



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: January 10, 2012  
SUBJECT: Conditional Use Permit No. 797-10  
APPLICANT: Joseph Gan  
22020 Callahan Place  
Carson, CA 90745  
REQUEST: Conditional Use Permit approval to facilitate continued auto repair use for a business on a dual-zoned lot in the ML-D/RS (Manufacturing, Light Design Overlay/ Residential, Single-family) zoning district and within the Carson Consolidated Redevelopment Project Area  
PROPERTY INVOLVED: 20840 S. Main 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. 11A***

## I. Introduction and Background

The applicant, Gan's Automotive Repair, represented by the property owner Joseph Gan, requests the authorization to the continue of an existing automotive repair use on the subject property. This item was continued from the December 13, 2011 public hearing in order to provide additional time for the applicant to work with staff toward mitigating known issues of concern related to the auto repair use, including unpermitted structures and uses on the subject property. The December 13, 2011 Planning Commission staff report (Exhibit No. 1) provides full detail of the project.

## II. Analysis

Staff has met with the applicant numerous times at the subject property since the December 13, 2011 public hearing. During these meetings, staff and the applicant walked the subject site to discuss the various zoning code inconsistencies found on the property, to survey the extent of unpermitted structures, and to collaborate on a development plan that provides a performance schedule that ultimately resolves the issues identified below:

Issue of Concern: Unpermitted Structures: In the December 13, 2011 report to the Planning Commission, staff described an approximately 720-square-foot wooden carport structure currently used for material and automobile storage. The applicant obtained a demolition permit to remove the structure and has since removed a large portion of it. The applicant is currently working to demolish the remainder. The applicant seeks to obtain an additional demolition permit to remove the unpermitted canopy structure which connects the original residence with the auto repair building.

**Mitigation:** Staff has included a condition of approval which requires that all unpermitted structures be removed with proper demolition permits within 60 days of CUP approval.

Issue of Concern: Non-conforming Residential Use: The existing original residential use is subject to immediate abatement, pursuant to CMC Section 9182.22(B).

**Mitigation:** On January 4, 2012, staff walked through the residential structure to verify that it has been completely vacated and is no longer occupied. The applicant wishes to convert the residential structure to a storage or office use, whichever is more economically justifiable according to requirements and fees imposed by the Building and Safety Division. Additional parking spaces will be required in order to accommodate either use. A condition of approval has been added that requires an occupancy permit to be obtained for this structure within 90 days of CUP approval. A revised development plan is required to be submitted which depicts either: 1) the new occupancy assignment for the structure and required parking area; or, 2) demolition of the structure. Removal of all utility lines is required if the structure will be used for storage.



**Issue of Concern: Aesthetics -- Façade Upgrades, and Landscaping:** During the course of review and site visits, staff has identified aspects of the buildings and areas of the property which have been deemed inconsistent with the intent of the auto repair ordinance, or not in compliance with CMC. This includes parking areas, building façade improvements (paint, signs, and roofing), general maintenance, trash area, fencing/walls, and landscaping.

**Mitigation:** Conditions of approval have been included in the attached draft Resolution which include these requirements with appropriate performance timelines ranging from 60 days to 180 days, given the applicant's current ability to finance such improvements.

**Issue of Concern: Dual-zoned Subject Property:** The subject property is dual-zoned, ML-D/RS (Manufacturing, Light - Design Overlay/ Residential, Single-family). The property is comprised of two lots, with the ML lot on the west measuring approximately 160 feet deep by 55 feet wide and the RS lot approximately 60 feet in depth by 60 feet in width. The zoning designations for the two lots are split in the midpoint between the two properties, consistent with the zoning designations for the rest of the properties on the block. One option the applicant (property owner) has is to apply for a lot line adjustment to resize the RS lot to 110 feet deep by moving its rear lot line westerly to the midpoint of the two properties, thus equalizing the respective lot sizes. This would enable future development opportunity for the RS lot, and would also provide a potential income source for the property owner should he sell the lot separately which would facilitate improvements to the ML lot, as noted in this report and required per the conditions of approval.

