



CITY OF CARSON PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 14, 2010

SUBJECT: Design Overlay Review No. 1370-10
Conditional Use Permit No. 843-10

APPLICANT: Clyde Kim
1832 Santa Rena Drive
Rancho Palos Verdes, CA 90275

REQUEST: Construction of a new, 25,915-square-foot, two-story building for manufacturing, warehouse, and office use on a one-acre lot in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1. A conditional use permit for shared parking with the pet cemetery property to the north is also requested.

PROPERTY INVOLVED: 441 W. Victoria Boulevard

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

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

Item No. 11B

I. Introduction

Date Application Received

- Design Overlay Review No. 1370-10 and Conditional Use Permit No. 843-10:
June 8, 2010

Property Owner/Project Applicant

- Yong W. Kim
20760 Leapwood Avenue
Carson, CA 90745

Project Address

- 441 W. Victoria Boulevard, Carson, CA 90248

Project Description

The applicant, Clyde Kim, on behalf of the property owner, Yong W. Kim, proposes a new, 25,915-square-foot, two-story, building for manufacturing, warehouse, and office use on a one-acre lot. The building is intended for single tenant occupancy for Centron Industries, which manufactures and stores small-sized electronics and other widgets for distribution. A conditional use permit (CUP) is requested for shared parking with the pet cemetery to the north to allow sharing of a 10-space parking lot on the eastern side of the subject property. There is an adequate number of onsite parking spaces for the proposed building and for the pet cemetery. However, a shared parking CUP is necessary to allow for maximum flexibility of use types inside the proposed industrial building, in the event that a future transfer of ownership or intensification of use requires additional parking. The property is located on the northeastern corner of the intersection of Victoria Street and Figueroa Street.

This item was originally scheduled for the August 10, 2010 Planning Commission meeting, but was continued in order to properly notice the public hearing for the shared parking conditional use permit (CUP).

II. Background

The property is currently vacant and was maintained as open space by the former property owner, Nissan North America Headquarters. The entire former Nissan campus was purchased by MS Kearny Real Estate Company in late 2006, which proceeded to redevelop and rehabilitate the campus properties for resale. In July 2007, the Planning Commission approved a development plan (DOR No. 983-07) for an 8,100-square-foot, multi-tenant retail/commercial building for the subject property. The proposal was never built due to the severe economic recession and the permit ultimately expired. Yong W. Kim purchased the property from MS Kearny in mid-2010 and is requesting approval of the current proposal.

III. Analysis

The subject property is located within Redevelopment Project Area No. 1. Pursuant to Redevelopment Agency Resolution No. 98-044, development within



Redevelopment Project Area No. 1 is subject to site plan and design review per Section 9172.23 of the Carson Municipal Code (CMC).

Design Overlay Review No. 1370-10

Pursuant to Section 9172.23(D) of the CMC, the Planning Commission may recommend approval of Design Overlay Review No. 1370-10 to the Redevelopment Agency 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 and adjacent properties are designated as Light Industrial within the Land Use Element of the General Plan. The subject property fronts Figueroa Street on the west and Victoria Street to the south. Properties to the west are office and light industrial in nature and located within the City of Los Angeles. Although there are no specific plans for the area, the project site is part of the former Nissan North America Headquarters office and warehouse campus complex. As such, there are design features that are consistent with properties to the south and west. Many of the buildings surrounding the project site are modern-looking and built in the 1980's. The project site is located in the northwest area of the City of Carson. Surrounding uses include: a pet cemetery to the north; a warehouse to the east; and office/warehouse uses to the south and west. The proposed use is permitted in the ML (Manufacturing, Light) zone and will be compatible with the surrounding uses by not significantly impacting the adjacent properties, in terms of noise, dust, odor, aesthetics or other environmental considerations.

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.

A 25,915-square-foot, two-story warehouse, manufacturing and office building is proposed for the property. The building is broken into 17,865 square feet of warehouse/manufacturing areas and 8,050 square feet of office on the first floor and mezzanine. The proposed landscaping is mostly located along the perimeter of the subject site, with additional areas of landscaping located on concrete islands in the parking areas. The landscaping is sufficient to meet the interior landscaping requirement of five percent of the total parking area, excluding required setback areas.

