



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 24, 2012

SUBJECT: General Plan Amendment No. 90-12 and Conditional Use Permit No. 897-12

APPLICANT: Yaara E. Siler, Gordon & Rees LLP
101 W. Broadway, Suite 200
San Diego, CA 92101

PROPERTY OWNER: Weiss Family Limited Partnership
c/o Weiss Properties, Inc.
Elizabeth Altman
904 Silver Spur Road, #422
Rolling Hills Estate, CA 90274

REQUEST: To amend the General Plan Land Use Element and change the land use designation from Regional Commercial to Light Industrial and to permit the operation of a daycare and overnight boarding facility for 96 dogs within an existing building

PROPERTIES INVOLVED: 22251 South Wilmington Avenue and Assessor Parcel Nos. 7315039802, 7315039910

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

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

I. Introduction

The applicant is requesting approval of a conditional use permit to permit the operation of a Petco Pooch Hotel facility offering daycare and overnight boarding facility for 96 dogs within an existing building located at 22251 South Wilmington Avenue (Exhibit No. 2). The General Plan Amendment request is a city-initiated application to correct a mapping inconsistency, changing the land use designation of the site and two adjacent parcels from Regional Commercial (RC) to Light Industrial (LI) and making the General Plan consistent with the current Manufacturing Light (ML) zoning (Exhibit Nos. 2 and 3). Staff has sent notices to neighboring property owners within 500 feet and advertised the hearing in the newspaper. The site was posted with a public hearing notice on April 4, 2012.

II. Background

Site and Building

The property site is approximately one acre with an existing 13,743-square-foot two-tenant building that was constructed in 2006. The site perimeter includes continuous wrought iron fencing with a gate at the Wilmington Avenue entrance. The site was originally designed as two independent but attached office/warehouse buildings with 31 parking spaces (Exhibit No. 4). During construction of the project, three parking spaces were eliminated to install an Edison transformer. The site includes 28 parking spaces, including two (2) disabled spaces, three (3) compact spaces, and 23 full size spaces. The landscape planter areas within the site are consistent with the approved plan.

Signs

The applicant is proposing to install three (3) new wall-mounted signs. These signs will be visible from Wilmington Avenue, 223rd Street, and the I-405 Freeway. Sign "A" fronting Wilmington Avenue will have 48-inch letters, and signs "B" and "C" will have 42-inch letters (Exhibit No. 5). The letter heights have been designed to provide visibility to the business from both the southbound and northbound I-405 Freeway.

Operations

The applicant has provided the following information regarding the operations of the business:

- Daycare and overnight boarding facility for a maximum of 96 dogs with individual suites for each dog. Occasionally, however, dogs from the same family will be lodged as suite-mates.
- All pet care operations will be conducted indoors. Multiple exercise and recreation areas will be provided within the building.



- Typical parking demand based on other similar Petco Pooch Hotels is around eight spaces, including an average of six for employees and two for guests dropping off or picking up their pets.
- The Pooch Hotel will be staffed 24 hours a day, seven days a week, 365 days a year.
- The majority of drop-off and pick-up activity is anticipated to occur between 7:00 a.m. and 7:00 p.m. Transaction times are short and will not place excess demand on parking or employees.
- There will be a minimum number of five employees per shift (with the exception of the over-night shift) and a maximum shift of eight employees, although there may be some variation from time to time as circumstances warrant.
- Health and safety standards are set for all dogs entering the facility.
- On-call veterinarian services will be provided as needed.

Analysis

General Plan Amendment (GPA)

The current zoning of the three parcels subject to the GPA is Manufacturing Light (ML), and the General Plan designation is Regional Commercial (RC). The ML zone designation is not consistent with the RC General Plan designation. The nearby properties north of 223rd Street and south of I-405 all have a General Plan Designation of RC with a compatible zoning designation of Commercial Automotive (CA). Therefore, a General Plan Amendment is necessary to change the land use designation from RC to LI to bring the zoning and General Plan designations into consistency.

