



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 10, 2012

SUBJECT: Design Overlay Review No. 1437-11
Conditional Use Permit Nos. 872-11 and 887-11
Variance Nos. 525-11 and 526-11

APPLICANT: Garrett Harper
C/o: George Hoeing
7320 Ayers Rock Road
Riverside, CA 92508

REQUEST: To construct a self-service carwash and a 1,233-square-foot convenience store with beer and wine sales located in the ML-D (Manufacturing, Light – Design Overlay) zoning district

PROPERTY INVOLVED: 21212 S. Alameda Street

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. 12-B

I. Introduction

Date Application Received

- July 18, 2011: CUP No. 872-11 and Variance Nos. 525-11/526-11
- November 10, 2011: CUP No. 887-11 and DOR No. 1437-11

Property Owner

- Garrett Harper, 21212 S. Alameda Street , Carson, CA 90810

Property Applicant

- George Hoeing, 7320 Ayers Rock Road, Riverside, CA 92508

Project Address

- 21212 S. Alameda Street, Carson, CA 90810

Project Description

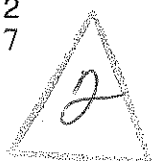
The proposed project is for a self-service carwash (automotive laundry) with three stalls and a 1,233-square-foot convenience store with beer and wine sales. The project does not include a gas station.

The hours of operation for both proposed uses will be everyday from 7:00 a.m. to 9:00 p.m. Carson Municipal Code (CMC) Section 9147.3 states that within 100 hundred feet of a residential zone, except where a residential zone is governed by a specific plan, all non-residential uses shall be confined to the hours between 7:00 and 9:00 p.m. daily.

The proposed project provides 6 parking spaces, which exceeds the requirements in Section No. 9162.21(C) of the Carson Municipal Code (CMC) for a mini-market.

The application includes the following:

- Design Overlay Review No. 1437-11, the project site is zoned ML-D and in the Carson Consolidated Redevelopment Project Area which requires site plan and design review.
- Conditional Use Permit No. 872-11, to construct a 3-stall self-service carwash in the ML-D zoning district.
- Conditional Use Permit No. 887-11, to construct a convenience store selling beer and wine in the ML-D zoning district.



- Variance No. 525-11, for reduction of the required 100 feet of street frontage to 73 feet along Van Buren Street for an exterior drive-through carwash pursuant to Section 9138.13(C) of the CMC.
- Variance No. 526-11 for the reduction in required lot size from 15,000 square feet to 11,883 square feet pursuant to Section 9138.13 (C) of the CMC.

Background

Current Use of Property

The property is predominately vacant with an old un-occupied, 1,296-square-foot building on site. The building will be demolished upon the approval of the proposed project.

Previously Approved Discretionary Permits

There are no records of any discretionary approved permits for this property.

Public Safety Issues

After consulting with the Public Safety Department it was determined that there is no open zoning code enforcement case associated with this property.

II. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 21212 S. Alameda Street (southeast corner of Alameda and Van Buren streets). The project site is under-utilized parcel and is approximately 11,833 square feet. Light industrial and residential uses surround the subject property.

Zoning/General Plan/Redevelopment Area Designation

The subject property is zoned ML-D (Manufacturing, Light – Design Overlay) and surrounding properties to the north and south share the same zoning designation. The subject property has a General Plan Land Use designation of Light Industrial property and is in the Carson Consolidated Redevelopment Project Area.

Applicable Zoning Ordinance Regulations

The proposed self-service carwash and convenience market with alcohol sales are subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) and Conditional Use Permit (CUP) procedures as provided in Section 9172.23 and Section 9172.21, respectively. The property has a 73-foot street frontage along Van Buren Street and is approximately 11,883 square feet, which requires approval of Variance requests in accordance with Section 9172.22 of the CMC.

The proposed project includes 6 parking spaces in accordance with CMC Section No. 9162.21.C, which requires 1 parking space for each 300 square feet of floor area (1,233-square-foot mini-market) with a minimum of 5 spaces. Regarding interior circulation and cuing of automobiles using the proposed carwash, the city's traffic engineer has reviewed the proposed project and finds the interior circulation acceptable.

The applicant proposes a 10-foot landscaped setback along Alameda Street and a five-foot landscape setback along Van Buren Street. This area will also be used to meet on-site water run-off (Standard Urban Storm-water Mitigation Plan/SUSMP) requirements.

