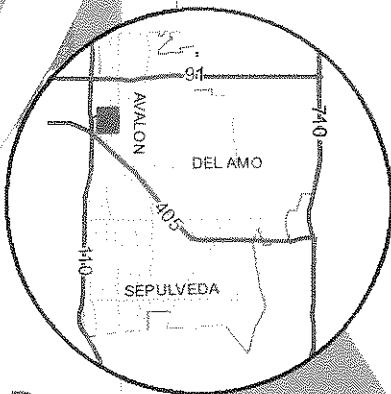
GRIFFITH ST

ML-D

MH-D

ML-D

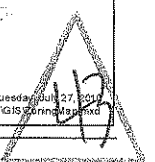
ML-D



City of Carson
300 Foot Radius Map
18721 Broadway

EXHIBIT NO. 3

Date Printed: Tuesday, July 27, 2010
V:\Planning\Addresses\Broadway\18721 GIS\Print\Map.mxd



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1377-10 TO THE CARSON REDEVELOPMENT AGENCY TO PERMIT THE CONSTRUCTION OF FIVE 2-STORY, TILT-UP, OFFICE AND MANUFACTURING BUILDINGS, TOTALING 44,613 SQUARE FEET, ON A 2.8-ACRE SITE LOCATED AT 18600-18721 BROADWAY.

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

Section 1. An application was duly filed by the applicant, Kearny Real Estate Company, with respect to real property located at 18600-18721 Broadway, and described in Exhibit "A" attached hereto, requesting an approval to construct five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet on a 2.8 acre site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within Redevelopment Project Area No. 1.

A public hearing was duly held on August 10, 2010, 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 subject property is zoned ML-D and has a General Plan Land Use designation of LI (Light Industrial), which is consistent with the zoning designation. The proposed project is for light industrial and office uses, which are permitted in the ML-D zone. Surrounding uses include a scrap metal processing facility, offices, and light-industrial uses. Therefore, the proposed uses are compatible with the General Plan and surrounding uses. There is no specific plan for the area.
- b) The architecture of the proposed development is typical of newer, tilt-up, office and manufacturing buildings recently constructed in the northwest part of the city. The buildings cover 32 percent of the project site, and the floor-area ratio (FAR) is 0.36, which is well below the 0.50 limit permitted in the Light Industrial designation. Landscaping covers 18 percent of the project site and is located primarily in the side and front yard areas, with additional bulbs of landscaping helping to demarcate the parking areas and drive aisles. The proposed structures are compatible with existing and anticipated light manufacturing and office uses in the vicinity and contribute to a harmonious and attractive development of the area.
- c) The proposed structures are designed to attract light industrial and office uses. As such, each building has one grade-level access loading door located along



the west edge of the project site. Each loading area is shared with the adjacent building's loading area, thus creating a 'yard' area for loading purposes. This configuration provides a safe, pedestrian-free zone accessed primarily by single-body trucks, although the area is designed such that dual-bodied trucks may access it. Vehicular access is provided by two driveways along Broadway and one along Griffith Street. The Broadway driveways are in-line with the truck loading yards to give trucks a clear path of egress from the site. A total of 100 vehicular parking stalls are required per Carson Municipal Code (CMC), and the applicant is proposing 115. Pedestrians accessing the site can enter from Broadway via designated pedestrian pathways across the parking areas, painted and marked as such. As proposed, the project is safe and convenient for vehicles and pedestrians entering and exiting the site.

- e) A sign program is proposed which includes the tenant sign layout and specifications, sign type and color schedules, and sign information related to the monument, tenant, building address, prohibited and regulatory signs. Tenant sign areas have been identified above the metal canopy. A 7-foot high, 9-foot wide, and 1.5-foot thick monument sign is proposed for the southeast corner of the subject site. The monument sign will be finished in a similar texture and color as the proposed buildings. The proposed buildings are attractive and effective in their use of signing and color. The proposed signs are attractive, effective and restrained in the use of graphics and color.

Section 4. The Planning Commission further finds that the proposed use will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not alter the character of the surrounding area and meet or exceed all City standards for protection of the environment. The Planning Commission hereby adopts the Negative Declaration.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1377-10 to the City of Carson Redevelopment Agency, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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 10th Day of AUGUST, 2010.