**Mitigation:** A condition of approval has been included in the attached draft Resolution which requires that the applicant submit a lot line adjustment application to the City (and a Certificate of Compliance, if required) within 90 days of CUP approval. An additional condition of approval has been included which requires that a six-foot high concrete block wall be constructed along the mid-point of the two properties (future property line), which will serve as the necessary screening buffer between an industrial-zoned property and a residential-zoned property, pursuant to applicable zoning codes. The existing fence and wall surrounding the newly-sized RS property (resulting from the required lot line adjustment) is required to be compliant with applicable municipal zoning codes, which includes a 42-inch high fence in the front yard setback. Furthermore, the RS-zoned property cannot be used for any use other than what is permitted in the RS zone. All outdoor storage shall be removed and the property shall be secured until such time a residential project or other permitted use is approved.

### III. **Environmental Review**

Pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA), the continued auto repair use does not have the potential to cause a significant effect on the environment and is found to be exempt.

**IV. Recommendation**

That the Planning Commission:

- **WAIVE** further reading;
- **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 797-10 FOR A CONTINUED AUTO REPAIR USE LOCATED AT 20840 S. MAIN STREET."

**V. Exhibits**

1. Planning Commission Staff Report (without exhibits) dated December 13, 2011
2. Draft Resolution for Conditional Use Permit No. 797-10
3. Revised Development Plans

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

Steven C. Newberg, AICP, Associate Planner

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

John F. Signo, AICP, Senior Planner

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

Sheri Repp Loadsman, Planning Officer

SCN: c797p



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 13, 2011

SUBJECT: Conditional Use Permit No. 797-10

APPLICANT: Joseph Gan  
22020 Callahan Place  
Carson, CA 90745

REQUEST: Conditional Use Permit approval to facilitate continued auto repair use for a business on a dual-zoned lot in the ML-D/RS (Manufacturing, Light -Design Overlay/ Residential, Single-family) zoning district and within the Carson Consolidated Redevelopment Project Area.

PROPERTY INVOLVED: 20840 S. Main Street

### COMMISSION ACTION

☐ Concurred with staff  
☐ Did not concur with staff

Without objection, this item was continued to January 10, 2012.

### COMMISSIONERS' VOTE

| AYE      | NO |                   | AYE           | NO |          |
|----------|----|-------------------|---------------|----|----------|
| <u>x</u> |    | Chairman Faletogo | <u>x</u>      |    | Saenz    |
| <u>x</u> |    | Vice-Chair Gordon | <u>x</u>      |    | Schaefer |
| <u>x</u> |    | Brimmer           | <u>x</u>      |    | Verrett  |
| <u>x</u> |    | Diaz              | <i>ABSENT</i> |    | Williams |
| <u>x</u> |    | Goolsby           |               |    |          |

*Item 10*

EXHIBIT NO. 1-

EXHIBIT NO. 1

5

## I. Introduction

The applicant, Gan's Automotive Repair, represented by the property owner Joseph Gan, submitted an application for Conditional Use Permit No. 797-10 on March 10, 2010. The permit request is to authorize the proposed continuation of an existing automotive repair use. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), which were amended in 2004, a conditional use permit is required by November 4, 2009 for any legal nonconforming vehicle service and repair use located within 100 feet of any residential zone. Conditional Use Permit NO. 797-10 would fulfill that requirement making the use conforming to the CMC.

## II. Background

### *Previous Uses and Current Use of Property*

Building permit records show that the property was originally developed with a two-bedroom, one-bath, 231-square-foot single family home in 1937 with subsequent additions permitted in 1938 resulting in the existing 454-square-foot residence. A 920-square-foot boat building shop, as described in a building permit dated 1948, appears to have been constructed between 1938 and 1948, but was deemed in the 1948 permit as "appearing abandoned". Chronologically, the next permit on file is from 1961 to change the occupancy of the boat building and sales shop to an "auto repair garage" with two drive-in repair bays. The occupancy clearance effectuated a building permit authorization for the repair building. Thus, the auto repair use and the building originated and were approved in 1961. The auto repair and smog check station use maintains current business licenses with the city as well as current required state certifications.