The applicant requests variances from CMC Section 9138.13(C), Automotive Laundries/Minimum Street Frontage which requires self-service automobile laundries without retail sales of petroleum products to have a minimum frontage of 100 feet on each abutting street and a minimum 15,000-square-foot lot size. Pursuant to CMC Section 9172.22, a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives the property of privileges enjoyed by other property in the vicinity and identical zoning classification. The subject site has approximately 166 feet of street frontage on Alameda Street and approximately 73 feet of street frontage along Van Buren Street. Furthermore, the subject parcel is within the Redevelopment Consolidated Project Area between Dominguez and Carson Street where all parcels have a 73-foot property depth creating a physical hardship and impediment to develop the properties and improve them from their blighted conditions. In addition, the city has granted similar variance requests for other carwashes on similar shaped properties. Therefore, there is a special circumstance associated with the subject property that supports the variance requests.

The applicant proposes a 20-foot high pole sign, which will be in compliance with CMC requirements.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve 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.

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21.D, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

Required Findings: Variance

Pursuant to Section 9172.22, Variance, the Planning Commission may approve a variance only when the following finding can be made in the affirmative:

1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The subject property has a special circumstance in that the minimum 100-foot street frontage requirement and the 15,000-square-foot lot minimum size cannot be met due to the existing 73-foot lot depth. Furthermore, the existing street frontage along Alameda Street is approximately 166 feet and therefore, the combined street frontages exceed the minimum street frontage for both streets when considered collectively. The variance request for a 73-foot street frontage along Van Buren Street and the need to improve the smaller 11,883-square-foot blighted Redevelopment designated-parcel is therefore substantiated and recommended for approval. Additionally, the Planning Commission previously approved CUP No. 842-10 and Variance No. 521-10 for an exterior carwash with convenience market with a 105-foot street frontage (on Alondra Boulevard) located at 16101 S. Avalon Boulevard on September 23, 2010 establishing a related precedent.

The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review, Section 9172.21 (D) "Conditional Use Permit" and Section 9172.22 "Variance" Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Project Aesthetics: Pursuant to Section 9172. 21 (D), Conditional Use Permit, Approving Authority Findings and Decision, the proposed use and development must be compatible with the intended character of the area. The proposed landscaped setback areas identified by the applicant along Alameda and Van Buren streets will enhance the aesthetic character of the area. Further, this landscaped area will be maintained with an automatic irrigation system.
- Issue-Development of 14-foot high noise attenuation wall: The Final Environmental Impact Report for the Alameda Transportation Corridor identified as a noise reduction mitigation measure the erection of sound barrier wall east of Alameda Street from Dominguez to Carson streets to minimize noise impacts from diesel trucks and train use to adjoining residences east of Alameda Street. The Alameda sound wall feasibility study prepared by Tetra Tech in 2007 also identified the development of a sound wall. After evaluating input from a noise consultant it was recommended that a 14-foot-high wall erected along the western alley right-of-way between Dominguez and Carson streets would provide the best alternative to mitigate noise impact to adjoining residences east of Alameda Street from diesel truck and train use along the Alameda Street corridor.
- The applicant is proposing to develop the 14-foot-high wall along the rear property line (western alley alignment) but not to the Van Buren Street sidewalk alignment. The applicant proposes to develop the wall in a descending lowered height to seven (7) feet for architectural relief and in compliance with CMC requirements.
 - Mitigation: The erection of the proposed 14 foot sound wall will provide noise attenuation from diesel trucks and trains using the Alameda Street corridor.

III. Environmental Review

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the construction of the proposed self-service carwash and convenience market are in-fill developments and do not have the potential for causing a significant effect on the environment, thus the proposed project is found to be categorically exempt.



IV. **Recommendation**

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1437-11, CONDITIONAL USE PERMIT NOS. 872-11 AND 887-11 AND VARIANCE NOS. 525-11 AND 526-11 FOR A SELF-SERVICE AUTOMOBILE LAUNDRY AND A CONVENIENCE MARKET WITH BEER AND WINE SALES TO BE LOCATED AT 21212 S. ALAMEDA STREET."

