



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: October 11, 2011  
SUBJECT: Conditional Use Permit No. 875-11  
APPLICANT: Keywell LLC  
11900 South Cottage Grove Avenue  
Chicago, IL 60628  
REQUEST: Approve a conditional use permit for a processing facility for recyclables on a site located in the MH- (Manufacturing Heavy) zone district  
PROPERTY INVOLVED: 2250 E. Dominguez Street

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#### 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			

**Item No. 10-A**

## I. Introduction

*Date Application Received:* May 16, 2011

- Conditional Use Permit No. 875-11

*Property Owner*

- CCC Steel Inc., 2576 E. Victoria Street, Compton, CA 90220

*Project Applicant*

- Keywell LLC,  
11900 South Cottage Grove Avenue, Chicago, IL 60628

*Project Address*

- 2250 E. Dominguez Street, Carson, CA 90810

*Project Description*

- The applicant requests the approval of a conditional use permit (CUP) to allow the use of a "Processing facility for recyclables, heavy" on a site located in the MH (Manufacturing Heavy) zoning district. Pursuant to CMC Section 9141.1, a processing facility for heavy recyclables located within the MH zone district requires a CUP. The proposed CEQA initial study identifies the proposed project consisting of the development and operation of a large stainless steel and high temperature alloy recycling and distribution facility. Proposed improvements will include: rail and truck scales; radiation detectors; construction of self-supported canopy structures and storm water runoff control systems. The applicant's operational statement identified the construction of a new building near (behind) the gate entrance housing operation offices and employee facilities with approximately 3,000 square feet of floor area.
- The subject property is 436,880 square feet, or 10 acres.

## II. Background

The proposed CUP No. 875-11 was continued from the September 27, 2011 Planning Commission meeting. Please refer to previous staff reports and revised "conditions of approval".

As a result of a letter submitted by Mr. Michael Francis, Attorney at Law representing Keywell LLC, dated September 27, 2011 (attached) and presented to staff at the subject meeting, staff met with Keywell LLC's representatives and revised the attached "conditions of approval".

Specifically, Conditions 16 and 18 were combined and are now stated as Condition No. 16. Condition No. 31 was deleted and Condition No. 42 was revised and replaced with Condition No. 40. Condition No. 41 was revised replaced with Conditions No. 41 and 42.



III. Recommendation


That the Planning Commission:

- **ADOPT** the negative declaration;
- **APPROVE** Conditional Use Permit No. 875-11; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 875-11 FOR A PROCESSING FACILITY FOR HEAVY RECYCLABLES LOCATED AT 2250 E. DOMINGUEZ STREET."

IV. Exhibits

1. Minutes of September 27, 2011 Planning Commission meeting
2. Revised Conditions of Approval
3. Mr. Michael Francis letter dated September 27, 2011


Prepared by: \_\_\_\_\_

  
Zak Gonzalez II, Planner

Reviewed by: \_\_\_\_\_

  
John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

  
Sheri Repp Loadsman, Planning Officer



City Council approval of the proposed ordinance amendment; and ADOPT Resolution No. 11-2403, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council of an Ordinance Amendment regarding Part 1 (Introduction), Part 2 (Residential Zones), and Part 3 (Commercial Zones) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for certain uses; and address issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district and other uses that become nonconforming as a result of the ordinance amendment."

Chairman Faletogo thanked Senior Planner Signo for a thorough report.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to approve staff's recommendation, thus adopting Resolution No. 11-2403. Motion carried, 8-0 (absent Commissioner Diaz).

**11. PUBLIC HEARING**

**A) Conditional Use Permit No. 875-11**

Applicant's Request:

The applicant, Keywell, LLC, is requesting approval of a processing facility for recyclables on a site located in the MH (Manufacturing Heavy) zoning district. The subject property is located at 2250 East Dominguez Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to ADOPT the negative declaration; APPROVE Conditional Use Permit No. 875-11; and WAIVE further reading and ADOPT Resolution No.\_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 875-11 for a processing facility for heavy recyclables located at 2250 East Dominguez Street." He noted that the Planning Commission received the applicant's letter this evening asking that Condition Nos. 16, 18, 31, 33 and 42 be amended as follows:

"It is proposed that Conditions 16 and 18 be combined and revised as follows:

"If during construction/demolition of the development, soil and/or groundwater contamination is suspected, construction/demolition in the suspected area shall cease and appropriate health and safety procedures implemented. If it is determined that contaminated soil and/or ground water exists, owner/applicant shall identify how any required investigation and/or remediation will be conducted and obtain the appropriate government agency oversight of such investigation and/or remediation.