The location of these three parcels is unique since they are bounded by the freeway, the Dominguez Channel, and Wilmington Avenue. The isolation created by these significant physical barriers suggests that this property should have a different General Plan and Zoning designations than the surrounding properties and would be more appropriately designated as Light Industrial. Under an industrial designation, the subject properties can be utilized for either industrial or commercial purposes. In addition, the Pooch Hotel will utilize a structure that was built to accommodate industrial uses and the adjoining railroad and Los Angeles County Sanitation District properties operate as existing industrial uses. Therefore, staff recommends approval of the General Plan Amendment to change the designation to LI.



Use

The proposed use has been determined to be a kennel use which requires approval of a conditional use permit. In addition, the subject property is bounded by the railroad tracks, the Dominguez Channel, and Wilmington Avenue away from sensitive uses, such as residential, which makes this site appropriate for the proposed use.

Access and Parking

The site is fully gated with the only vehicular and pedestrian access from Wilmington Avenue through a short driveway and a gate. To avoid traffic conflicts, the applicant has agreed to a condition of approval to keep the gate open at all times.

The site includes 28 parking spaces. The applicant has stated that based on similar Petco Pooch Hotels, the typical parking demand is around eight spaces, including an average of six for employees and two for guests dropping off or picking up their pets.

The zoning code does not provide a specific parking requirement for this kennel use. Staff has attempted to calculate the parking demand for the use based on a mixture of manufacturing and office uses. The following is a general summary of the square footage of the various proposed activities:

	Total Square Feet	Play Area	Office Area	Dog Suites
Building A	6,489	4,132	2,357	0
Building B	6,957	0	0	6,957
Total	13,446	4,132	2,357	6,957

For purposes of calculating parking demand, play areas and suites have been combined and total 11,089 square feet. This area is assumed to have a low impact on parking, and staff has used one parking space per 750 square feet as the standard for warehousing use with small grade level loading facilities to calculate the required parking spaces. This assumption leads to 15 required parking spaces.

The remaining 2,357 square feet is the lobby area and is assumed to have a high demand for parking. Therefore, staff has used one parking space per 300 square feet, the standard for office uses to calculate the required parking spaces. This assumption leads to 8 required parking spaces. Therefore, the total number of required parking spaces for the site is 23 spaces. Since the site provides 28 spaces, the proposed use meets the parking requirements.

Signs

The zoning code allows a maximum of 255 square feet of total signage for this building. Marble Expo, the last business to occupy the building, was approved for two signs: one with 36-inch letters and 85 square feet and the second with 42-inch



letters and 107 square feet, for a total of 192 square feet. The applicant is proposing three (3) wall-mounted signs with a total area of 241 square feet.

These signs will be visible from Wilmington Avenue, 223rd Street, and the I-405 Freeway. Sign "A" fronting Wilmington Avenue will have 48-inch letters and 117 square feet of area, and signs "B" and "C" will have 42-inch letters with 62 square feet of area for each (Exhibit 5). The letter heights have been designed to provide visibility to the business from both southbound and northbound I-405 freeway. Staff believes the signs are appropriate in size and scale for the building and provide the desired freeway visibility.

Site Improvements

The applicant will provide minor upgrades where necessary to make the landscaping consistent with the approved plans, otherwise, the building and the grounds are in good condition and do not need further enhancements. The applicant has volunteered to provide two (2) additional trees in the front of the building along Wilmington Avenue to provide a more pleasing streetscape. The applicant also agreed to repaint or touch up the exterior façade as necessary to blend in the markings left behind after the removal of the wall-mounted signs for the previous tenant.

Conclusion

Staff believes that changing the land use designation for the three parcels from RC to LI is warranted to make the zoning and General Plan consistent. In addition, approval of the proposed use on the site is appropriate for reasons stated in this staff report.

III. Environmental Review

Pursuant to Section 15061 (b)(3), General Rule Exemption of the California Environmental Quality Act Guidelines (CEQA), the approval of the proposed project located at this project site is exempt from further environmental review. The project does not have the potential to cause a significant effect on the environment.