V. **Exhibits**

1. Development Plans
2. Letter from LA County Sheriff dated May 23, 2011
3. Zoning/vicinity 500 foot radius map

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer

CUP Nos. 872-11, 887-11 & VAR No. 525-11 & 526-11, DOR 1437-11-4



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1437-11, CONDITIONAL USE PERMIT NOS. 872-11 AND 887-11 AND VARIANCE NOS. 525-11 AND 526-11 FOR A SELF-SERVICE AUTOMOBILE LAUNDRY AND A CONVENIENCE MARKET WITH BEER AND WINE SALES TO BE LOCATED AT 21212 S. ALAMEDA STREET

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

Section 1. An application was duly filed by the applicant, Garrett Harper, with respect to real property located at 21212 S. Alameda Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1437-11, Conditional Use Permit (CUP) Nos. 872-11 and 887-11, and Variance (VAR) Nos. 525-11 and 526-11 to construct a self-service automobile laundry (carwash) and a 1,233-square-foot convenience market with beer and wine sales in the ML-D (Light Manufacturing, Design Overlay) zoning district. The proposal does not include retail sale of gasoline. The variance requests are for construction of a self-service automobile laundry on a property with less than 15,000 square feet of net lot area and with less than 100 feet of frontage along Van Buren Street as required by Section 9138.13(C) of the Carson Municipal Code (CMC).

A public hearing was duly held on January 10, 2012, 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 is compatible with the General Plan land use designation for the property of Light Industrial. The proposed self-service carwash and convenience market will be consistent with the surrounding commercial and light industrial uses, and compatible with the residential neighborhood to the east. Thus, the proposed use is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development with approval of the variance requests. The proposed project is compatible with the surrounding



light industrial and residential uses. The site is 11,883 square feet, relatively flat, and is located in a commercial and light industrial area.

- d) The proposed project provides 6 parking spaces and meets and exceeds the requirements of Section No. 9162.21(C), commercial parking, of the Carson Municipal Code (CMC). Pursuant to Section 9191.246, floor area devoted to parking and maneuvering shall not be included for the purpose of computing required parking area. The city Traffic Engineer has reviewed the proposed site plan and has determined that circulation and parking on the site and on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access are provided.
- e) All future building signs will comply with CMC signage requirements.
- f) The applicant requests a variance from Section 9138.13(C) of the CMC, which requires self-service automotive laundries without petroleum sales to have a minimum street frontage of 100 feet on each abutting street and requires a minimum 15,000 square feet of net lot area. Pursuant to Section 9172.22 of the CMC, variance requests shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives the property of privileges enjoyed by other property in the vicinity and identical zoning classification. The subject site has approximately 166 feet of street frontage on Alameda Street and approximately 73 feet of street frontage along Van Buren Street. The subject parcel is within the Carson Consolidated Redevelopment Project Area. Between Dominguez Street and Carson Street all parcels have a 73-foot property depth creating a physical hardship and impediment for development of said properties, thus making it difficult to improve these properties from their blighted conditions. Therefore, there is a special circumstance associated with the subject property that supports the variance requests. Furthermore, the city has granted similar variance requests for other carwashes and the subject request would not be dissimilar to those other approvals.
- g) The proposed CUP and VAR applications for the self-service carwash and convenience market meet the goals and objectives of the General Plan and the Carson Consolidated Redevelopment Plan by removing existing blighted conditions and are consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21 (D), Conditional Use Permit, and Section 9172.22, Variance, can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use will not alter the predominantly residential character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 "In-Fill Development Projects" of the CEQA (California Environmental Quality Act) Guidelines.



Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1437-11, and Conditional Use Permit Nos. 872-11 and 887-11 and Variance Nos. 525-11 and 526-11 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.

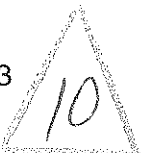
Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 10TH DAY OF JANUARY 2012

CHAIRMAN

ATTEST:

SECRETARY



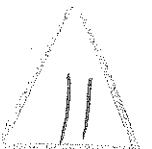
"EXHIBIT A"

Legal Description:

Tract No. 7644 EX OF ST LOTS 1663, 1664, 1665, 1666 & 1667

APN:

7308-012-014



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1437-11
CONDITIONAL USE PERMIT NOS. 872-11 AND 887-11
VARIANCE NOS. 525-11 AND 526-11

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1437-11, Conditional Use Permit Nos. 872-11 and 887-11, and Variance Nos. 525-11 and 526-11 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. 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 revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
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 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.

