



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 12, 2011

SUBJECT: Conditional Use Permit No. 851-10, Modification No. 1 to Conditional Use Permit No. 749-09 for Shared Parking

APPLICANT: Midnight Sun Auction House
Representative: Jackie Lee
1210 E. 223rd Street, No. 306
Carson, CA 90745

REQUEST: To authorize a primarily antique sales live auction house and grant a request to modify an approved shared parking conditional use permit for an existing multi-tenant industrial center in the MH (Manufacturing, Heavy) zoning district.

PROPERTY INVOLVED: 1210-1250 East 223rd Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

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

Item No. 11C

I. Introduction

The applicant, Jackie Lee is requesting approval of Conditional Use Permit (CUP) No. 851-10 on behalf of The Midnight Sun Auction House to obtain authorization for a live auction house and a request to modify the approved shared parking conditional use permit for the auction house to share parking with existing office, industrial, and church uses on an approximately a 9-acre site located at 1210-1250 East 223rd Street. Midnight Sun currently occupies Unit Nos. 206 and 207.

Structures on the property include two (2) single-story multi-tenant industrial buildings and one (1) two-story multi-tenant industrial building consisting of approximately 231,594 square feet. The industrial buildings were constructed in 1985. There are a total of forty (40) tenant spaces of which two (2) units are currently unoccupied. The subject property is zoned MH (Manufacturing, Heavy) and within the Carson Consolidated Redevelopment Project Area. The General Plan Land Use designation is Heavy Industrial.

The property is owned by Koll/Per Coral Tree, LLC located at 4343 Von Karman Avenue, Suite 150 Newport Beach, CA 92660.

II. Background

On February 19, 1985, the Carson Redevelopment Agency approved Design Overlay Review No. 281-84 for the existing industrial complex commonly referred to as the "Coral Tree" industrial park. Under the city's 1984 zoning code requirements, the project required a minimum of 176 parking spaces, however 356 spaces were provided in order to accommodate the more parking-intensive uses. The project resulted in a surplus of 180 parking spaces.

Current zoning code requirements require a minimum of 448 parking spaces for the office, industrial, and church uses currently on-site. Without a shared parking agreement allowing the multitude of uses to operate at different times and days, the site would be deficient by 92 parking spaces.

The subject property is bound by heavy industrial properties to the east and west. North of the site across 223rd Street are multi-family residential uses. There are additional heavy industrial uses east of the site across Lucerne Street.

There are currently no zoning code enforcement cases associated with this site. However, during application review it was revealed that there are three tenants operating without an approved business license. Although for the purposes of the shared parking analysis, their respective parking requirements are accounted for. This business license issue is currently being addressed by city staff and in the process of being resolved.

III. Analysis

Conditional Use Permit No. 851-10: Midnight Sun Auction House



Midnight Sun currently occupies Unit Nos. 206 and 207 located in the middle of one of the multi-tenant office and light warehouse buildings located on the west side of the subject property approximately 100 yards south of 223rd Street. The total area floor area occupied by Midnight Sun is 3,816 square feet, which is comprised of a lobby and checkout area, a small display area, a packaging/shipment preparation area, a warehouse area in which goods are displayed for pre-auction viewing, and an approximately 800-square-foot area reserved for the seating of auction attendants, placement of auction item display, internet camera setup (for live auction viewing and participation via the internet), and auctioneer stand.

Midnight Sun conducts open to the public auctions after normal business hours beginning at 6:30 p.m. on Tuesday nights and on occasional Saturdays in morning to mid-afternoon times. Some live auctions are also available to online participants who are not present onsite and therefore do not affect the parking demand. According to the applicant, at most there may be thirty people present for a live auction. A typical auction will take 3-4 hours. Midnight Sun employs two people, who are co-owners of the business. The business has regular business hours from Monday to Friday 8:00 a.m. to 5 p.m. in addition to the live auction events. More information regarding Midnight Sun can be found online at: <http://www.midnightsunacution.com>.

The proposed auction house is subject to the approval of a development plan in accordance with the conditional use permit procedures as provided in the Carson Municipal Code (CMC) Section 9172.21. The Planning Commission may approve the auction house proposal if it is able to make affirmative findings based on the following criteria:

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

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Heavy Industrial and zoned MH (Manufacturing, Heavy). A live auction house is a permitted use within the MH zoning district with an approved CUP.