The main entrance of the building is on the south toward Victoria Street. The two-story building will be constructed of concrete block wall with accent trim. Decorative painted metal grilles, parapets, metal canopies and metal sun visors complement the building façade. Perforated metal screening will obstruct visibility toward roof-mounted mechanical equipment. An outdoor, approximately 400-



square-foot employee lounge and seating area is proposed near the east end of the building.

A new six-foot high, concrete-masonry unit, block wall, plastered and painted to match the new building, is proposed for the north and east property lines. The trash and recycling area will be located to the east of the building and will open to the southeast. It is designed and located to be easily accessible and to be aesthetically complimentary to the proposed building. Enhanced paving material will be used for outdoor employee lounge in front of the building.

The proposed project will be compatible with existing and anticipated development in the vicinity, in terms of aesthetics, use and other features relative to harmonious development.

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

The subject site is currently vacant. The proposed project will be entirely new, including paving, striping, and pedestrian walkways. As such, it is required to be compliant with the newest applicable building and zoning codes related to convenience and safety for pedestrians and vehicles. A grade-level door is located at the warehouse entry and receiving area on the east side of the building. One 15-foot by 33-foot truck parking space is provided parallel to the building north of the grade-level loading door. A dock-high loading position is proposed for the south side parallel to the building. A screen wall will be located adjacent to the south side of the truck well to effectively shield pedestrian and vehicular views of the dock-high loading space.

There are three driveways proposed for the project site. Two serve the parking lot on the east side of the property and one will serve the smaller parking area nearest the building's main entrance on the southwest corner of the property.

The site plan depicts safe pedestrian and vehicular circulation onsite, ample and convenient disabled parking, loading/access areas, driveway and parking space widths, pedestrian walkways, and traffic-friendly landscaping which helps screen parked cars while not obstructing the view of the building.

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

The applicant is proposing one sign over the main entryway for the prospective tenant, Centron Industries. The proposed sign is comprised of individual black metal letters in a classic font, all capitals, and approximately one-foot high. Address and directional signs will be provided as needed.

The building color will be comprised primarily of beige concrete block wall with brown accent trim (split face half-blocks) with gray and black metal accent siding, parapets, canopies, and visors. The building and sign colors will be attractive and effective in terms of providing an aesthetic upgrade to the area.

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



The project is compliant with applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

CONDITIONAL USE PERMIT NO. 843-10

The required parking for the site is 32 spaces given the proposed building's overall square-foot area and use types. A ratio of one space for every five-hundred square feet is used for the manufacturing area (1,500 square feet), one space for every 1,500 square feet for the warehouse area (16,365 square feet), and one space for every 300 square feet of office area in excess of ten percent of the overall building area (5,458 square feet). The applicant is proposing 30 spaces to be located on the subject property. An additional five spaces will be shared with the adjacent pet cemetery north of the subject lot. The pet cemetery requires five parking spaces and ten are provided on the pet cemetery property east of the subject property. This sharing arrangement of parking spaces allows for a flexibility of available parking for the new building in the event that future uses should change for the subject property.

Pursuant to Section 9172.21(D) of the CMC, the Planning Commission may approve Conditional Use Permit No. 843-10 for shared parking if the following findings can be made in the affirmative:

a. The proposed use and development will be consistent with the General Plan.

The subject property and adjacent properties are designated as Light Industrial within the Land Use Element of the General Plan. The subject property fronts Figueroa Street on the west and Victoria Street to the south. Properties to the west are office and light industrial in nature and located within the City of Los Angeles' jurisdiction. Given the uses and development existing in the vicinity of the project site, the proposed office, manufacturing, and warehouse uses are consistent with the General Plan.

b. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.

The subject property is approximately one-acre in size, flat and trapezoidal-shaped. The site's location is served by an adequate infrastructure of electrical, water, sewage, waste removal systems, and traffic utilities sufficient in capacity to accommodate the proposed use and development.

c. There will be adequate street access and traffic capacity.