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7. 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.
8. 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. 1437-11, Conditional Use Permit Nos. 872-11 and 887-11, and Variance Nos. 525-11 and 526-11. 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/ PRIVACY INTRUSION/SIGNAGE/SAFETY

9. The applicant shall submit a landscape and irrigation plan to the Planning Division prior to issuance of a building permit. The applicant shall maintain all landscaping with an automatic irrigation system.
10. Prior to certificate of occupancy, the applicant shall provide landscaping with trees and shrubs and an automatic irrigation system along each property street frontage within the proposed landscape setback areas to the satisfaction of the Planning Division.
11. The applicant shall obtain a sign permit for all future building or lot signage in compliance with the Carson Municipal Code (CMC) sign requirements.
12. The applicant shall built a continuous 14-foot-high noise attenuation wall along the rear property line with a 10 foot setback from the Van Buren Street sidewalk southern alignment to the satisfaction of the City Engineer, Planning Division and City Building Official.
13. The applicant shall plant vines and trees to visually soften the required 14-foot-high noise attenuation wall and the car wash structure wall facing Alameda Street.
14. The applicant shall provide a 24-hour video monitoring system that is linked with the LA County Sheriff Office video monitoring links to deter crime and nuisance activity. Video monitoring system installation to be coordinated with the Sheriff's office.
15. The applicant shall provide wall signage that states no alcohol drinking or loitering allowed in parking lot and carwash area or in the alley behind the convenience market. Said signage to have lighting directed at the signs for night visibility by the public.



16. The applicant shall post signs for the carwash and the convenience market specifying the hours of operation between 7:00 a.m. and 9:00 p.m. as per CMC Section 9147.3 (Hours of Operation).

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

17. 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.
18. 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.
19. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
20. Any existing off-site improvements damaged during construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
21. 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:*

22. 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.
23. 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.
24. 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.
25. 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.
26. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.



27. 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 Alameda Street as determined by the aforementioned sewer area study.
 - b. Storm Drain Improvements (if any) along Alameda Street as determined by the aforementioned requirement.
28. 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.
29. Proof of Worker's Compensation and Liability Insurance.
30. 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 Van Buren Street. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
31. 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.
- Street Improvements (if any) along Alameda and Van Buren Streets
 - Alley Improvements (if any)
 - Sewer Main Improvements (if any) along Alameda and Van Buren Streets as determined by the aforementioned sewer area study
 - Storm Drain Improvements (if any) along Alameda and Van Buren Streets as determined by the aforementioned requirement

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

32. 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.
33. Repair any broken or raised sidewalk, curb and gutter along Alameda and Van Buren Streets within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.



34. The Developer shall fill in any 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.
35. 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.
36. 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.
37. 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.
38. If necessary, modify existing wheelchair ramp at the corner of Alameda and Van Buren Streets per City of Carson Standard, in compliance with ADA requirements.
39. Plant approved parkway trees on locations where trees in the public right of way along Alameda and Van Buren Streets are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
40. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Alameda and Van Buren Streets.
41. Install streetlights on concrete poles with underground wiring along Alameda Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
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. Install striping and pavement legend per City of Carson standard.
45. Paint Curbs Red along Alameda and Van Buren streets within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
46. 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.
47. 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.
48. 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.
49. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed 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)
50. 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.
51. 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.

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.





Leroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169

(310) 830-1123



May 23, 2011

Zak Gonzalez II, Associate Planner
City of Carson Economic Development and Planning Division
701 East Carson Street
Carson, California 90749

Dear Mr. Gonzalez:

**CONDITIONAL USE PERMIT NUMBER 872-11
PERMITTING THE SALES OF ALCOHOLIC BEVERAGES
21212 SOUTH ALAMEDA STREET, CARSON**

I have reviewed the application to allow sales of beer and wine at the above location. The property is currently a vacant lot. A search of the surrounding area revealed three intoxicated persons arrests in the past three years and 11 calls for service involving intoxicated persons. These numbers are not high for the time period reviewed.

My concern is that of allowing sales of alcoholic beverages. This could encourage purchasers to consume the beverages in or around the parking lot of the location.

Upon consideration of this proposed permit, we would make the recommendation of the installation and maintenance of a recorded video system with 24-hour monitoring, if not in place already. This will serve as a deterrent to criminal and nuisance activity. It will also aid in the investigation of any crimes committed on site.

We do not currently anticipate a need for increased law enforcement or administrative staffing, however, we reserve the right to revisit this issue in the future.

Thank you for the opportunity to provide input and please do not hesitate to contact me or Sergeant Craig Calzada at (310) 847-8383, if you need additional information.