CHAIRMAN

ATTEST:

SECRETARY



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"

LEGAL DESCRIPTION

DESIGN OVERLAY REVIEW NO. 1377-10

Property Address: 18600-18721 Broadway

PARCEL N:

THE NORTH 100 FEET OF THAT PORTION OF LOT 120 OF TRACT 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56 PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WEST OF BROADWAY 100 FEET WIDE AS ESTABLISHED BY DECREE OF CONDEMNATION ENTERED IN CASE NO. 274177, AND RECORDED IN BOOK 12339 PAGE 97 OF OFFICIAL RECORDS.

PARCEL N 1:

THAT PORTION OF LOT 120 OF TRACT 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56 PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WEST OF BROADWAY 100 FEET WIDE AS ESTABLISHED BY DECREE OF CONDEMNATION ENTERED IN CASE NO. 274177, AND RECORDED IN BOOK 12339 PAGE 97 OF OFFICIAL RECORDS.

PARCEL O:

THE SOUTH 50 FEET OF THE EAST 100 FEET OF THE WEST 222.97 FEET OF LOT 121 OF TRACT 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56 PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1377-10

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1377-10, said permit shall be declared null and void unless an extension of time is requested prior to its 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 approved 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, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$75.00 (seventy-five dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
10. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$2,010.25 pursuant to Fish and Game Codes § 711.4, 711.4(e) and 713. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
11. 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. 1377-10. 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

12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.



14. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
15. Cross-access reciprocal easement agreements shall be recorded against each property comprising the project, such that none of the properties shall be deprived access from the street to their respective truck loading and vehicular parking areas. The locations of such easements shall be reviewed and approved by the Planning Division prior to the issuance of a final occupancy permit.

LANDSCAPING/IRRIGATION

16. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect and in substantial conformance with preliminary landscape plans dated April 10, 2008. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
17. Such 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 walls where trellises are proposed;
 - b. Annual flowers wherever possible; and
 - c. Irrigation system designed to commercial grade standards.

Furthermore, these plans are subject to Planning Division review and approval before landscape/irrigation construction, which is to be completed prior to the issuance of final occupancy.

18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
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. The applicant shall install additional landscaping within the landscape setback area along the southern property line to adequately screen the truck parking area as deemed appropriate by the Planning Division. Landscape and irrigation plans as required per Condition of Approval No. 16 shall reflect the additional landscaping, where applicable.

UTILITIES

21. 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.
22. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.



23. 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

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

28. Business signs and sign structures shall be permitted in conformance with the Sign Program dated August 9, 2007, which has been approved by the Planning Commission, pursuant to this Resolution. Should the optional two-unit building design be implemented, the sign program shall become void and no longer applicable. New signs associated with the two building design shall be reviewed and approved by the Planning Division at such time applications for such signs are submitted.
29. A modification of the sign program, 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.

FENCES/WALLS

30. 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.
31. Notes depicting a "Chainlink-fenced yard" on the site plan, shall be removed. Wrought-iron fencing or similar material shall be used in place of chain-link fencing, subject to review and approval by the Planning Division prior to fencing installation.

LIGHTING

32. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.



33. 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.

SOUTHERN CALIFORNIA GAS COMPANY

34. Signed final plans must be furnished to The Gas Company before construction, which include profiles and subsequent plan revisions as soon as they become available. A minimum of 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. Please refer to The Gas Company, Pacific Region's Plan File No. 08-171, for all future correspondences with the Gas Company concerning this project.
35. Underground Service Alert (USA), (800) 442-4133, or (800) 227-2600, must be notified 48 hours prior to commencing work. Keep The Gas Company and USA informed of construction schedules, pre-construction meetings, etc., so that they can schedule their work accordingly.

TRASH

36. Trash enclosures and recycling areas shall each be located on a four inch concrete pad and details depicting dimensions, finish, color, materials, gate type/material, etc. shall be included in final plans used for Building and Safety plan check submittal, subject to Planning Division approval. 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).
37. 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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

38. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
39. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
40. Submit fire flow information on Form 196 to this Los Angeles County Fire Department, Land Development Division office for approval.
41. Provide a minimum unobstructed width of 26 feet, clear to the sky, vehicular access to within 150 feet of all portions of the exterior walls. Cross-hatch designated fire lanes and label them "No Parking - Fire Lane." If a building is 35 feet or greater in height, the required access roadway is 28 feet and that



access lane shall be parallel to and within 30 feet of an exterior wall on at least one side of the building. Also, indicate a 32-foot centerline turn radius in all changes of direction in the fire department access.