"It is proposed that Condition 31 be deleted or otherwise waived because the property owner will not consent to or agree to dedicate the 9 feet of additional right-of-way abutting the development along Dominguez Street.



"It is proposed that Condition 42 be revised to read as follows:

"The Developer shall file and record a covenant and agreement to annex the appropriate area abutting the development to the L.A. County lighting Maintenance District for the purpose of operating and maintaining the street lights to be installed. The Developer shall agree that the annexation shall be to the satisfaction of L.A. County, and the Developer shall provide an adequate surety of such performance prior to the issuance of Certificate of Occupancy. The Developer acknowledges that additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation.

"With respect to Condition 33, the Developer understands that this condition is inapplicable because the existing overhead utility lines are in excess of 12 kilovolts. The Developer will provide a letter or other appropriate written communication from Southern California Edison confirming this fact."

Planning Officer Repp explained that since staff would not recommend waiving the requirement for the 9-foot dedication of land, staff would suggest that after discussion of this item this evening, this be continued to the next Planning Commission meeting so all parties have a chance to more fully address this request.

Rob Gosic, Keywell representative, stated that Keywell has already invested \$700,000 into this property as of this April, noting that much more will be invested into this property; and advised that this project will provide upwards of 70 new jobs, noting they will be working with Carson's job placement program. He stated this is an American-owned company; that its operations are environmentally sound and beneficial; advised that they plan to be at this site for the long term; and stated that the impacts to the city are minimal, and pointed out it will have a positive impact on the City's economy and environment.

In response to Chairman Faletogo's inquiry regarding their clients, Mr. Gosic advised that they do not allow people off the streets to recycle at this facility, that their clients are large industrial accounts; and noted they are strictly a metal recycling company.

Maggie Ballin, General Manager of the Huntington Park Keywell plant, explained that Keywell is an aerospace and stainless steel recycler; stated that they reblend alloys per customers' specifications from all over the world; and noted they do not melt the metals at this site. She advised that this will be a state-of-the-art engineered facility that will be very clean and organized; and she noted that 20 new jobs will be created at first and as the company grows, it will employ upwards of 70 employees. She advised that they will train the skills needed and that they will be looking for motivated people who want to work. She added that this will have a low impact on the community; that it will be nicely landscaped; and that there will not be any smoke, dust or noise coming from this facility.

Mr. Gosic noted for Commissioner Brimmer that they have a 20-year lease at this site and stated that their neighbors are aware of the proposed project, noting they have indicated no opposition. He added that they will also be hiring second-chance individuals, people who have made mistakes in their lives; and noted their average tenure for employees is 20 years. He noted that they take deliveries by appointment only, that they are not a high volume truck operation; and stated that if they had 15

trucks on their site every day, that would mean they would be doing extremely well in their field.

Commissioner Brimmer stated that the City should have a means to follow up on the businesses that say they will be hiring Carson residents.

Matt Simon, project architect, provided a slide presentation of the proposed project, noting it will be fully screened from the street. He stated there will be plenty of new xeroscaping and hardscaping.

Michael Stewart, Keywell representative and resident, noted his support of this project; stated it will bring badly needed jobs to this community; and stated that all transactions will be made by purchase orders, not from people coming off the streets. He mentioned that Keywell has 14 other locations in the nation and that they want this Carson facility to be its premier headquarters. He added that they are committed to hiring people who live locally; and advised that they have reached out to the Chamber of Commerce, City Council Members, the City's Job Clearing House, and their neighbors. He advised that they also will train their employees and that they offer decent salaries.