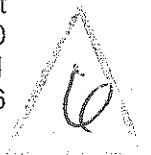
### *Public Safety Issues*

There are unpermitted storage and canopy structures currently on the property, as well as an existing non-conforming residential use. See *Issues of Concern* for a detailed discussion and proposed mitigation measures.

### *Ordinance No. 04-1322*

On October 5, 2004, City Council passed Ordinance No. 04-1322, which requires a conditional use permit (CUP) for any auto repair use located within 100 feet of a residential zone. A CUP can only be approved by the Planning Commission if certain findings can be made, including providing adequate onsite parking and meeting applicable development standards contained in Section 9138.2. The Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

1. New or rehabilitated landscaping;
2. Exterior changes to promote compatibility of buildings and structures with surrounding development;
3. General repairs to vehicular maneuvering or parking areas; and
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for commercial uses.



### III. Analysis

#### *Location/Site Characteristics/Existing Development*

A motorcycle repair shop use (CUP No. 774-09 approved by Planning Commission Resolution No. 10-2338) is located north of the subject property. South of the subject property is an automobile storage yard. To the west, across Main Street is the Super K-Mart shopping center. The lot area is approximately 11,154 square feet (0.26 acre). The existing building is developed with three parking spaces and a trash enclosure on the southwest corner of the property.

#### *Zoning/General Plan/Redevelopment Area Designation*

The subject property is dual-zoned ML-D/RS (Manufacturing, Light - Design Overlay/ Residential, Single-family). The properties to the north and south are zoned the same. The east side of the property is zoned RS and west side is ML-D. The auto repair use facility is located entirely on the property area zoned ML-D, with some of the east side (RS-zoned) area occupied by vehicles awaiting repair. The properties to the west are governed by Specific Plan No. 3. The subject property has a General Plan Land Use designation of Light Industrial.

Automotive repair and smog check services are provided Monday through Friday, 8:00 a.m. to 5:00 p.m., and 8:00 a.m. until Noon on most Saturdays. The site provides oil recycling service for the public in compliance with the State Conservation Department/Cal-Recycle Program.

As required by Ordinance No. 04-1322, the applicant submitted a building inspection report in May 2010. The report identified sub-standard conditions related to the roof, driveway cracks, peeling paint/water stains, and some basic maintenance issues. Conditions of approval have been included in the attached draft resolution which requires the applicant to address such deficiencies and to make repairs accordingly.

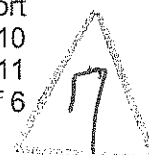
#### *Applicable Zoning Ordinance Regulations*

The proposed CUP is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21 and subject to CMC Section 9138.2 (Vehicle Service and Repair).

#### *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.



All of the required findings pursuant to Section 9172.21(D) can be made in the affirmative. Details can be found in the attached Resolution.

*Issues of Concern:*

The following *Issues of Concern* address and provide mitigation for certain aspects of the existing auto repair use which are not in compliance with applicable zoning codes. Where feasible, conditions of approval have been added to Exhibit "B" of the attached Resolution which provides for an acceptable level of mitigation, or requires demolition in order to comply:

*Issue of Concern: Unpermitted Structures:* There is an approximately 720-square-foot wooden carport structure currently used for material and automobile storage. It has no doors and lacks an exterior finish (stucco, paint, etc.). There is also a large canopy structure which connects the original residence with the auto repair building. The canopy provides a shaded and sheltered area under which the applicant conducts part of the auto repair use. Both the canopy and carport structures were constructed without benefit of proper building permit authorization. The lack of adequate foundations and footings for both structures, their lack of finish materials, and overall poor quality of their construction corroborate this fact.