There are three driveways proposed for the project site. Two serve the parking lot on the east side of the property and one will serve the smaller parking area nearest the building's main entrance on the southwest corner of the property. There is adequate street access and traffic capacity along the existing corridors (which the subject site fronts) to sufficiently provide safe movement for vehicles entering and exiting the site.



d. There will be adequate water supply for fire protection.

Compliance with Los Angeles County Fire Department rules, regulations, and requirements is mandated as a routine building permit issuance and final occupancy granting for a new structure such as the one proposed for this project. Conditions of approval have been added to Exhibit "B" of the attached Resolution which require review and approval that such fire suppression systems are in place prior to final approval of the proposed project.

e. The proposed use and development will be compatible with the intended character of the area.

The proposed use and development are compatible with the intended character of the area.

Pursuant to Section 9162.24 B. Automobile Parking Spaces Required for Mixed Uses, the Planning Commission may approve a shared parking use subject to the following requirements:

a. The applicant shall show evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed.

The proposed manufacturing and office building will be open during regular business hours, Monday through Friday. The pet cemetery is open to the public during regular hours each weekday, with the majority of its visitors coming on the weekends. Although both uses operate at similar times during weekdays, the pet cemetery does not require more than five spaces on a typical weekday. In the event that additional spaces are required by the pet cemetery during a weekday when Centron Industries is open, there are an additional three spaces dedicated to the pet cemetery which are not technically required for Centron Industries to comply with applicable zoning codes. As such, there is no substantial conflict or overlap in the principal operating hours of the uses involved in the shared parking arrangement.

b. Any reduction in parking shall not decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all participating uses.

The applicant is proposing 35 spaces for the warehouse, manufacturing, and office building, which is based on a ratio of roughly one parking space per 750 square feet of floor area (1:750). This ratio is more conservative than what is required for the primary use of a large, dock-high warehouse facility, as defined in CMC Section which allows for a 1:1,500 ratio (as discussed above). Because manufacturing and office uses comprise a majority of the building's floor area, a more demanding parking ratio and additional parking spaces utilized through a shared parking arrangement are required to provide the maximum number of parking spaces to accommodate flexibility in the proposed building's uses. A reduction in the (shared) parking will not



decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all participating uses.

- c. **Property owners involved in the joint use of off-street parking facilities shall submit an agreement for such use by a proper legal instrument approved by the Director as to form and content. Such instrument shall be submitted with the Conditional Use Permit Application. Such instrument, when approved as conforming to the provisions of this Section, shall be recorded in the office of the County Recorder with thirty (30) days of Commission approval, and copies of said recorded document filed with the Community Development Department.**

A condition of approval has been added to Exhibit "B" of the attached Resolution which requires that such an agreement be filed, after being reviewed and approved by the Planning Officer as to form and content.

- d. **The Commission shall make a finding that there is adequate parking available for all affected lots, parcels and uses located thereon.**

There is adequate parking available for all affected lots, parcels and uses located thereon. The applicant is proposing 30 spaces to be located on the subject property. An additional five spaces will be shared with the adjacent pet cemetery north of the subject lot. The pet cemetery requires five parking spaces and ten are provided on the pet cemetery property east of the subject property. This sharing arrangement of parking spaces allows for a flexibility of available parking for the new building in the event that future uses should change for the subject property.

Issues of Concern

Access Easement and Pet Cemetery Parking - A 40-foot-wide access easement for ingress and egress to the pet cemetery is located on the eastern portion of the subject property. The applicant proposes 35 parking spaces, five of which are shared with the pet cemetery. The applicant/property owner is responsible for maintaining this easement and is proposing major renovations to the easement area, including rebuilding the existing trash enclosure, and repaving and restriping the parking spaces.

Mitigation: None. The applicant's proposed reconfiguration of the existing parking area will be compliant with applicable zoning codes, consistent with the new development, and will provide an aesthetic enhancement to the area.

IV. Environmental Review

Based upon staff review of the project, the proposed 25,915-square-foot warehouse/manufacturing/office building will not have a significant effect on the environment. Thus, the project is found to be Categorically Exempt, pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15332(a-e) – In-Fill Development Projects. A Notice of Exemption will be prepared and recorded if this project is approved.