John Wogan, president of the Chamber of Commerce, noted his support of this project; advised that this company is a leader in its field; and stated that this company is a perfect match for this site and this community. He added that this company will be putting \$20 million into this community.

Mr. Gasic highlighted the proposed changes to Condition Nos. 31 and 42, noting they will obtain a letter from Edison regarding the high voltage power lines.

Rob Katherman noted his support of this project, and he advised that Edison will not allow the high voltage power lines to be moved because they are greater than 12 kilowatts.

Mr. Gasic stated that they have met with their neighbor NYK, noting they do not have any issues with this proposed project; and added that NYK is being allowed to use some of their property for their own purposes, pointing out they will only need four acres on this site for Keywell's operations.

Mr. Simon advised that there will be plenty of drought tolerant landscaping installed adjacent to the street.

Mr. Gasic noted for Commissioner Williams that the project grading will be adequately engineered and will not have standing water on the driving paths.

Commissioner Williams encouraged Keywell to also reach out to high school students for employment and internship.

Mr. Gasic added that their employees also receive profit sharing when the company is doing well and that bonuses are also given to employees who bring forth suggestions that are implemented into the company's operations.

Chairman Faletogo read into the record the following letter of support from the Chamber of Commerce:

"Dear Mayor Dear,

"The Carson Chamber of Commerce is writing to express its support for the Keywell recyclable processing facility planned for 2250 E. Dominguez Street. Keywell's presence will not only provide employment opportunities and contribute to the economic activity in the city of Carson, but will also support its commitment to becoming a "green" city. Keywell plans to make a substantial investment in the 2250 E. Dominguez Street site. The many improvements that Keywell plans for the site include state-of-the-art environmental protections and safety measures as well as "good neighbor" improvements, such as upgrades to landscaping and hardscape and the construction of a decorative screening wall. It has already exhibited its interest in being an active corporate citizen by joining the Carson Chamber of Commerce and becoming the Chamber's newest Chairman's Circle member.

"We respectfully request your approval of this project so that work can commence as soon as possible."

Planning Commission Decision:

Chairman Faletogo moved, without objection, to continue this matter to the Planning Commission's October 11, 2011, meeting (absent Commissioner Diaz).

**11. PUBLIC HEARING**

- B) Conditional Use Permit No. 803-04; Conditional Use Permit No. 804-10; Conditional Use Permit No. 811-10; Conditional Use Permit No. 812-10; Conditional Use Permit No. 814-10; Conditional Use Permit No. 815-10; Conditional Use Permit No. 816-10; Conditional Use Permit No. 817-10; Conditional Use Permit No. 818-10; Conditional Use Permit No. 828-10**

The applicant, Botach Management, is requesting to review and consider City Council remand of the appeal request concerning the denial of ten (10) individual, existing, non-conforming auto repair uses located on the subject property and within the MU-CS (Mixed Use – Carson Street) zone and the Carson Consolidated Redevelopment Project Area. The subject site is located at 336-348 East Carson Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE Conditional Use Permit No. 803-10; Conditional Use Permit No. 804-10; Conditional Use Permit No. 811-10; Conditional Use Permit No. 812-10; Conditional Use Permit No. 814-10; Conditional Use Permit No. 815-10; Conditional Use Permit No. 816-10; Conditional Use Permit No. 817-10; Conditional Use Permit No. 818-10; Conditional Use Permit No. 828-10; WAIVE further reading and ADOPT Resolution No. 11-2402, entitled, "A Resolution of the Planning Commission of the city of Carson reversing the action of Planning Commission Resolution No. 11-2380, and approving Conditional Use Permit Request Nos. 803-10, 804-10, 811-10, 812-10, 814-10, 815-10, 816-10, 817-10, 818-10, 828-10 for ten (10) existing auto repair facilities located at 336-348 East Carson Street." He advised that the condition numbers cited in Condition No. 14 and 15 should reflect Condition No. 13, not 6 or 7.

