



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 13, 2011
SUBJECT: Design Overlay Review No. 1428-11
APPLICANT: Vintage Real Estate, LLC
 Attn: Jerry N. Garner, jgarner@vintage-vre.com
 11611 San Vincente Boulevard, 10th Floor
 Los Angeles, CA 90049
PROPERTY OWNER: Sears Roebuck and Co.
 3335 Beverly Road
 Hoffman Estates, Illinois 60179
REQUEST: Construct a new 7,537-square-foot restaurant building on the Sears parcel at the SouthBay Pavilion shopping center
PROPERTIES INVOLVED: 20700 S. Avalon Boulevard

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, Jerry N. Garner on behalf of Vintage Real Estate, LLC (Vintage), is proposing two new restaurant buildings on the Sears Roebuck and Co. (Sears) parcel at the South Bay Pavilion. The applicant owns several parcels at the SouthBay Pavilion shopping center and operates the mall in conjunction with the department stores, Sears, JCPenney, Target, and IKEA.

The proposed Olive Garden building will be 7,537 square feet and located at the southeastern corner of Avalon Boulevard and Carson Plaza Drive. The project site is 0.8 acres and is currently part of the mall parking lot. A second restaurant pad is proposed along Del Amo Boulevard on the northern portion of the Sears parcel. Vintage has not yet secured a tenant for that pad, but once an agreement has been made, development of that restaurant will be brought before the Planning Commission for approval.

II. Background

Currently, an application is being processed to subdivide the restaurant pads into separate parcels (Tentative Parcel Map (TPM) No. 71684). The subdivision is currently being reviewed by the city's Engineering Division and the Los Angeles County Public Works Department and is expected to be brought before the Planning Commission early next year.

Design Overlay Review (DOR) No. 1428-11 for the design and development of the restaurant buildings is not contingent upon approval of the subdivision and can proceed prior to the subdivision being approved. The applicant has requested that DOR No. 1428-11 be processed at this time in order to accommodate agreements made with Sears and Olive Garden.

Upon approval of TPM No. 71684, Vintage will take ownership of the restaurant parcels and lease the buildings to Olive Garden and a future restaurant use. If approved, the applicant anticipates construction of the Olive Garden building between March and November 2012.

Mall History

Carson Mall was constructed as an indoor mall in 1973 and major renovations were made in 1992. As part of those renovations, the name was changed to the SouthBay Pavilion and the Broadway building located in the southern portion of the mall was renovated for a new IKEA store. The three main retail anchors, Sears, IKEA, and JCPenney, made up 578,584 square feet of the 937,680-square-foot mall. In April 2005, Hopkins Real Estate Group (HREG) purchased the SouthBay Pavilion and quickly worked on plans to redesign the mall to provide an outdoor shopping experience. At the time, 86 percent of the mall was occupied. In 2005-2006, the southern portion of the mall next to IKEA was demolished to make room for a fourth main retail anchor, Target, and new building pads and exterior tenant spaces were constructed that currently support Chase bank, 24 Hour Fitness, Chili's restaurant, Big 5, SanSai Japanese Grill, Panera Bread, Jamba Juice, Five Guys Burgers and Fries as well as others. In 2008, the farmers market operating at the Community Center parking lot was relocated to the South Bay Pavilion. In 2011, the Planning



Commission granted the farmers market an extension to operate and the new operator, L.A. City Farm, moved the venue to Wednesday afternoons.

Previously Approved Discretionary Permits

- On October 22, 1991, the Planning Commission approved Variance No. 353-91 for the reduction of the required side and rear yard setbacks for the 57,000-square-foot IKEA warehouse/office building, bringing the total size of IKEA to 206,500 square feet (Resolution No. 91-1418).
- On November 5, 1991, the Redevelopment Agency approved Design Overlay Review No. 547-91 to renovate the mall. Also included were three (3) new building pads (10,000 square feet, 12,000 square feet, and 15,000 square feet) along Avalon Boulevard and Dominguez Street for future tenants.
- On May 4, 2004, the Redevelopment Agency approved DOR No. 831-03 for 57,049 square feet of additional net building area, bringing the total building area for the South Bay Pavilion to 1,024,563 square feet.
- On June 28, 2005, the Planning Commission recommended approval of Zone Change Case No. 148-05 to the City Council in order to apply the Mixed Use Residential standards to the site by changing the zone from CR-D to CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). On July 19, 2005, and August 2, 2005, the City Council approved the first and second reading for Ordinance No. 05-1338. The Ordinance became effective September 1, 2005.
- DOR No. 831-03 was the last major approval given to the South Bay Pavilion. Subsequent modifications were approved as follows:

TABLE 1: MODIFICATIONS TO DOR NO. 831-03

MOD NO.	DESCRIPTION	DATE APPROVED
1	Sign program	7/27/04
2	Chili's building	4/26/05
3	Washing Mutual (now Chase) bank building	4/26/05
4	Alterations to the design of the mall area	4/26/05
5	Sign program – Redesign pylon sign and monument signs	8/9/05
6	24 Hour Fitness building	9/27/05
7a	Sign Program – Increase height of major tenant signs and logos from 6' to 7' (Chuck E. Cheese)	1/24/06
7b	Exterior improvements to the Sears building and auto repair center	9/26/06



MOD. NO.	DESCRIPTION	DATE APPROVED
8	Exterior improvements for Old Navy and exterior tenants	6/12/07
9	Farmers' market	9/9/08
10a	Transit center	Withdrawn
10b	Advertising signs	6/28/11

Location/Site Characteristics/Existing Development

The SouthBay Pavilion shopping center is located in the center of the city of Carson between Del Amo Boulevard to the north, Leapwood Avenue to the east, Dominguez Street to the south, and Avalon Boulevard to the west. The properties included in the mall are part of a reciprocal easement agreement (REA) which covers the entire shopping center. The REA includes provisions for common driveways, parking, and maintenance requirements.

The properties to the north includes a park, a smaller shopping center, and single-family residences; to the east are apartments and light industrial uses; to the south are commercial businesses and a hotel; and to the west are offices and commercial uses.

Zoning/General Plan/Redevelopment Area Designation

The SouthBay Pavilion shopping center is zoned CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). The subject property is designated under the General Plan Land Use as Mixed Use-Residential. Properties to the south and west are designated Regional Commercial; Properties to the east are designated Light Industrial; and properties to the north are designated Regional Commercial, Recreational Open Space, and Low Density Residential.

In 2005, the MUR (Mixed Use Residential) overlay district was applied to the shopping center in anticipation of future residential development. The existing shopping center and proposed project are consistent with the Mixed Use-Residential land use designation and the CR-MUR-D zone.

The subject property and all surrounding properties south of Del Amo Boulevard are within the Carson Consolidated Redevelopment Project Area.

Public Safety Issues

The South Bay Pavilion has its own security team that patrols the mall. Major code enforcement issues have not been reported by the City's Public Safety Division. The



Sheriff's Department reports that crimes have been reported at the SouthBay Pavilion (mostly grand theft, petty theft, and auto burglary), but these crimes are not unusual for a shopping mall of this size.

III. Analysis

Applicable Zoning Ordinance Regulations

The project site is located in the Design Overlay district and the proposed project is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23(D), Site Plan and Design Review, Approving Authority Findings and Decision, the Planning Commission may recommend approval of the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Staff has reviewed the proposed project and finds that the findings listed above can be made in the affirmative as indicated:

- a) The proposed project is consistent with the General Plan and the Carson Consolidated Redevelopment Project Area, which designates the subject property for Mixed Use-Residential, including commercial uses.
- b) The subject site is zoned CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). The proposed project is consistent with the zone.
- c) The proposed project is compatible with the architecture and design of existing and anticipated development in the vicinity, including appearance, size, scale, and location.
- d) The proposed project will not obstruct vehicular and pedestrian circulation. Adequate parking will be available.
- e) The project involves no potential for any adverse effect, either individually or cumulatively.