**Mitigation:** Staff has included a condition of approval which requires that these unpermitted structures be removed with proper demolition permits within 60 days of CUP approval.

*Issue of Concern: Non-conforming Residential Use:* The existing original residential use is subject to immediate abatement, pursuant to CMC Section 9182.22(B). Using the most liberal allowable life timeline in this section, the structure is given 30 years from the date of non-conformance until it must be abated, or when the last major building permit was issued for the structure. The last building permit was issued in 1948. Assuming a zone change date of 1977, the year the city adopted the CMC, the residential use on the property was legal, non-conforming and has been subject to abatement since 2007.

**Mitigation:** Staff has discussed this issue with the applicant during meetings and field visits on the subject site. The applicant had informed his tenant that the residential use was to be vacated which it now is. The applicant intends to convert the residential structure to a storage or office use, whichever is more economically justifiable according to requirements and fees imposed by the Building and Safety Division. Either way, a condition of approval has been added which requires that a building permit or change of occupancy permit be obtained for this structure within 90 days of CUP approval.

*Issue of Concern: Aesthetics -- Façade Upgrades, and Landscaping:* Pursuant to Ordinance No. 04-1322 and CMC Section No. 9138.2(B), Vehicle Service and Repair, the applicant shall provide plans that enhance the architectural character of the existing structure which illustrates compatibility with the surrounding properties. During the course of review and site visits,





staff has identified aspects of the buildings and areas of the property which have been deemed inconsistent with the intent of the auto repair ordinance, or not in compliance with CMC. This includes parking areas, building façade improvements (paint, signs, and roofing), general maintenance, trash area, fencing/walls, and landscaping.

**Mitigation:** The owner plans to re-slurry and restripe the front parking area and a portion of the east side of the property in place of the demolished carport structure. All broken and/or cracked cement driveway areas will be replaced with concrete in compliance with Public Works Division standards. Staff recommends a new five-foot wide landscaping area in the front yard setback along the west side of the property, and an additional landscape area on the southwest corner of the property. There is an existing six-foot high wrought-iron fencing along the entrance of the property, including a sliding portion to cover the driveway approach. Staff also recommends that additional wrought-iron be placed along the north property line which separates the subject property's parking area from the parking lot on the property adjacent to the north. Conditions of approval have been included in the attached draft Resolution which include these requirements with appropriate performance timelines ranging from 60 days to 180 days, given the applicant's current ability to finance such improvements.

#### IV. Environmental Review

Pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA), the continued auto repair use does not have the potential to cause a significant effect on the environment and is found to be exempt.

#### V. Recommendation

That the Planning Commission:

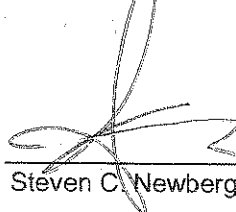
- **WAIVE** further reading;
- **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 797-10 FOR A CONTINUED AUTO REPAIR USE LOCATED AT 20840 S. MAIN STREET."

#### VI. Exhibits

1. Land Use Map
2. Draft Resolution for Conditional Use Permit No. 797-10
3. Development Plans

9


**Prepared by:**

  
Steven C. Newberg, AICP, Associate Planner

**Reviewed by:**

  
John F. Signo, AICP, Senior Planner

**Approved by:**

  
Sheri Repp Loadsman, Planning Officer

SCN: c797p

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 11-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 797-10 FOR A CONTINUED AUTO REPAIR USE LOCATED  
AT 20840 MAIN STREET**

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

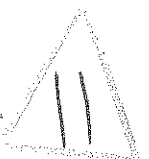
**Section 1.** An application was duly filed by the applicant, Gan's Automotive Repair, with respect to real property located at 20840 S. Main Street, and described in Exhibit "A" attached hereto, requesting the approval of a Conditional Use Permit No. 797-10 to authorize an existing auto repair use in an ML-D/RS (Manufacturing, Light – Design Overlay, Residential, Single-family) zoning district. Pursuant to Sections 9138.2 and 9182.22 of the CMC, a conditional use permit is required for any vehicle service and repair use located within 100 feet of a residential zone district.