42. Show all public hydrants within 300 feet of property line. Other requirements for additional hydrants maybe required.
43. Submit one architectural set and an extra site plan to the Los Angeles County Fire Department, Land Development Division office for full life/safety plan review. Other requirements will be added based on life/Safety review.

PUBLIC SAFETY - CITY OF CARSON

44. Ensure compliance with current seismic mitigation codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

45. 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.
46. 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.
47. A construction permit is required for any work to be done in the public right-of-way.
48. 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.
49. 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.
50. Prior to the issuance of a Building Permit, the following conditions must be met:
 - a. Soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
 - i. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
 - b. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5-ft of additional right-of-way abutting the development along Griffith Street. New Right-of-Way line shall be 30-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.

- c. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
 - d. 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.
 - e. 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
 - f. 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.
 - i. Street Improvements along Griffith Street and along Broadway
51. Prior to the issuance of a Final Occupancy Permit, the following conditions must be met:
- a. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
 - b. 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.
 - c. Repair any broken or raised sidewalk, curb and gutter along Griffith Street and along Broadway within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
 - d. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
 - e. 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.



- f. 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.
- g. Where a sidewalk meanders around existing driveways and extends 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.
- h. 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.
- i. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
- j. If necessary, modify existing wheelchair ramp at the corner of Griffith Street and Broadway per City of Carson Standard, in compliance with ADA requirements.
- k. Plant approved parkway trees on locations where trees are missing, along Broadway and along Griffith Street per City of Carson Standard Nos. 117, 132, 133 and 134.
- l. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Griffith Street and along Broadway .
- m. Paint Curbs Red along Griffith Street and along Broadway, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
- n. Install street lights on concrete poles with underground wiring along Griffith Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. (*Installation of street lights along Broadway is part of City Project 1276*)
- o. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the street lights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing street lights may be required as part of the annexation. (*annexation procedure is approximately 12-months*)



- p. All existing overhead utility lines less than 50 kilovolts along Broadway abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer.
- q. All new utility lines, along Griffith Street and along Broadway abutting the proposed development shall be underground to the satisfaction of the City Engineer.
- r. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
- s. 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.
- t. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- u. Comply with mitigation measures recommended by the water purveyor.
- v. 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)
- w. 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.
- x. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of a Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

- 52. 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

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 13, 2008

SUBJECT: Design Overlay Review No. 1013-07

APPLICANT: Kearny Real Estate Company
Attn: Mr. Tony Nobuyuki
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

REQUEST: To permit the construction of five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8 acre site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 18600 S. Broadway

COMMISSION ACTION

☒ Concurred with staff

☐ Did not concur with staff

☐ Other

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 08-2205. Motion carried (absent Commissioner Cannon).

AYE	NO		AYE	NO	
✓		Chairperson Faletogo	✓		Graber
✓		Vice-Chair Hudson	✓		Saenz
Absent		Cannon	✓		Verrett

Item No. 12C

EXHIBIT NO. 5



I. Introduction

On August 9, 2007, an application was submitted for the development of five concrete, two-story, tilt-up, office and manufacturing buildings. The buildings range in size from 8,107 to 9,874 square feet. Details of the project are described below. This application includes the following discretionary permit:

- Design Overlay Review No. 1013-07 – Construction of three tilt-up office and manufacturing buildings with a total of five units.

II. Background

The project site is 120,000 square feet in area and is comprised of five separate lots located at the northwestern corner of the intersection of Broadway and Griffith Street. A series of lot line adjustments have recently been completed to prepare each of the lots for development. The lots range in size from 20,013 to 33,608 square feet. The project site is part of the former Nissan of North America Headquarters office and industrial complex and is currently used as excess parking area for the office buildings located to the northwest along Figueroa Street.