Issues of Concern

- Issue – Concurrent Review with Subdivision: The applicant has submitted a subdivision map (Tentative Parcel Map (TPM) No. 71684) for creation of two restaurant pads at the Sears parcel. The subdivision plans are currently being reviewed by Los Angeles County and will be brought before the Planning Commission once found to be satisfactory. The review and approval of DOR No. 1428-11 for the Olive Garden building is not contingent upon approval of the subdivision. However, there may be requirements that overlap both permits. For example, the Fire Department was given TPM No. 71684 to review which covers the entire Sears parcel. If for any reason TPM No. 71684 is withdrawn or not approved, the applicant will still be responsible for meeting requirements that are pertinent to the Olive Garden building. This includes the western portions of the Sears parcel between the Sears building and Avalon Boulevard.
 - *Proposed Condition*: The applicant will be held responsible for improvements on the Sears parcel between the Sears building and Avalon Boulevard, subject to review and approval by the Planning Division.

- Issue – Signage: A sign program has been adopted for the SouthBay Pavilion. Signage will be approved by staff at a later date for conformance with the sign program.
 - *Proposed Condition*: Signs will be reviewed for conformance with the approved sign program.

- Issue – Landscaping: A landscape plan has been submitted. Staff will review the plan for consistency with existing landscaping further south on the mall property.
 - *Proposed Condition/Change*: Staff will continue to work with the applicant to ensure proper landscaping is provided.

IV. Environmental Review

Pursuant to Section 15303(c), New Construction, of the California Environmental Quality Act (CEQA) Guidelines, the project site is located in a developed, urbanized area and does not involve the use of hazardous substances other than what is typically used for new construction. Adequate public services and facilities are available and the project site is not considered environmentally sensitive. Therefore, the proposed project does not have the potential for causing a significant effect on the environment and is found to be categorically exempt.



V. Recommendation

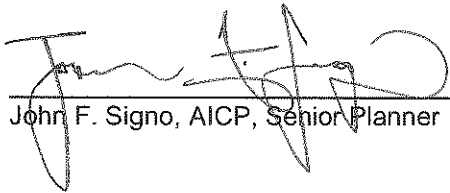
That the Planning Commission:

- **RECOMMEND APPROVAL** of Design Overlay Review No. 1428-11 to the Redevelopment Agency, subject to the conditions attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____ entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CARSON REDEVELOPMENT AGENCY OF DESIGN OVERLAY REVIEW NO. 1428-11 FOR THE DESIGN AND DEVELOPMENT OF A NEW RESTAURANT BUILDING AT THE SOUTHBAY PAVILION LOCATED AT 20700 S. AVALON BOULEVARD."