V. Recommendation

That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No.____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 843-10 FOR SHARED PARKING AND RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1370-10 TO THE CARSON REDEVELOPMENT AGENCY FOR CONSTRUCTION OF A 25,915-SQUARE-FOOT BUILDING FOR WAREHOUSE, MANUFACTURING, AND OFFICE USES LOCATED AT 441 WEST VICTORIA STREET."

VI. Exhibits

1. Land Use Map
2. Draft Resolution
3. Development Plans (Under Separate Cover)

Prepared by: _____

Steve Newberg, AICP, Associate Planner

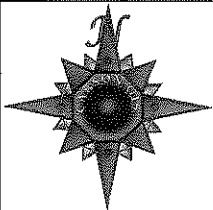
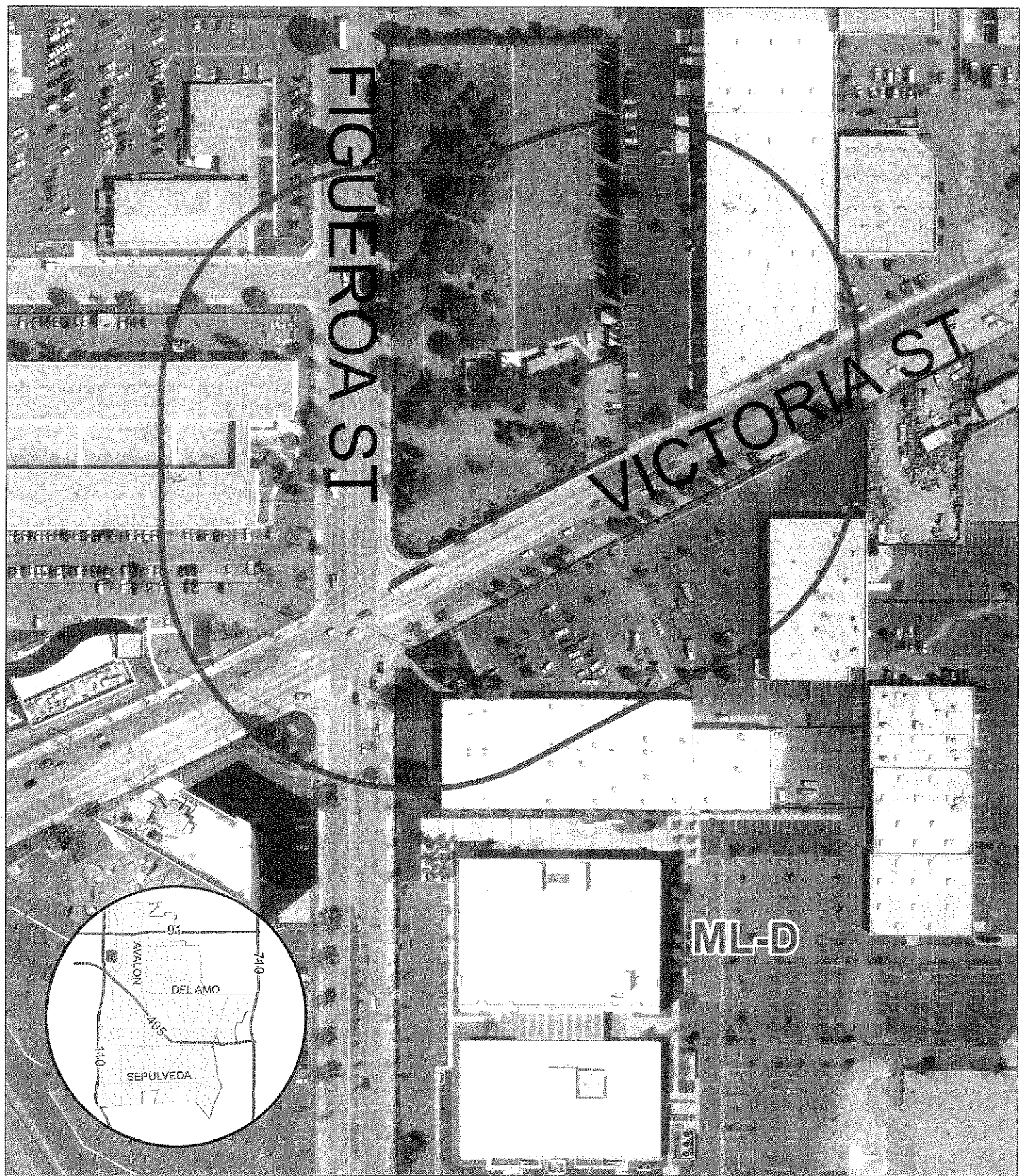
Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer

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City of Carson
300 Foot Radius Map
441 W Victoria St

EXHIBIT NO. 1 -

9

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 843-10 FOR SHARED PARKING AND RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1370-10 TO THE CITY OF CARSON REDEVELOPMENT AGENCY, FOR CONSTRUCTION OF A 25,915-SQUARE-FOOT, WAREHOUSE, MANUFACTURING, AND OFFICE BUILDING LOCATED AT 441 WEST VICTORIA STREET.

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

Section 1. An application was duly filed by the applicant, Clyde Kim, with respect to real property located at 441 West Victoria Street and described in Exhibit "A" attached hereto, requesting approval of a Site Plan and Design Review (DOR) to construct a 25,915-square-foot, two-story, manufacturing, warehouse, and office building on a one-acre lot. The building is designed for Centron Industries. A conditional use permit for shared parking is requested to accommodate a sufficient number of parking spaces for the proposed use, and to provide for additional parking spaces if the use should intensify or a new use is sought which would require more parking. The subject property has a General Plan designation of LI (Light Industrial) and is zoned ML-D (Manufacturing, Light – Design Overlay).

A public hearing was duly held on August 10, 2010, and September 14, 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. Pursuant to Section 9172.23(D), "Site Plan and Design Review – Approving Authority Findings and Decision", Section 9172.21(D), "Conditional Use Permit – Approving Authority Findings and Decision", and Section 9162.24(B), "Automobile Parking Spaces Required for Mixed Uses", of the Carson Municipal Code (CMC), the Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category. This project adheres to the goals and objectives of the Land Use Element of the General Plan by improving the appearance of Carson through development of an otherwise vacant lot at the major intersection of Victoria Street and Figueroa Street. There is no specific plan for this area.
- b) The proposed project meets the goals and objectives of Redevelopment Project Area No. 1 by development and diversifying its economic base, increasing employment opportunities, and eliminating and preventing the spread of blight within the Project Area;

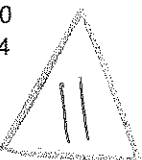
EXHIBIT NO. 2 -

EXHIBIT NO. 2 -

Planning Commission Resolution
DOR No. 1370-10, CUP No. 843-10
September 14, 2010 Page 1 of 4



- c) The 25,915-square-foot, two-story building will be located on the northwestern corner and center area of the property. The building is broken into 17,865 square feet of warehouse/manufacturing areas and 8,050 square feet of office on the first floor and mezzanine. The landscaping is sufficient to meet the interior landscaping requirement of five percent of the total parking area, excluding required setback areas. The building will be constructed of concrete block wall with accent trim. Decorative painted metal grilles, parapets, metal canopies and metal sun visors complement the building façade. Perforated metal screening will obstruct visibility toward roof-mounted mechanical equipment. A new six-foot high, concrete-masonry unit, block wall, plastered and painted to match the new building, is proposed for the north and east property lines. The proposed project will be compatible with existing and anticipated development in the vicinity, in terms of aesthetics, use and other features relative to harmonious development.
- d) The subject site is currently vacant. The proposed project will be entirely new, including paving, striping, and pedestrian walkways. As such, it is required to be compliant with the newest applicable building and zoning codes related to convenience and safety for pedestrians and vehicles. The easternmost, approximately 40 feet of the subject property is comprised of an access easement for ingress and egress to the pet cemetery. A grade-level door is located at the warehouse entry and receiving area on the east side of the building. One 15-foot by 33-foot truck parking space is provided. The site plan depicts safe pedestrian and vehicular circulation onsite, ample and convenient disabled parking, loading/access areas, driveway and parking space widths, pedestrian walkways, and traffic-friendly landscaping which helps screen parked cars while not obstructing the view of the building.
- e) The applicant is proposing one sign over the main entryway. The proposed sign is comprised of individual black metal letters in a classic font, all capitals, and approximately one-foot high. Address and directional signs will be provided as needed. The building color will be comprised primarily of beige concrete block wall with brown accent trim (split face half-blocks) with gray and black metal accent siding, parapets, canopies, and visors. The building and sign colors will be attractive and effective in terms of providing an aesthetic upgrade to the area.
- f) The subject property is approximately one acre, flat and trapezoidal-shaped. The site's location is served by an adequate infrastructure of electrical, water, sewage, waste removal systems, and traffic circulation sufficient in capacity to accommodate the proposed use and development.
- g) There are three driveways proposed for the project site. Two serve the parking lot on the east side of the property and one will serve the smaller parking area nearest the building's main entrance on the southwest corner of the property. There is adequate street access and traffic capacity along the existing corridors (which the subject site fronts) to sufficiently provide safe movement for vehicles entering and exiting the site.