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

The site is adequate in size, shape, topography, location, and utilities to accommodate the live auction house.

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

Adequate driveway widths are provided on the site. Appropriate easements are available for circulation and to ensure safety for pedestrians and motorists.

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

Prior to the issuance of building permits and/or change of occupancy certificate, the Los Angeles County Fire Department will ensure adequate water supply for fire protection is provided.



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

Assembly uses, such as a live auction house, are permitted within the MH zoning district. As such, it is compatible with the intended character of the area.

- f. **Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).**

All of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" can be made in the affirmative.

Modification No. 1 to Conditional Use Permit No. 749-09 for Shared Parking

Conditional Use Permit No. 749-09 was approved by the Planning Commission on December 8, 2009. Condition No. 10 contained in Exhibit "B" of Planning Commission Resolution No. 09-2279 (Exhibit No. 1) states the following:

"Changes to the tenant uses shall warrant review and approval by the Planning Division for compliance with the shared parking requirements. The applicant shall submit an updated table showing hours of operation to the Planning Division in the event an intensification of use is proposed. The updated table shall be submitted no later than 30 days after the modification of such use. The Planning Division shall review tenant changes to ensure the hours of operations between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Planning Commission"

Since the December 8, 2009 approval of Conditional Use Permit No. 749-09 for shared parking, a number of changes to the tenant mix have occurred, most notably the addition of one church tenant. The additional church tenant requires 55 parking spaces during their service hours which occur only on Sundays. As described in the shared parking CUP findings below, there are ample spaces to accommodate all of the Coral Tree's churches on Sundays.

There are currently 356 parking spaces available on-site. There are 40 tenant spaces, which include offices, industrial, and church uses that utilize the existing parking. Per CMC 9162.21 – Parking Spaces Required, each separate use requires different parking standards based upon their respective floor areas and principal uses. The current tenants occupying the buildings require a minimum of 448 parking spaces when operating at the same time.

Midnight Sun Auction House is considered an assembly type use for which parking requirements are the same as a church use. Pursuant to Carson Municipal Code Section 9162.21, assembly uses require vehicular parking spaces at a ratio of one



per thirty-five square feet of largest assembly area. The applicant conducts live auctions in a portion of their warehouse area which occupies approximately 800 square feet of floor space. This means that when auctions are occurring, which are typically Tuesday nights and Saturday mid-days, Midnight Sun requires 23 additional parking spaces. Thus, a modification to the approved CUP for shared parking is requested in order to operate during non-peak hours when additional vehicular parking spaces are available.

Based on the parking requirements of CMC 9162.21, the proposed auction house use requires additional parking to operate at the complex. However, CMC Section 9162.24(B) - Automobile Parking Spaces Required for Mixed Uses states, "when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirements may be reduced by the Planning Commission through the approval of a Conditional Use Permit".

Pursuant to CMC Section 9162.24(B), the Planning Commission may approve a modification to an existing shared parking use agreement, subject to the following requirements:

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

The existing businesses currently operate between the hours of 6:00 A.M. and 5:30 P.M. Monday through Friday. Four uses within the development, including Midnight Sun, operate outside of these hours as listed below:

Use (Business Name)	Hours of Operation (Outside Normal Business Hours)
Church (Praise Chapel Christian)	Sunday (10:00 A.M. – 8:00 P.M.); Thursday and Friday evenings
Church (New and Living Way Church)	Sunday (all day)
Church (Metropolitan Church)	Sunday (9:00 A.M. – 1 P.M.)
Live Auction House (Midnight Sun)	Tuesday (6:30 P.M. – 10 P.M.) Saturday (all day)



The current parking demand during peak business hours (M-F, 6 A.M. – 5:30 P.M.) per the parking requirements of CMC 9162.21 is 264 parking spaces, resulting in a surplus of 92 parking spaces during peak business hours.

The current parking demand during off-peak hours (evenings and weekends) per the parking requirements of CMC 9162.21 is 184 parking spaces, resulting in a surplus of at least 172 parking spaces during evening and weekend hours.