VI. Exhibits

1. Zoning Map
2. Proposed Resolution
3. Development Plans (under separate cover)

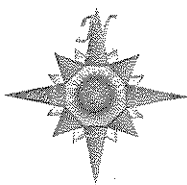
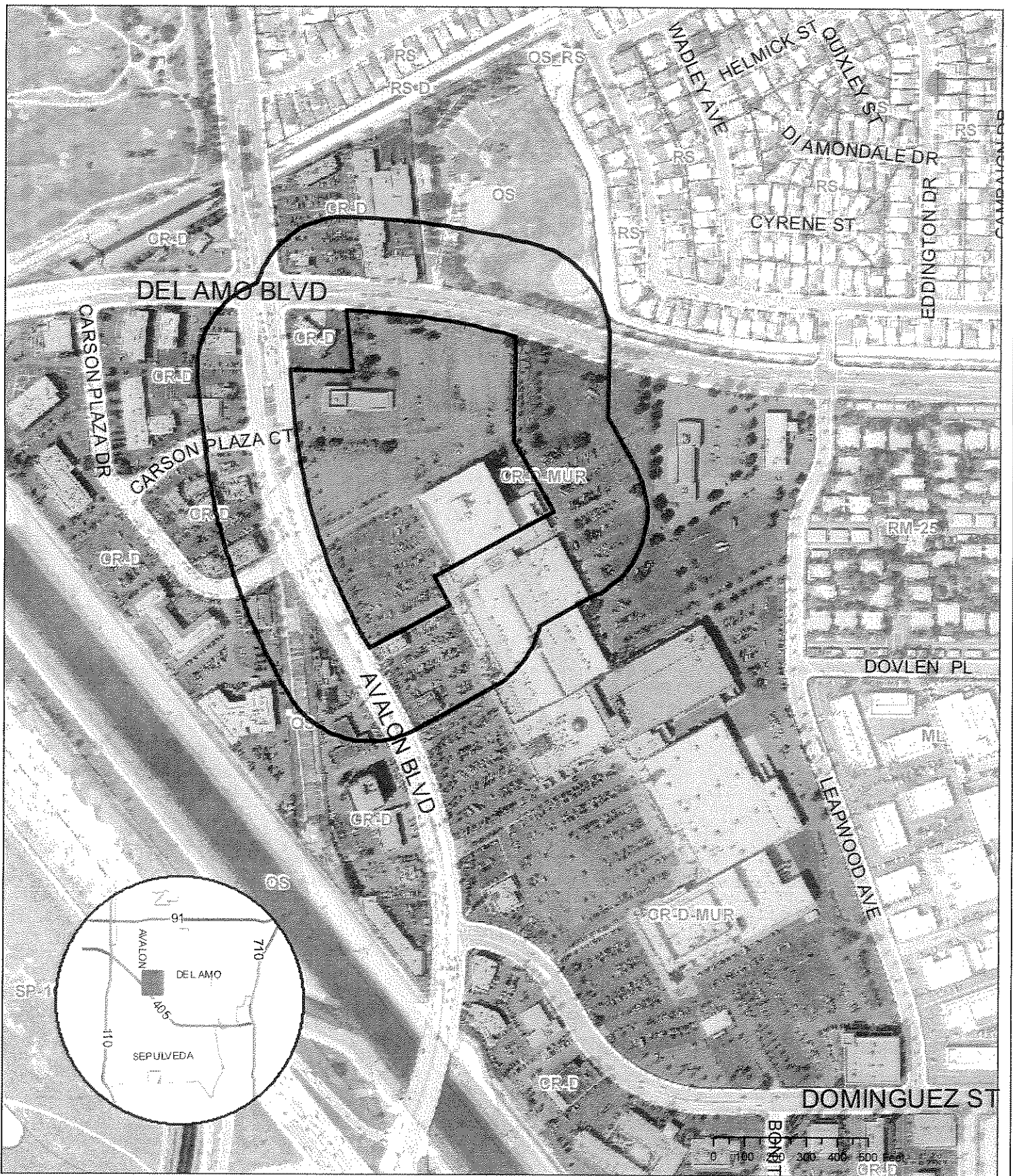
Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed by:


Sheri Repp Loadsman, Planning Officer





City of Carson EXHIBIT NO. 1-
 300 Foot Radius Map
 20700 S Avalon Blvd (Sears Only)



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CARSON REDEVELOPMENT AGENCY OF DESIGN OVERLAY REVIEW NO. 1428-11 FOR THE DESIGN AND DEVELOPMENT OF A NEW RESTAURANT BUILDING AT THE SOUTHBAY PAVILION LOCATED AT 20700 S. AVALON BOULEVARD

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, Jerry N. Garner on behalf of Vintage Real Estate, LLC (Vintage), with respect to real property located at 20700 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1428-11 for the design and development of a new 7,537-square-foot restaurant building on the Sears parcel at the SouthBay Pavilion shopping center.

A Planning Commission meeting was duly held on December 13, 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. The Planning Commission finds that:

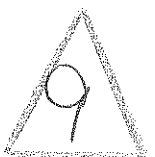
a) The proposed use and development is consistent with the General Plan, which designates the subject property for Mixed Use-Residential and commercial uses, and the Carson Consolidated Redevelopment Project Area.

b) The proposed project is part of the SouthBay Pavilion shopping center and is compatible with the architecture and design of existing and anticipated development in the area, including site planning, land coverage, landscaping, appearance, scale of structures and open space.

c) The project site is part of a planned development for the SouthBay Pavilion shopping center and must comply with the requirements of the reciprocal easement agreement (REA) for the center. Adequate parking spaces will be available and adequate circulation will be provided to assure the convenience and safety of pedestrians and vehicles. The proposed development will have direct access to Avalon Boulevard, and secondary access to Dominguez Street, Leapwood Avenue, and Del Amo Boulevard via internal driveways within the parking lot of the shopping center.

d) A sign program for the South Bay Pavilion has been approved. All signage associated with this project will comply with the approved sign program in order to assure attractiveness and compatibility with the rest of the shopping center.

e) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.