Public hearings were duly held on December 13, 2011, and 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 General Plan designates the property as Light Industrial which is compatible with the proposed use.
- 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 auto repair use. The surrounding land uses are primarily light industrial and single-family residential uses with which the proposed project is compatible. The site is 0.26 acre, relatively flat, and is located in a dual-zoned circumstance with the west side under ML-D and east side under RS zoning. The auto repair use and appurtenant facilities are located entirely on the west side of the property. The east side is currently vacant.
- d) The circulation and street parking on the adjacent public streets will not be adversely impacted since there is adequate vehicular circulation and parking spaces provided for the proposed auto repair use. Safety and convenience of vehicular and pedestrian access is provided. There is adequate street access from the driveway off of Main Street on the west side of the property.



- e) The proposed auto repair use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21(D), Findings and Decision, can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the proposed use will not have a significant effect on the environment. The proposed use will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15301(e) of the CEQA (California Environmental Quality Act) Guidelines.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 797-10 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 10<sup>th</sup> DAY OF JANUARY, 2012**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**



CITY OF CARSON  
DEVELOPMENT SERVICES  
PLANNING DIVISION  
EXHIBIT "A"  
LEGAL DESCRIPTION  
CONDITIONAL USE PERMIT NO. 797-10

Property Address: 20840 S. Main Street

Parcel Identification Number: 7336-016-040

Lot 8 of Tract number 8245, as per map recorded in Books and Maps, in the Office of the County Recorder of said County.



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

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 797-10**

**GENERAL CONDITIONS**

1. If a business license permit for the automotive repair and smog check use is not issued within one year of the date of approval of Conditional Use Permit No. 797-10, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
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. All existing uses not described in this Resolution shall cease operations effective immediately, including residential uses on the ML-zoned portion of the subject property and uncovered outdoor storage. The continued operation of such unpermitted uses is subject to Code Enforcement action. All future uses shall be in compliance with applicable regulatory requirements. Future development plans for a residential use on the east side, RS (Residential, Single-Family) zoned portion of the subject lot, are required to obtain development plan approval by the Planning Division, or such other required permitting procedure applicable to the property at that time.
10. 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. 797-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter 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.

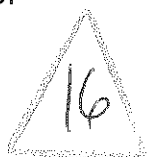
#### PERFORMANCE STANDARDS

11. Conditional Use Permit No. 797-10 shall be subject to a full review by the Planning Commission no later than twelve (12) months from the date of Planning Commission approval. The applicant shall submit a request for review of the CUP. Review of the CUP will be pursuant to CMC Section 9172.21(G) – Subsequent Modifications of Conditions. The Planning Commission shall consider the continuation of the auto repair use to determine compatibility and appropriate operating conditions or standards after the 12-month period. A public hearing need not be required unless requested by the applicant, Director, Commission or Council. Applicable fees shall apply.
12. If a request for review of the CUP is not submitted to the Planning Division within twelve (12) months from the date of Planning Commission approval, the CUP pursuant to this resolution may become null and void and any auto repair use on site must be vacated within 30 days from the date the CUP is deemed invalid.
13. Upon activation, the conditional use permit pursuant to this resolution shall become null and void if the applicant fails to satisfy the performance standards within the allotted time. If the CUP is deemed null and void, all auto repair activities must be vacated within 30 days from the date the CUP is deemed invalid.
14. Within 30 days from the date of CUP approval, the applicant shall remove all unpermitted on-site signage. The owner/applicant shall apply for a separate sign and/or banner permits, if applicable. Approval of said permit shall be subject to



Planning Division's review and approval for proper size, height, type, material, and design standards to be applied consistently with the ML-D (Industrial, Light – Design Overlay) zoning district.