**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 875-11**

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 875-11 said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permits 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.
3. 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission 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. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
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. In accordance with CMC Section 9148.5, the owner/applicant shall:
  - a. Shall conduct all operations, except incidental storage within an enclosed building or within an area enclosed by a decorative reinforced concrete wall with mounded landscaping between the wall and the property line.
  - b. Shall comply with Section 25250.11 of the California Health and Safety Code if used motor oil is accepted for recycling.
  - c. Shall maintain operation at all times in a clean, litter-free condition and shall be cleared of loose debris on a daily basis.
  - d. Shall accept only recyclables materials as defined in CMC 9191.508.
  - e. Shall not operate with exterior noise levels in excess of 70 dBA. A noise study extrapolating the exterior noise levels to be generated by the proposed use shall be submitted to and approved by the Community Development Director. Noise contours overlaid on a land use map showing the surrounding property shall accompany said study.
  - f. Shall limit hours of operation from 7:00 a.m. to 7:00 p.m. if within 500 feet of noise sensitive land use.
  - g. Shall not permit dust, fumes, smoke, vibration or odors above ambient levels to impact neighboring properties.
  - h. Shall meet all noise level requirements of the Section for any power driven processing.
  - i. Shall ensure that all collection facilities not within an enclosed building are constructed with durable waterproof and rust proof material.
10. All parking areas shall be re-slurried and all parking areas for proposed trucks and office use shall be re-stripped in compliance with CMC requirements.
11. Trucks shall not be parked on public streets during hours of operation, overnight or on weekends.
12. The owner/applicant shall submit for a separate sign permit for Planning Division approval if a business sign is proposed.
13. The owner/applicant shall obtain written documented approval from the LA County Fire Department and from the South Coast Air Quality Management District for the proposed 1,000 gallon above ground diesel fuel storage tank.

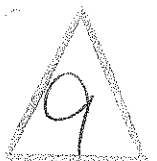


14. The owner/applicant shall obtain Fire Department approval of proposed security gate with Fire Department Emergency access approved device.
15. The owner/applicant shall install and maintain a 24-hour video recorded monitoring system approved by the LA County Sheriff Department to deter criminal and nuisance activities on the site.
16. If during construction/demolition of the development site, soil and or/ground water contamination is suspected, construction/demolition in the suspected area shall cease and appropriate health and safety procedures will be implemented in coordination with the city of Carson Building and Safety Division and appropriate government regulatory oversight agency. If it is determined by the city of Carson Building and Safety Division, DTSC or the Regional Water Quality Control Board (RWQCB) that contaminated soil and/or groundwater exists, an independent Licensed Civil Engineer shall identify how any required investigation and/or remediation will be conducted and obtain the appropriate government agency oversight and approval of such investigation and/or remediation to ensure the site will not pose a risk to human health or the environment.
17. The owner/applicant shall coordinate with DTSC to conduct soil gas sampling for VOCs including methane in the buildings that will be occupied as recommended by DTSC.
18. The owner/applicant shall install new landscaping with trees, shrubs, flowers, and evergreen ground cover with an automatic irrigation sprinkler system. A landscape plan shall be prepared and reviewed and approved by the Planning Division prior to the commencement of any business activity.
19. 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. 875-11. 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 or 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

20. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.



21. The Developer shall submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
22. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
23. A construction permit is required for any work to be done in the public right-of-way.

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

24. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
25. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
26. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
27. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
  - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
28. 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.
29. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
30. 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.
  - a. Sewer Main Improvements (*if any*) along Dominguez Street as determined by the aforementioned sewer area study.



- b. Storm Drain Improvements (*if any*) along Dominguez Street as determined by the aforementioned requirement.
31. All existing overhead utility lines less than 12 kilovolts 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. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. Based on previous estimates from SCE, undergrounding cost of distribution utility lines along Dominguez Street is approximately \$144,000.
32. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
33. Proof of Worker's Compensation and Liability Insurance.
34. Prior to issuance of Certificate of Occupancy, the project is subject to the following:  
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.
35. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer. (approx: Curb/Gutter 50 lf; Sidewalk 150 sq.ft.; Parkway Drains 2)
36. Fill in any missing sidewalk within the public right of way along Dominguez Street abutting this proposed development
37. Remove and replace any broken/damaged driveway approach within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer. (approx: Driveway 840 sq.ft)
38. The Developer shall modify existing driveways within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
39. The Owner 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 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 streetlights may be required as part of the annexation. (annexation procedure is approximately 12-month)** Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770