Surrounding Area

A scrap metal yard is located to the east, across Broadway, in the MH (Manufacturing, Heavy) zone. To the southeast, cater-corner to the subject site, is an approximately three-acre unimproved lot zoned MH. To the south, across Griffith Street is the Los Angeles County Metropolitan Transit Authority (LACMTA) bus depot and offices, zoned ML-D. To the west is a parking lot reserved for use by office buildings located further north and west of the subject site which is zoned ML-D. To the north is an existing single-story, brick, multi-tenant, small warehouse and office building.

Regional access to the project site is via the Harbor (110) Freeway to the west, the San Diego (405) Freeway to the south, and the Artesia (91) Freeway to the north.

III. Analysis

Design Overlay Review No. 1013-07

The proposal is to construct five two-story, concrete, tilt-up, office and manufacturing buildings ranging in size from 8,107 to 9,874 square feet. The proposed buildings will be 120 feet long, 64 to 79 feet wide, and will have a maximum height of 35 feet. Each building will have one grade-level loading door and manufacturing space on the first floor. Offices will be located on a mezzanine. Required truck maneuvering and automobile parking stalls will be provided for each building.



Findings: Design Overlay Review

Pursuant to CMC section 9172.23, Site Plan and Design Review, the proposed development plan may be approved if the following findings can be made in the affirmative:

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

The subject property is zoned ML-D and has a General Plan Land Use designation of LI (Light Industrial), which is consistent with the zoning designation. The proposed project is for light industrial and office uses, which are permitted in the ML-D zone. Surrounding uses include a scrap metal processing facility, offices, and light-industrial uses. Therefore, the proposed uses are compatible with the General Plan and surrounding uses. There is no specific plan for the area.

- 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.*

The architecture of the proposed development is typical of newer, tilt-up, office and manufacturing buildings recently constructed in the northwest part of the city. Jointed and painted concrete wall panels form the exterior walls, with insulated finish banding and reveals used throughout. Metal canopies extend over the entryways to each building. All windows are glazed, reflective, and mounted in aluminum frames. Panel recesses, ¾-inch in depth, are used extensively to provide relief to the wall expanses.

The buildings cover 32 percent of the project site, and the floor-area ratio is 0.36; which is well below the established 0.50 limit in the industrial zones. Landscaping covers 18 percent of the project site and is located primarily in the side and front yard areas, with additional bulbs of landscaping helping to demarcate the parking areas and drive aisles. Flowering Plum, Brisbane Box, and Tipu trees will be spaced at regular intervals along the front and side yard setbacks to provide shading, screening, and aesthetic appeal for the project. Existing street trees along Broadway will remain. Low-lying native shrubbery and groundcover is proposed for other landscaped areas, consistent with the intent of the city's water conservation policy.

The proposed structures are compatible with existing and anticipated light manufacturing and office uses in the vicinity and contribute to a harmonious and attractive development of the area.

- c). *Convenience and safety for pedestrians and vehicles.*

The proposed structures are designed to attract light industrial and office uses. As such, each building has one grade-level access loading door located along the west edge of the project site. Each loading area is shared with the adjacent building's loading area, thus creating a 'yard' area for loading purposes. This



configuration provides a safe, pedestrian-free zone accessed primarily by single-body trucks, although the area is designed such that dual-bodied trucks may access it. An additional truck parking and unloading area is provided along the southern edge of the subject property, adjacent to the Griffith Street side yard landscaped setback. Vehicular access is provided by two driveways along Broadway and one along Griffith Street. The Broadway driveways are in-line with the truck loading yards to give trucks a clear path of egress from the site. To ensure access to buildings that may otherwise be landlocked, cross-access reciprocal easement agreements will be required to be recorded prior to the issuance of final occupancy permits.

A total of 100 vehicular parking stalls are required per Carson Municipal Code (CMC), and the applicant is proposing 115. The parking is located perpendicular to Broadway and in front of each building. Additional parking is located on the side of each building. Pedestrians accessing the site can enter from Broadway via designated pedestrian pathways across the parking areas, painted and marked as such.

As proposed, the project is safe and convenient for vehicles and pedestrians entering and exiting the site.

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

The buildings are proposed to be a 'White Wing' base color with 'Silver Quill' accents and 'Visteon Blue' glass.