- h) Compliance with Los Angeles County Fire Department rules, regulations, and requirements is mandated as a routine building permit issuance and final occupancy granting for a new structure such as the one proposed for this project. Conditions of approval have been added to Exhibit "B" of the attached Resolution which require review and approval that such fire suppression systems are in place prior to final approval of the proposed project.
- i) The proposed manufacturing and office building will be open during daytime business hours, Monday through Friday. The pet cemetery is open to the public during regular hours each weekday, with the majority of visitors coming on weekends. Although both uses operate at similar times during weekdays, the pet cemetery does not require more than five spaces on a typical weekday. In the event that additional spaces are required by the pet cemetery during a weekday when Centron Industries is open, there are an additional three spaces dedicated to the pet cemetery which are not technically required for Centron Industries to comply with applicable zoning codes. As such, there is no substantial conflict or overlap in the principal operating hours of the uses involved in the shared parking arrangement.
- j) The applicant is proposing 35 spaces for the warehouse, manufacturing, and office building, which is based on a ratio of roughly one parking space per 750 square feet of floor area (1:750), a more conservative ratio than what is required for the primary use of a large, dock-high warehouse facility, as defined in the CMC, in order to accommodate flexibility for future building's uses. The shared parking will not decrease the total number of parking spaces necessary to meet the collective peak parking demand for all participating uses.
- l) There is adequate parking available for all affected lots, parcels and uses located thereon. The shared parking arrangement allows for a flexibility of available parking for the new building in the event that future uses should change for the subject property.

Section 4. The Planning Commission further finds that the proposed 25,915-square-foot, warehouse, manufacturing, and office building and associated shared parking arrangement with the adjacent pet cemetery will not have a significant effect on the environment and as such, it has been deemed "Categorically Exempt", pursuant to California Environmental Quality Act guidelines, Article 19, Section 15332(a-e) – In-Fill Development Projects.

Section 6. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 843-10, and recommends approval of Design Overlay Review No. 1370-10 to the City of Carson Redevelopment Agency, Case Number with respect to the real property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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



PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2010.

CHAIRMAN

ATTEST:

SECRETARY



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
DESIGN OVERLAY REVIEW NO. 1370-10
CONDITIONAL USE PERMIT NO. 843-10

Property Address: 441 W. Victoria Street

Parcel Identification Number: 7339-005-011

Parcel 2 of Parcel Map No. 16143, in the City of Carson, County of Los Angeles, State of California as per Map filed in Book 177, Pages 90 and 91 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. 1370-10; CONDITIONAL USE PERMIT NO. 843-10

GENERAL CONDITIONS

1. If Design Overlay Review No. 1370-10 and Conditional Use Permit No. 843-10 are not used within one year of their effective dates, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute 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. 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. 1370-10 and Conditional Use Permit No. 843-10. 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

10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
11. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
12. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
13. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
14. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
15. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
16. Prior to the issuance of a building permit, the applicant shall provide proof of a shared parking agreement and/or covenant recorded against the property which identifies a minimum of five parking spaces being shared from the pet cemetery parking area adjacent to the east side of the subject property. Such agreement



and/or covenant shall be reviewed and approved by the Planning Officer as to form and content prior to recordation

LANDSCAPING/IRRIGATION

17. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
20. 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.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Vine-like landscaping along perimeter walls;
 - b. Annual flowers wherever possible; and,
 - c. Irrigation system designed to commercial grade standards.