Sincerely,

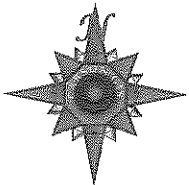
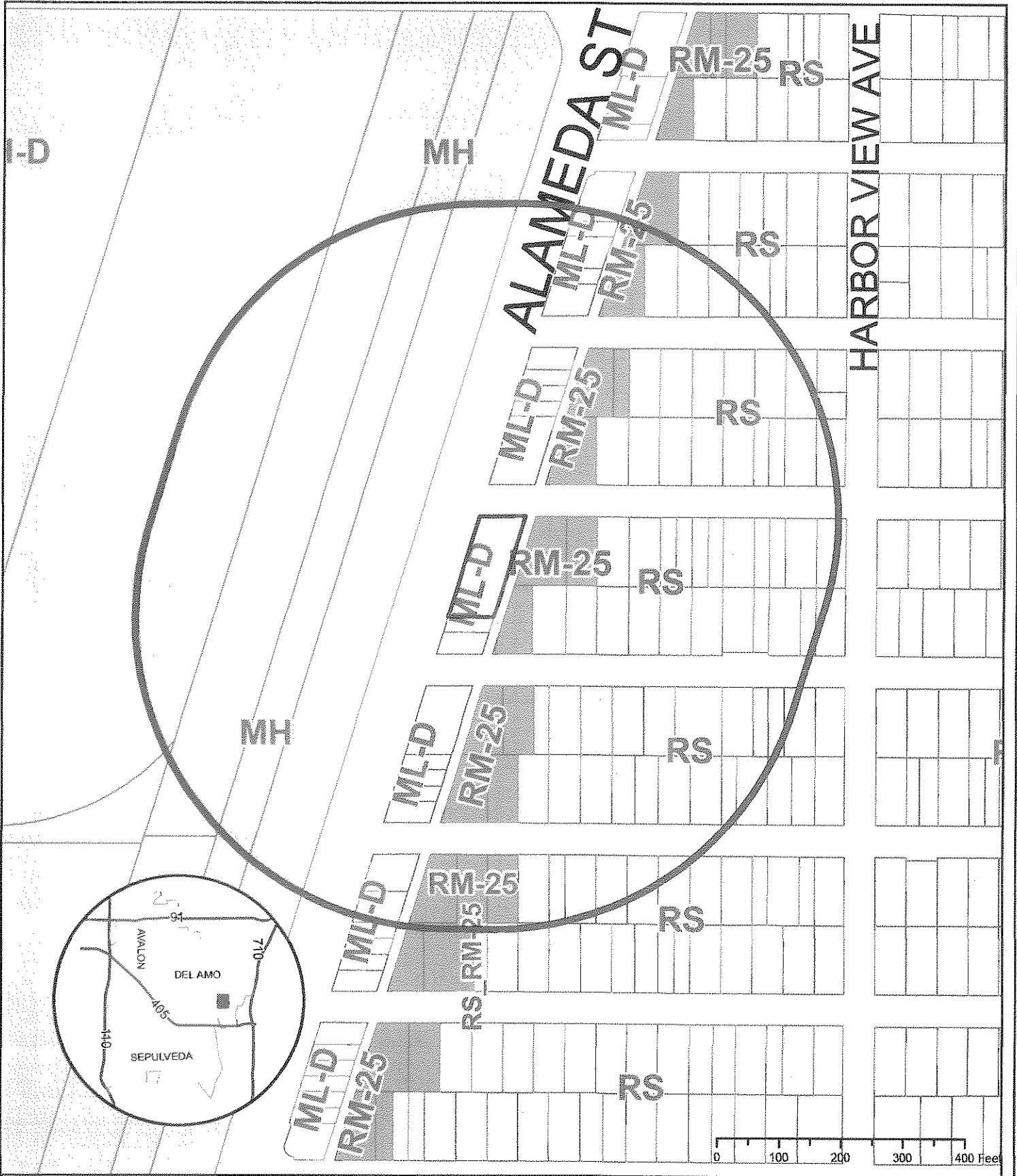
LEROY D. BACA, SHERIFF

Eddie Rivero, Acting Captain
Commander, Carson Station

A Tradition of Service Since 1850

EXHIBIT NO. 2 -

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City of Carson
500 Foot Radius Map
21212 Alameda St

EXHIBIT NO. 3 -