A sign program is proposed which includes the tenant sign layout and specifications, sign type and color schedules, and sign information related to the monument, tenant, building address, prohibited and regulatory signs. The southernmost building, which stands alone at the corner of Broadway and Griffith Street is identified as a 'major' tenant and will receive a larger approved sign area which allows for a sign on the east and south sides of the building. All other 'minor', in-line tenants are allowed only one sign per building front. Tenant sign areas have been identified above the metal canopy.

A 7-foot high, 9-foot wide, and 1.5-foot thick monument sign is proposed for the southeast corner of the subject site. A total of five tenant signs are proposed for the monument sign, with each a uniform 1-foot by 6.5-foot area. The monument sign will be finished in a similar texture and color as the new buildings.

The proposed buildings are attractive and effective in their use of signing and color. The proposed signs are attractive, effective and restrained in the use of graphics and color.

e). *Development scheduling (if phased development) which will satisfy the above criteria in each phase.*

There is no phased development plan for the proposed project.

f). *Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15. Such design standards and*



guidelines may be generally applicable or may specify different requirements for different areas.

The project is in conformance with applicable regulations, standards, and other criteria found in the zoning code.

IV. Environmental Review

Staff prepared an Initial Study to analyze potential environmental impacts resulting from the proposed project. It was determined that the proposed project would not have a potentially significant impact on the environment. Thus, a Negative Declaration was prepared pursuant to applicable CEQA Guidelines. The 20-day period for public review and comment on this Negative Declaration ended on May 6, 2008. No comments were received by the Planning Department.

V. Recommendation

That the Planning Commission:

- **ADOPT** the Negative Declaration;
- **RECOMMEND APPROVAL** of Design Overlay Review No. 1013-07 to the Carson Redevelopment Agency; 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. 1013-07 to the Carson Redevelopment Agency to permit the construction of five 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8-acre site located at 18600 S. Broadway."

VI. Exhibits

1. Initial Study/Negative Declaration
2. Sign Program
3. Land Use Map
4. Draft Resolution
5. Site Plan, Floor Plan, Elevations (under separate cover)

Prepared by: _____

Steven C. Newberg, AICP, Associate Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp-Loadsman, Planning Division Manager

SN/d101307p



12. PUBLIC HEARING

B) Design Overlay Review No. 1260-08 and Variance No. 497-08

Applicant's Request:

The applicant, County of Los Angeles, Department of Public Works, is requesting to permit a 1,540-square-foot addition to Los Angeles County Fire Station No. 116 and a Variance request from Carson Municipal Code Section 9162.51, Standards for Automobile Parking Lot Design, to allow for less than the required vehicular driveway width. The property is located at 755 East Victoria Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg 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 approving Design Overlay Review No. 1260-08 and Variance No. 497-08 to permit the construction of a 1,540-square-foot fire apparatus bay addition to Los Angeles County Fire Station No. 116 located at 755 East Victoria Boulevard."

Chairman Faletogo opened the public hearing.

Luis Ramirez, representing the County of Los Angeles, noted his concurrence with the Conditions of Approval.

There being no further input, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 08-2204. Motion carried (absent Commissioner Cannon).

12. PUBLIC HEARING

C) Design Overlay Review No. 1013-07

Applicant's Request:

The applicant, Kearny Real Estate Company, is requesting to permit the construction of five, 2-story tilt-up office and manufacturing buildings, totaling 44,613 square feet, on a 2.8-acre site in the ML-D (Manufacturing, Light – Design Overlay) zoned district and within Redevelopment Project Area No. 1. The property is located at 18600 Broadway.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; RECOMMEND APPROVAL of Design Overlay Review No. 1013-07 to the Carson Redevelopment Agency; 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. 1013-07 to the

Carson Redevelopment Agency to permit the construction of five 2-story tilt-up office and manufacturing buildings, totaling 44,613 square feet, on a 2.8-acre site located at 18600 South Broadway."

Chairman Faletogo opened the public hearing.

Tony Nobuyuki, representing the applicant, noted his concurrence with the Conditions of approval.

There being no further input, Chairman Faletogo closed the public hearing.

Vice-Chair Hudson stated the property address is incorrect.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 08-2205. Motion carried (absent Commissioner Cannon).