The applicant proposes to be open for business during peak business hours in order to process shipments of auction items, assemble auction displays, answer phones, and conduct regular walk-in and appointment appraisal services. However, only two employees will be working at that time and live auctions will not be conducted during peak hours.

If there are any changes to operating hours or an expansion of use, the conditional use permit will be subject to Planning Commission review and approval.

The findings for a shared parking arrangement, as described in Section 9162.24 (B), "Automobile Parking Spaces Required for Mixed Uses", and outlined above, can be made in the affirmative. A shared parking arrangement must also be found consistent with findings required by Section 9172.21(D), "Conditional Use Permit – Commission Findings and Decision". The findings for the live auction use CUP as discussed earlier in this section are also applicable to the shared parking arrangement. Thus, the required findings for the shared parking CUP can be made in the affirmative.

IV. Environmental Review

Pursuant to Section 15301 – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA), the proposed live auction house and modification to the approved shared parking agreement to facilitate the existing uses in the multi-tenant industrial park reasonably falls within this category and is exempt. The proposed live auction house and modification to the shared parking arrangement does not have the potential to cause a significant effect on the environment.

V. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 851-10 and Modification No. 1 to Conditional Use Permit No. 749-09; and
- **WAIVE** further reading and **ADOPT** Resolution No. 11-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 851-10 AUTHORIZING A LIVE AUCTION HOUSE AT 1210 E. 223RD STREET AND APPROVING MODIFICATION NO. 1 TO CONDITIONAL



USE PERMIT NO. 749-09 FOR SHARED PARKING AT 1210
- 1250 EAST 223RD STREET."

VI. Exhibits

1. Planning Commission Resolution No. 09-2279
2. Draft Resolution
3. Development Plans

Prepared by:

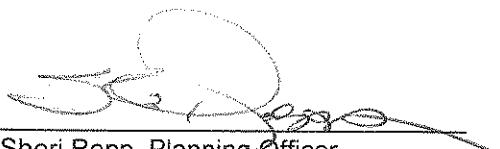


Steven C. Newberg, AICP, Associate Planner

Reviewed by:

John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp, Planning Officer

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-2279

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 749-09 FOR SHARED PARKING AT 1210-1250 EAST 223RD
STREET

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, Brandie Jones on behalf of the Metropolitan Church of Christ, with respect to real property located at 1210-1250 East 223rd Street and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 749-09 for a shared parking agreement to facilitate industrial, office, and church uses in the MH (Manufacturing, Heavy) zoning district.

The Planning Commission duly held a public hearing on December 8, 2009 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 Carson Municipal Code (CMC) Section 9172.21, Conditional Use Permit and Section 9162.24, Automobile Parking Spaces Required for Mixed Uses, the Planning Commission finds that:

- a) The General Plan Land Use designation for the subject property is Heavy Industrial, with which the existing zoning of MH (Manufacturing, Heavy) is compatible.
- b) The site contains three (3) multi-tenant industrial buildings and provides 356 parking spaces. The site is adequate in size, shape, topography, location, and utilities to accommodate shared parking.
- c) Adequate driveway widths are provided on the site. Appropriate easements are available for circulation and to ensure safety for pedestrians and motorists.
- d) Adequate water supply for fire protection is provided on-site.
- e) The proposed shared parking is compatible with the intended character of the site.
- f) The current parking demand on-site during peak business hours (M-F, 6 a.m. – 7 p.m.) per the parking requirements of CMC 9162.21 is 299 parking spaces, resulting in a surplus of 57 parking spaces during peak business hours.

The current parking demand during off-peak hours (evenings and weekends) per the parking requirements of CMC 9162.21 is 51 parking spaces, resulting in a surplus of 305 parking spaces during evening and weekend hours.

If the applicant (Metropolitan Church of Christ) were to fully operate during peak business hours, the demand for parking would be 54 spaces for their individual use with a proposed 1,878-square-foot sanctuary. Even with the addition of 54

EXHIBIT NO. 1

EXHIBIT NO. 1 -

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parking spaces during peak business hours, the site would have a surplus of three (3) parking spaces assuming the hours of operation for Praise Chapel Christian and Love, Faith, and Hope Community Church are during off-peak hours.