Section 4. Pursuant to Section 15303(c), New Construction, of the California Environmental Quality Act (CEQA) Guidelines, the project site is located in a developed, urbanized area and does not involve the use of hazardous substances other than what is typically used for new construction. Adequate public services and facilities are available and the project site is not considered environmentally sensitive. Therefore, the proposed project does not have the potential for causing a significant effect on the environment and is found to be categorically exempt.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1428-11 to the 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 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 13th DAY OF DECEMBER, 2011

CHAIRPERSON

ATTEST:

SECRETARY



LEGAL DESCRIPTION

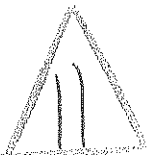
EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 2328 FILED IN BOOK 37, PAGES 4 TO 6 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PER CENT OF THE OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND WITHOUT, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP, OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS OR EQUIPMENT, HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID REAL PROPERTY, IN AND UNDER OR RECOVERABLE FROM SAID REAL PROPERTY, AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN BOOK D 2250, PAGE 752, OFFICIAL RECORDS.

APN: 7381-024-006

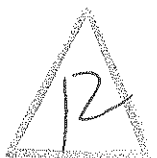


CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1428-11

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1428-11, said permit shall be declared null and void unless an extension of time is requested prior to 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 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. In the event that Tentative Parcel Map No. 71684 is withdrawn or not approved, the applicant shall be responsible for improvements between the Sears department store building and Avalon Boulevard, including providing adequate landscaping, parking, and circulation. This includes requirements made by other agencies during the review of Tentative Parcel Map No. 71684 for the area described above.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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. 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 by the Planning Commission.
7. The applicant shall submit two complete sets of plans and related documentation 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.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
9. 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.



10. 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.
11. 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.
12. The 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. 1428-11. 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 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.

AESTHETICS

13. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
14. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
15. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
16. Building materials shall be of matte finish in order to reduce glare and match the design of the main mall building.

FENCES/WALLS

17. Walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project building and subject to the approval of the Planning Division.



GRAFFITI

18. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
19. Graffiti shall be removed from all project areas within three (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.).

LANDSCAPING/IRRIGATION

20. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
21. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
23. 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.
24. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and
 - d. Tree height and plant materials to be approved by the project planner prior to installation.
25. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
26. Additional landscaping shall be provided to soften the back of the building. Landscaping may include medium to large-size shrubs and shall be reviewed and approved by the Planning Division prior to installation.

LIGHTING

27. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts onto adjacent properties and motorists.



28. Per Section 9138.17(D) of the Carson Municipal Code, the applicant shall provide illumination for all storefront entries.

PARKING

29. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
30. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
31. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
32. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
33. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
34. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
35. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

SIGNS

36. A primary wall sign shall be permitted for the front of the building along Avalon Boulevard. Secondary wall signs may be permitted for the sides of the building facing the parking lot. No signage is permitted for the back wall of the building facing the Sears building.
37. All signage shall comply with the requirements of the Carson Municipal Code and the approved sign program for the SouthBay Pavilion. Signs shall be reviewed and approved by the Planning Division prior to installation.

TRASH

38. Trash enclosure design shall be approved by the Planning Division prior to issuance of any building permit(s).

BUILDING AND SAFETY - COUNTY OF LOS ANGELES

38. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

39. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

40. A construction permit is required for any work to be done in the public right-of-way.
41. 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.
42. 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 (contact Joaquin Herrera at 626-300-4770).
43. The owner/applicant shall comply with the Standard Urban Storm Water Plan (SUSMP) requirements. Owner/applicant shall coordinate with the city's Development Services Department, Public Works Division.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

44. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
45. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

PUBLIC SAFETY - CITY OF CARSON

46. Ensure compliance with current seismic mitigation codes.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

47. Digital security cameras with remote internet access by the LA County Sheriff's Office shall be installed to monitor the premises. Cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement up request.