15. Within 30 days of CUP approval, a demolition permit(s) shall be issued for removal of all existing improvements constructed without benefit of building permits. Such demolition shall be complete and a final for such permit shall be given within 60 days of issuance of said demolition permit(s).
16. A façade improvement plan which includes resurfacing, if necessary, repainting, new signage, and re-roof shall be submitted to the Planning Division within 60 days of CUP approval.
17. The applicant/owner shall submit a landscape and irrigation plan prior to the issuance of a building permit (or within 60 days of CUP approval if no building permit is needed) identifying the planting of ground-cover along a five-foot wide landscaped frontage along the southwest corner of the property fronting Main Street and a section along the northwest corner, subject to Planning Division review and approval. The approved landscaping shall be installed within 90 days of landscape plan approval. The new groundcover and shrubs shall be maintained by an automatic drip irrigation system. Failure to maintain landscaping will result in Code Enforcement action against the property owner.
18. Within 60 days from the date of CUP approval, the owner/applicant shall repair cracks and uneven surfaces, and re-slurry and re-stripe the parking area for the appropriate number of vehicular, including handicapped parking spaces and bumper stops as called for in the Carson Municipal Code, and in accordance to a plan submitted by the applicant to the city, subject to review and approval by the Planning Division.
19. Within 60 days from the date the façade improvement plan is approved, the applicant shall complete all façade improvements according to the approved plan.
20. An occupancy permit shall be obtained for the existing non-conforming residential structure within 90 days of CUP approval. A revised development plan is required to be submitted which depicts either: 1) the new occupancy assignment for the structure and required parking area; or, 2) demolition of the structure. Removal of gas and water utility connections (or proper capping thereof) is required if the structure will be used for storage.
21. In accordance with Ordinance No. 04-1322, all recommendations identified in the building inspection report submitted for the property, which includes plans to eliminate or mitigate any existing building, plumbing, electrical and fire code deficiencies on or within the subject commercial building, shall be completed within 120 days of approval of this Conditional Use Permit. The applicant shall notify the Planning Division once the improvements are complete for compliance with this condition.
22. The applicant shall participate with the adjoining property owner at 20836 Main Street to cause the chain link fencing on the northwest property line to be removed and replaced with wrought-iron fencing within 120 days of CUP





approval, subject to Planning Division review and approval. Failure to obtain an agreement with the adjacent property owner shall result in the applicant being responsible for the installation of a wrought-iron fence on the subject property within the same time period.

23. Within nine (9) months of CUP approval, a six-foot high concrete block wall shall be erected along the midpoint (approximately 110-foot mark) of the two properties comprising the subject property. Plans for the wall shall be reviewed and approved by the Planning Division prior to construction. All other fences or walls are required to be consistent with Section 9146.7 of the Carson Municipal Code concerning fences, walls and hedges. The Planning Division may authorize an extension beyond nine (9) months, if necessary, to allow time for the applicant to complete the lot line adjustment process per Condition No. 30.
24. Within 12 months from the date of CUP approval, the owner/applicant must request and pay for a site inspection to the Planning Division.
25. The Planning Commission may revoke this conditional use permit pursuant to this resolution if the application fails to satisfy the performance standards within the allotted time. If the CUP is deemed null and void, all auto repair activities must be vacated within 30 days from the date the CUP is deemed invalid.
26. The applicant may not submit for an extension of time.

#### BEST MANAGEMENT PRACTICES

27. The owner/applicant shall provide for public use above ground storage tanks to hold used automotive oil for recycling purposes in accordance to industry "Best Management" practices and in compliance with the State Department of Conservation/Cal-Recycle program. The Planning Division shall approve the location and signage for company "used oil recycling" services.
28. 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.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

29. 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.
30. The applicant/owner shall submit a lot line adjustment application, and application for a certificate of compliance if found to be necessary to complete the lot line adjustment, within 90 days of CUP approval.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

31. 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.