- g) The applicant has provided a signed property owner agreement that would facilitate joint use of off-street parking facilities as required by the CMC. Said agreement, provides evidence that no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed will occur.
- h) The proposed CUP application for shared parking to facilitate the church use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore, all of the required findings pursuant to CMC Section 9172.21 (D), "Conditional Use Permit, Approval Authority and Findings and Decision" and CMC Section 9162.24 (B), "Automobile Parking Spaces Required for Mixed Uses" can be made in the affirmative.

Section 4. Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) – Existing Facilities, the proposed shared parking permit is "Categorically Exempt". No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 749-09 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 to the adoption of the 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 8th DAY OF DECEMBER, 2009.

CHAIRMAN

ATTEST:

SECRETARY



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 851-10 AUTHORIZING A LIVE AUCTION HOUSE AT 1210 E. 223RD STREET AND APPROVING MODIFICATION NO. 1 TO CONDITIONAL USE PERMIT NO. 749-09 FOR SHARED PARKING AT 1210 – 1250 EAST 223RD STREET

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, Jackie Lee on behalf of the Midnight Sun Auction House, with respect to real property located at 1210-1250 East 223rd Street and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 851-10 to authorize a live auction use for primarily antiques and a modification to Conditional Use Permit No. 749-09 for a shared parking agreement to facilitate the live auction use in conjunction with existing industrial, office, and church uses on the subject site which is located in the MH (Manufacturing, Heavy) zoning district.

The Planning Commission held a duly noticed public hearing on April 12, 2011 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 Carson Municipal Code (CMC) Section 9172.21, Conditional Use Permit and Section 9162.24, Automobile Parking Spaces Required for Mixed Uses, the Planning Commission finds that:

- a) The General Plan Land Use designation for the subject property is Heavy Industrial, with which the existing zoning of MH (Manufacturing, Heavy) is compatible.
- b) The site contains three (3) multi-tenant industrial buildings and provides 356 parking spaces. The site is adequate in size, shape, topography, location, and utilities to accommodate shared parking.
- c) Adequate driveway widths are provided on the site. Appropriate easements are available for circulation and to ensure safety for pedestrians and motorists.
- d) Adequate water supply for fire protection is provided on-site.
- e) The proposed shared parking is compatible with the intended character of the site.
- f) The current parking demand on-site during peak business hours (M-F, 6 a.m. – 5:30 p.m.) per the parking requirements of CMC 9162.21 is 264 parking spaces, resulting in a surplus of 92 parking spaces during peak business hours.

The current parking demand during off-peak hours (evenings and weekends) per the parking requirements of CMC 9162.21 is 184 parking spaces, resulting in a surplus of at least 172 parking spaces during evening and weekend hours.

EXHIBIT NO. 2

EXHIBIT NO. 2-



- g) A signed property owner agreement facilitating the joint use of off-street parking facilities as required by the CMC was recorded against the property as a condition of Planning Commission Resolution No. 09-2279 approving Conditional Use Permit No. 749-09. Said agreement, provides evidence that no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed will occur. Such agreement will be modified as a condition of approval contained in Exhibit "B" contained herewith.
- h) The proposed CUP application for a live auction house and modification to the conditional use permit for shared parking to facilitate the live auction house use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore, all of the required findings pursuant to CMC Section 9172.21 (D), "Conditional Use Permit, Approval Authority and Findings and Decision" and CMC Section 9162.24 (B), "Automobile Parking Spaces Required for Mixed Uses" can be made in the affirmative.

Section 4. Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) – Existing Facilities, the proposed live auction house and modification to the existing shared parking permit is "Categorically Exempt". No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 851-10 and Modification No. 1 to Conditional Use Permit No. 749-09 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 to the adoption of the 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 12th DAY OF APRIL, 2011.