11. NEW BUSINESS DISCUSSION (Continuation of Item 11 NBD)

B) Vacation schedules and absences

It was the consensus of the Planning Commission to go dark for the last meeting in August, the 26th.

Vice-Chair Hudson stated she will not be able to attend any June Planning Commission meetings and most likely any of the summer meetings.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Senior Planner Signo invited the Commissioners to attend the South Bay COG's Green Task Force meeting on May 22, 2008.

Planning Manager Repp announced that the City has also put together a green task force to address how it can help improve the local environment.

15. COMMISSIONERS' REPORTS

Commissioner Saenz asked that a City identification marker be placed on the south side of town, noting his support of other requests to place City identification markers on City boundaries.

Commissioner Graber thanked and commended staff for their reports this evening, which allowed for the meeting to run smoothly and efficiently. The Commission echoed those sentiments.

Vice-Chair Hudson invited everyone to attend the Friends of the Library book sale this Saturday starting at 10:00 A.M.

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1013-07 TO THE CARSON REDEVELOPMENT AGENCY TO PERMIT THE CONSTRUCTION OF FIVE 2-STORY, TILT-UP, OFFICE AND MANUFACTURING BUILDINGS, TOTALING 44,613 SQUARE FEET, ON A 2.8-ACRE SITE LOCATED AT 18600 S. BROADWAY

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

Section 1. An application was duly filed by the applicant, Kearny Real Estate Company, with respect to real property located at 18600 Broadway, and described in Exhibit "A" attached hereto, requesting an approval to construct five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8 acre site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within Redevelopment Project Area No. 1.

A public hearing was duly held on May 13, 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 subject property is zoned ML-D and has a General Plan Land Use designation of LI (Light Industrial), which is consistent with the zoning designation. The proposed project is for light industrial and office uses, which are permitted in the ML-D zone. Surrounding uses include a scrap metal processing facility, offices, and light-industrial uses. Therefore, the proposed uses are compatible with the General Plan and surrounding uses. There is no specific plan for the area.
- b) The architecture of the proposed development is typical of newer, tilt-up, office and manufacturing buildings recently constructed in the northwest part of the city. The buildings cover 32 percent of the project site, and the floor-area ratio (FAR) is 0.36, which is well below the 0.50 limit permitted in the Light Industrial designation. Landscaping covers 18 percent of the project site and is located primarily in the side and front yard areas, with additional bulbs of landscaping helping to demarcate the parking areas and drive aisles. The proposed structures are compatible with existing and anticipated light manufacturing and office uses in the vicinity and contribute to a harmonious and attractive development of the area.
- c) The proposed structures are designed to attract light industrial and office uses. As such, each building has one grade-level access loading door located along

the west edge of the project site. Each loading area is shared with the adjacent building's loading area, thus creating a 'yard' area for loading purposes. This configuration provides a safe, pedestrian-free zone accessed primarily by single-body trucks, although the area is designed such that dual-bodied trucks may access it. Vehicular access is provided by two driveways along Broadway and one along Griffith Street. The Broadway driveways are in-line with the truck loading yards to give trucks a clear path of egress from the site. A total of 100 vehicular parking stalls are required per Carson Municipal Code (CMC), and the applicant is proposing 115. Pedestrians accessing the site can enter from Broadway via designated pedestrian pathways across the parking areas, painted and marked as such. As proposed, the project is safe and convenient for vehicles and pedestrians entering and exiting the site.

- e) A sign program is proposed which includes the tenant sign layout and specifications, sign type and color schedules, and sign information related to the monument, tenant, building address, prohibited and regulatory signs. Tenant sign areas have been identified above the metal canopy. A 7-foot high, 9-foot wide, and 1.5-foot thick monument sign is proposed for the southeast corner of the subject site. The monument sign will be finished in a similar texture and color as the proposed buildings. The proposed buildings are attractive and effective in their use of signing and color. The proposed signs are attractive, effective and restrained in the use of graphics and color.

Section 4. The Planning Commission further finds that the proposed uses will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed uses will not alter the character of the surrounding area and meet or exceed all City standards for protection of the environment. The Planning Commission hereby adopts the Negative Declaration.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1013-07 to the City of Carson Redevelopment Agency, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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 13th DAY OF May, 2008.

CHAIRMAN

ATTEST:

SECRETARY

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