UTILITIES

22. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
23. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
24. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).
25. The applicant shall consult with Golden State Water Company, which requests that coordination of water services be conducted prior to beginning construction. A cost estimate may need to be prepared to evaluate system modifications to provide adequate supplies to the project. To set up new service or for a cost estimate the developer shall contact Mr. Eric Pivaroff at 909-937-0111, ext. 334.



Or, at Golden State Water Company, 2143 Convention Center Way, Suite 110,
Ontario, CA 91764.

AESTHETICS

26. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, where feasible, subject to Planning Division approval.
27. The applicant shall provide revised elevation plans depicting a canopy structure or similar trellis-type design covering a majority of the air space located between the screen wall along the south side of the subject building adjacent to the truck well and the south face of the subject building. Such revisions shall be subject to review and approval by the Planning Division and shall be incorporated into final approved plans prior to the issuance of a building permit.
28. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
29. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
30. 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.).
29. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.

SIGNS

30. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

FENCES/WALLS

31. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
32. A six-foot high concrete-masonry unit block wall, plastered and painted to match the building shall be placed along the full extent of the north and east property lines, subject to the discretion and approval of the Planning Division.



LIGHTING

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

TRUCK LOADING AND MANEUVERING

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

TRASH

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

AIR QUALITY

37. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
38. Truck deliveries shall be consolidated when possible.
39. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
40. Active grading sites shall be watered at least twice daily.
41. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
42. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
43. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
44. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
45. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.

46. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
47. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

NOISE

48. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
 - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
 - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
 - c. Machinery, including motors, shall be turned off when not in use.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

49. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
50. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
51. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
52. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
53. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall. Location as per map on file with this office.
54. A minimum, unobstructed width of 26 feet clear to sky, vehicular access to within 150 feet of the exterior walls is required.
55. Provide information on revised site plan that shows all existing fire hydrants within 300' feet of all property lines and callout hydrant size and dimension to property lines. This site plan must be reviewed and approved prior to building permit issuance. One architectural set and one extra site plan may be submitted to Area 1 Hawthorne Fire Prevention for life /safety review. 4475 W. El Segundo Blvd, Hawthorne , CA. 90250.



56. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

BUILDING AND SAFETY

57. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.
58. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

THE GAS COMPANY

59. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

PUBLIC SAFETY - CITY OF CARSON

60. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.
61. Ensure compliance with current seismic mitigation codes.
62. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.
63. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
64. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to building permit issuance.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

65. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.



66. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
67. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
68. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
69. Repair any broken or raised sidewalk, curb and gutter along Victoria Street and along Figueroa Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
70. 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.
71. 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.
72. 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.
73. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
74. 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.
75. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
76. Install streetlights on concrete poles with underground wiring along Victoria Street and along Figueroa Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
77. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be completed prior to the issuance of Certificate of Occupancy (annexation procedure is approximately 12-month).



78. All existing overhead utility lines less than 50 kilovolts, along Victoria Street and abutting the proposed development shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of building permits.
79. All new overhead utility lines, along Victoria Street and along Figueroa Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
80. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
81. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Victoria Street and along Figueroa Street.
82. Paint Curbs Red along Victoria Street and along Figueroa Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
83. 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.
84. Offsite sewer improvements are tentatively required.
85. 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.
86. 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.
87. Offsite water improvements are tentatively required.
88. 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.



89. A construction permit is required for any work to be done in the public right-of-way.
90. 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.
91. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
92. 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.
93. Prior to issuance of Building Permit, the following must be on file:
 - a) Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - b) Construction bond as required for all work to be done within the public right of way.
 - c) Proof of Worker's Compensation and Liability Insurance.
94. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

95. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.