CHAIRMAN

ATTEST:

SECRETARY



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

**CONDITIONAL USE PERMIT NO. 851-10, MODIFICATION NO. 1 TO
CONDITIONAL USE PERMIT NO. 749-09**

GENERAL CONDITIONS

1. All conditions contained in Exhibit "B", of Planning Commission Resolution No. 09-2279 passed and adopted on December 8, 2009, shall remain in full force and effect, except as expressly modified by this resolution.
2. If a business license permit and change of occupancy certificate for said use is not issued within one year of the date of approval of Conditional Use Permit No. 851-10, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
4. 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 any 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.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the



applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

8. 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.
9. The property owner shall provide evidence that existing and future tenant leases reflect acknowledgement/agreement to the shared parking agreement and operation of hours.
10. Any future expansions to assembly/sanctuary areas will require a modification request to the Conditional Use Permit subject to review and approval by the Planning Division. Substantial modifications shall require review and approval by the Planning Commission.
11. Changes to the tenant uses shall warrant review and approval by the Planning Division for compliance with the shared parking requirements. The applicant shall submit an updated table showing hours of operation to the Planning Division in the event an intensification of use is proposed. The updated table shall be submitted no later than 30 days after the modification of such use. The Planning Division shall review tenant changes to ensure the hours of operations between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Planning Commission.
12. The live auction use shall limit live auctions to Tuesday nights and Saturdays only. Special events scheduled in advance other than live auctions shall be prohibited at other times unless authorized by the Planning Division at least five (5) days prior to the event. If authorized by the Planning Division, weeknight events shall occur after 5:30 p.m.
13. The applicant shall submit a modified legal instrument approved by the Director as to form and content that shows 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 prior to issuance of the Certificate of Occupancy.
14. 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 Conditional Use Permit No. 851-10 and Modification No. 1 Conditional Use Permit No. 749-09. 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.

15. The hours of operation shall comply with the following table. Modifications to the parking table below, including changes in use shall require review and approval by the Planning Division. Substantial modifications, as determined by the Planning Division shall require review and approval by the Planning Commission.

Coral Tree Tenant Use (1210-1250 223rd Street)

UNIT	S.F.	Parking Req.	Parking spaces Req.	TENANT	HOURS (am-pm)
101/102	5,525	1/750	7	Benson Industries	M-F, 8-5
103	2,000	1/500	4	Three Spears	M-F, 8-4
104	2,940	1/500	6	VACANT	
105/106	4,940	1/500	10	VACANT	
107	2,470	1/500	5	Alton USA	M-F, 8-5
108/109	11,972	1/300	40	Crest Steel Corp.	M-F, 7-6
110-113	9,318	1/500	19	FEM Apparel	M-F, 6-5
114	4,317	1/300	14	Bay Alarm	M-F, 8-5
115/116	3,678	1/300	12	Progressive Transportation	M-F, 8-5
117	2,470	1/500	5	Snapon	M-F, 8-5
118/119	5,634 (Sanctuary: 1,878)	1/35	54	Metropolitan Church of Christ	M-F after 6pm, Sun 9-1
201	2,437	1/300	8	Allstate Tax Service	T-F, 9-5
202-204	6,922	1/750	9	Kimoto Tech	M-F, 8-5
205	1,908	1/300	6	eWorld Shopping Network	M-F, 9-4
206/207	3,807	1/500	8	J & J International	M-F, 8-4
208	1,517	1/500	3	VACANT	
209	1,025	1/100	10	Rebecca's Café	M-F, 8-4:30
301/302	3,910	1/500	8	Gekko Engineering	M-F, 7-5
303	2,575	1/500	5	Gekko Engineering	M-F, 7-5
305	3,653	1/500	7	Wireless Trading	M-F, 8-5
306/307	3,816 (Assembly: 800)	1/300, 1/35	23	Midnight Sun Auction House	M-F 8-5, T 6:30p-10p and Sat all day - live auction
308	1,908	1/500	4	VACANT	
309	1,908	1/35	55	Praise Chapel Church	Th-F evenings, Sun 10-8
310	1,908	1/500	4	Ishii Hyoki America	M-F, 8-5
311	1,908	1/500	4	Ajeeth, Inc.	M-F, 9-5
312	1,908	1/500	4	Quantum Digital	M-F, 8-5
313	3,024	1/500	6	Clasquin, Inc.	M-F, 9-5
314	3,023	1/300	10	Quantum Analytical	M-F, 9-5
315	1,908 (Sanctuary: 792)	1/35	23	New and Living Way Church	Sundays 8-8
316/317	3,624	1/500	7	ASI Silica Machinery	M-F, 8-5
318	1,908	1/300	6	Stelko Properties	M-F, 9-4