40. Install streetlights on concrete poles with underground wiring in the public right of way along Dominguez Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow (626)300-4753
41. It is estimated that 3 streetlights may be required to comply with the aforementioned conditions. Owner shall provide a security bond in the amount of \$30,000 in order to issue the Certificate of Occupancy prior to the completion of the street light annexation and/or installation.
42. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
43. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
44. Paint Curbs Red along Dominguez Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
45. 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.
46. 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.
  - a. Comply with mitigation measures recommended by the water purveyor.
47. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
48. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
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. 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.



51. 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.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

53. 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.



DEMETRIOU, DEL GUERCIO, SPRINGER & FRANCIS, LLP

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SENDER'S DIRECT LINE  
(213) 624-8407 EXT. 144

September 27, 2011

VIA HAND-DELIVERY

Mrs. Sheri Repp-Loadsman  
Planning Director  
City of Carson  
701 East Carson  
Carson, California 90745

Re: Conditional Use Permit No. 875-11

Dear Mrs. Repp-Loadsman:

This letter is submitted on behalf of Keywell LLC as a clarification to the subject Staff Report, please note the following proposed revisions to certain Exhibit "B" Conditions of Approval for the Conditional Use Permit No. 875-11.

It is proposed that Conditions 16 and 18 be combined and revised as follows:

"If during construction/demolition of the development, soil and/or groundwater contamination is suspected, construction/demolition in the suspected area shall cease and appropriate health and safety procedures implemented. If it is determined that contaminated soil and/or groundwater exists, owner/applicant shall identify how any required investigation and/or remediation will be conducted, and obtain the appropriate government agency oversight of such investigation and/or remediation."

It is proposed that Condition 31 be deleted or otherwise waived because the property owner will not consent to or agree to dedicate the 9-ft of additional right-of-way abutting the development along Dominguez Street. (See the attached letter from the Property owner.)

It is proposed that Condition 42 be revised to read as follows:

"The Developer shall file and record a covenant and agreement to annex the appropriate area abutting the development to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the

EXHIBIT NO. 3 -



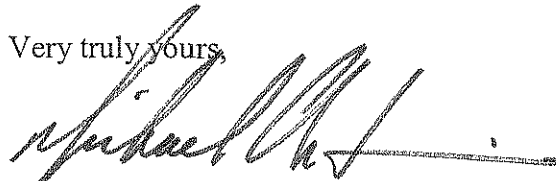
Mrs. Sheri Repp-Loadsman, Planning Director  
September 27, 2011  
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street lights to be installed. The Developer shall agree that the annexation shall be to the satisfaction of L.A. County and the Developer shall provide an adequate surety of such performance prior to the issuance of Certificate of Occupancy. The Developer acknowledges that additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation.

With respect to "Condition 33," the Developer understands that this condition is inapplicable because the existing overhead utility lines are in excess of 12 kilovolts. The Developer will provide a letter or other appropriate written communication from Southern California Edison confirming this fact.

On behalf of Keywell LLC, thank you for your assistance and Keywell LLC looks forward to moving its development forward.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael A. Francis", with a horizontal line extending to the right from the end of the signature.

Michael A. Francis

MAF/blt

Enclosure







# CCC STEEL, INC.

2576 E. Victoria Street  
Rancho Dominguez, CA 90220

(310) 637-0111

FAX (310) 637-7998

September 26, 2011

Mrs. Sheri Repp - Loadsman  
Planning Officer  
City of Carson  
701 E. Carson Street  
Carson, CA 90745

RE: Conditional Use Permit No. 875-11

Dear Sheri:

As you are aware, Keywell, LLC has applied for a Conditional Use Permit to begin operation at 2250 E. Dominguez Street. As owner of the property we remain opposed to No. 31 of the General Conditions outlined in Exhibit B and do not wish to dedicate 9-ft of additional right of way.

Respectfully,

Bernie Hildebrandt  
CCC Steel

