



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: September 13, 2011

SUBJECT: Extension of Time for Design Overlay Review No. 1377-10

APPLICANT/OWNER: Kearny Real Estate Company  
Attn: Mr. Joe Avenesian  
1900 Avenue of the Stars, Suite 320  
Los Angeles, CA 90067

REQUEST: A one-year time extension for Design Overlay Review No. 1377-10 authorizing 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) zoning district and within the Carson Consolidated Redevelopment Project Area.

PROPERTY INVOLVED: 18721 S. Broadway (formerly 18600 S. Broadway)

### COMMISSION ACTION

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

### COMMISSIONERS' VOTE

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

**I. Introduction**

The applicant is requesting a one-year time extension for Design Overlay Review (DOR) No. 1377-10, pursuant to Condition No. 1 of Planning Commission Resolution No. 10-2325 (Exhibit No. 1). The property is located at 18721 S. Broadway, zoned ML-D (Manufacturing, Light – Design Overlay) and is within the Carson Consolidated Redevelopment Project Area.

**II. Background**

On August 10, 2010, the Planning Commission recommended approval of DOR No. 1377-11 to the Redevelopment Agency for construction of five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet with parking lot and landscaping improvements. On October 19, 2010, the Redevelopment Agency adopted Resolution No. 10-38 approving DOR 1377-10. The applicant submitted a request for an extension of time on July 20, 2011, prior to the permit expiring.

**III. Analysis**

Due to the current state of the economy, financing for the project has taken longer and is more difficult than expected, though the applicant believes the project is still economically viable and will facilitate positive growth for the area. The applicant is requesting that the Planning Commission extend the DOR permit for one year until August 10, 2012 to complete the development process (Exhibit No. 2).

**IV. Recommendation**

That the Planning Commission:

- **APPROVE** the extension of time for Design Overlay Review No. 1377-10 until August 10, 2012;
- **ADOPT** a minute resolution extending the approval to August 10, 2012.

**V. Exhibits**

1. Planning Commission Resolution No. 10-2325 adopted on August 10, 2010.
2. Letter from Applicant Requesting Extension of Time, Dated July 20, 2011.

Prepared by:

  
Steven C. Newberg, AICP, Associate Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

 9/8/11  
Sheri Repp-Loadsman, Planning Division Manager



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 10-2325

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.

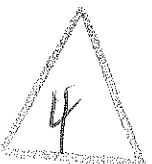
**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 10th Day of AUGUST, 2010.**

  
CHAIRMAN

ATTEST:

  
SECRETARY



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "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.

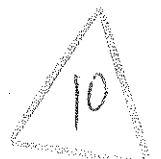
42. Show all public hydrants within 300 feet of property line. Other requirements for additional hydrants maybe required.
43. Submit one architectural set and an extra site plan to the Los Angeles County Fire Department, Land Development Division office for full life/safety plan review. Other requirements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

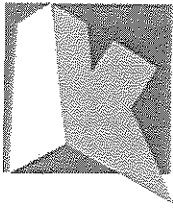


- p. All existing overhead utility lines less than 50 kilovolts along Broadway abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer.
- q. All new utility lines, along Griffith Street and along Broadway abutting the proposed development shall be underground 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.





**KEARNY**  
Real Estate Company

1900 Avenue of the Stars, Suite 320  
Los Angeles, California 90067  
310 203-1840 Fax 310 203-1850

July 20, 2011

**TO: CITY OF CARSON PLANNING COMMISSION**

**RE: DESIGN OVERLAY REVIEW NO. 1377-10 REQUEST FOR EXTENSION**

Dear Commissioners:

An application was duly filed by the applicant, Anthony Nobuyuki, on behalf of the owners MS Kearny 190<sup>th</sup> Street Partners, LLC with respect to real property located at 18721 South Broadway Street requesting approval of Design Overlay Review No. 1377-10 to permit the construction of five (5), two-story tilt-up commercial industrial buildings totaling 44,613 square feet on a 2.9-acre site in the ML-D (Manufacturing, Light – Design Overlay) zoned district and within Redevelopment Project Area 1, called “Kearny South Bay Business Center.”

The Planning Commission at its meeting on August 10, 2010, recommended to the Carson Redevelopment Agency approval of Design Overlay Review No. 1377-10, subject to the Conditions of Approval in Resolution No. 10-2325. The Carson Redevelopment Agency, at its meeting on October 19, 2010 (“Effective Date”), approved Design Overlay Review No. 1377-10, subject to the Conditions of Approval in Redevelopment Agency Resolution No. 10-38. The permit expires on August 10, 2011.

As the owners, we believe the project is still economically viable and will be able to continue to attract businesses to the area, however, due to the current economic environment, financing of the project has taken longer than expected. On behalf of the owner MS Kearny 190<sup>th</sup> Street Partners, LLC, I respectfully request a one (1) year extension of time from the Planning Commission for Design Overlay Review No. 1377-10 with a new expiration of August 10, 2012. We appreciate your consideration of our request in this matter.

Sincerely,

Joe Avanesian  
Project Manager

EXHIBIT NO. 2 -