319/320	3,815	1/500	8	Quality America	M-F, 8-5
321	3,024	1/500	6	VACANT	
322	3,024	1/500	6	Chase Industries	M-F, 9-5
323	1,908	1/500	4	VACANT	
324	1,908	1/300	6	DSG, Intl	M-F, 9-5
325	1,908	1/500	4	VACANT	
326/327	3,816	1/300	13	Social Vocational Services	M-F, 8-4
328	1,908	1/300	6	Professional Systems Corp	M-F, 8-5
329/330	4,346	1/500	9	Lifecare Solutions	M-F, 8:30-5:30

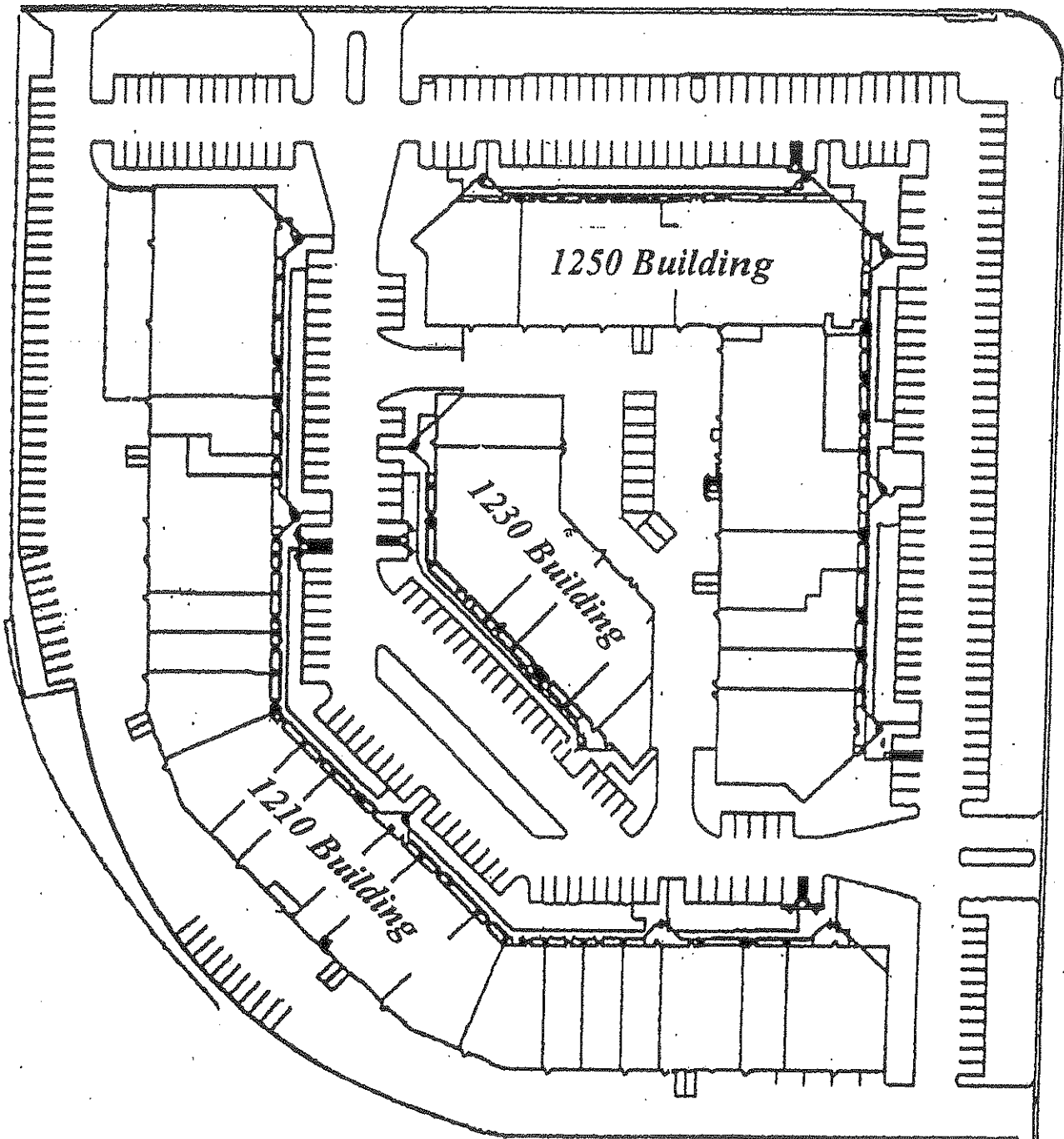
BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

16. 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.

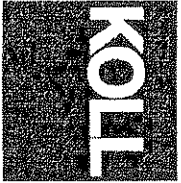


**Coral Tree Business Center
1210 - 1250 E. 223rd Street
Carson, CA 90745**

223rd Street



Lucerne Street



THE KOLL COMPANY
 Leasing information:
 562-948-5296

P A R K I N G

CORAL TREE BUSINESS CENTER
 Carson, California



ENCLOSURE GATE Rollup Door

Propose stackable chairs set up

center facing north

Auctioneer at South wall

items for auction set up around perimeter.

Guest enter through 306 front

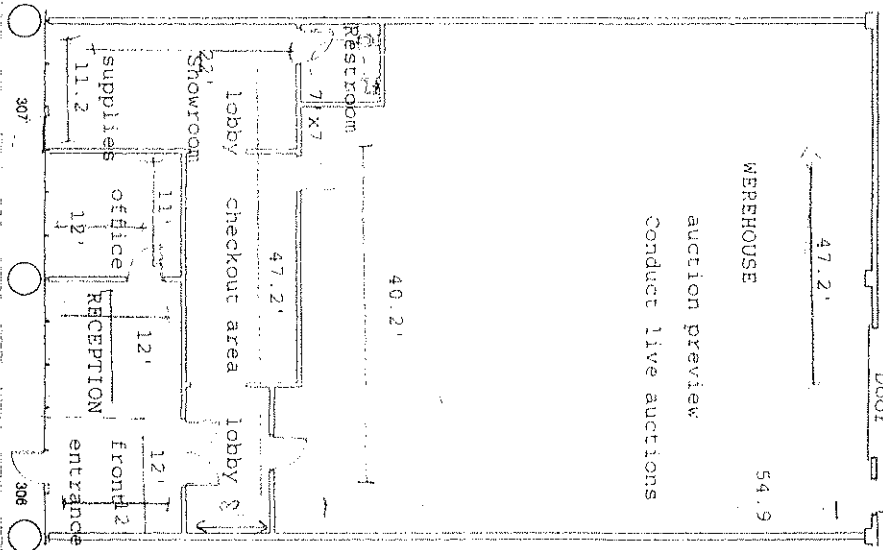
door through lobby to warehouse area.

Exit through front door 306

Loading & Unloading at back

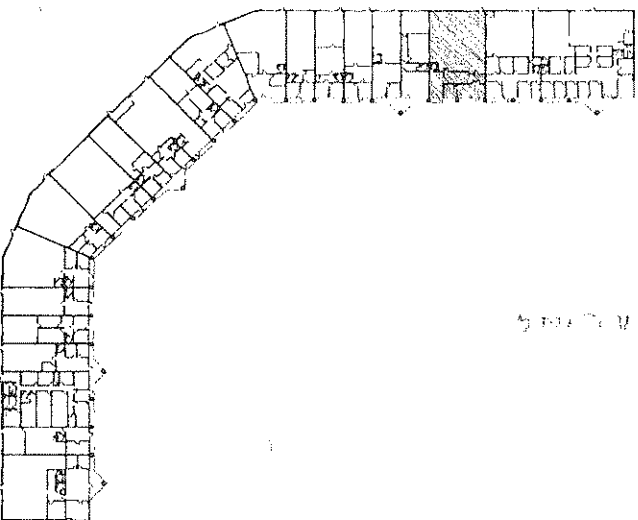
Parking after hours 9am-5pm

empty lot front, side & back



BUILDING 3 SUITE 306-307
 1210 E. 223rd Street
 Carson, CA 90745

3,816 sq.ft.



CITY OF CARSON
 701 E. CARSON ST
 CARSON, CA 9074

OCT 18 2010

PLANNING DEPARTMENT
 (310) 952-1761

0 4' 8" 16"
G|A|A
 ARCHITECTS

DATE: 01/22/09
 PROJECT NO. A3-076-01

P A R K I N G