IV. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 897-12, subject to the conditions of approval attached as Exhibit "B" to the Resolution;
- **RECOMMEND** approval of proposed General Plan Amendment No. 90-12, changing the land use designation from Regional Commercial to Light Industrial



for the property located at 22251 South Wilmington Avenue and Assessor Parcel Nos. 7315039802 and 7315039910; and

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council General Plan Amendment No. 90-12, changing the land use designation from Regional Commercial to Light Industrial for 22251 South Wilmington Avenue and Assessor Parcel Nos. 7315039802 and 7315039910 and approving Conditional Use Permit No. 897-12 to permit the operation of the daycare and overnight boarding facility for dogs within an existing building located at 22251 South Wilmington Avenue."

V. Exhibits

1. Draft Resolution
2. Site Map
3. Existing and Proposed General Plan Designation
4. Site Plan
5. Wall-mounted Signs

Prepared by: _____

Saied Naaseh, Associate Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp-Loadsman, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL APPROVING GENERAL PLAN AMENDMENT NO. 90-12 CHANGING THE LAND USE DESIGNATION FROM REGIONAL COMMERCIAL TO LIGHT INDUSTRIAL FOR 22251 SOUTH WILMINGTON AVENUE AND ASSESSOR PARCEL NOS. 7315039802, 7315039910 AND APPROVING CONDITIONAL USE PERMIT NO. 897-12 TO PERMIT THE OPERATION OF THE DAYCARE AND OVERNIGHT BOARDING FACILITY FOR DOGS WITHIN AN EXISTING BUILDING LOCATED AT 22251 SOUTH WILMINGTON AVENUE

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, Yaara E. Siler, Gordon & Rees LLP, with respect to real property located at 22251 South Wilmington Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a Conditional Use Permit No. 897-12 to permit the operation of the daycare and overnight boarding facility for dogs within an existing building. An application was duly filed by the applicant, City of Carson, with respect to real property located at 22251 South Wilmington Avenue and Assessor Parcel Nos. 7315039802, 7315039910 for approval of General Plan Amendment No. 90-12 changing the land use designation from Regional Commercial to Light Industrial.

A public hearing was duly held on April 24, 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 General Plan Amendment is consistent with other elements of the City's General Plan pursuant to section 65300.5 of the State Government Code.
- b) The notification procedures for the proposed General Plan Amendment are consistent with Section 65091 of the State Government Code.
- c) The proposed General Plan Amendment will not be detrimental to the public health, safety and welfare of the community.
- d) The proposed General Plan Amendment will be consistent with the existing zoning designation and the ordinance.
- e) The proposed General Plan Amendment will allow orderly use of the property consistent with the surrounding areas.



- f) The proposed use and development will be consistent with the General Plan as amended.
- g) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- h) There will be adequate street access and traffic capacity.
- i) There will be adequate water supply for fire protection.
- j) The proposed use and development will be compatible with the intended character of the area.

Section 4. The Planning Commission further finds that the proposed use will not have a significant effect on the environment pursuant to Section 15061 (b)(3), General Rule Exemption of the California Environmental Quality Act Guidelines(CEQA), the approval of the proposed project located at the project site is exempt from further environmental review.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 897-12 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and recommends approval of General Plan Amendment No. 90-12 changing the land use designation from Regional Commercial to Light Industrial to City Council as shown in Exhibit "C", and approves the General Rule Exemption.

Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF April, 2012.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

Real property in the City of Carson, County of Los Angeles, State of California, described as follows:

PARCEL 1:

THAT PORTION OF LOT 68 OF TRACT NO. 4546, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 68 WITH THE WESTERLY PROLONGATION OF A LINE THAT IS PARALLEL WITH AND DISTANT 30.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE BOUNDARY OF THE REAL PROPERTY DESCRIBED AS "SOUTH 87° 48' 21" WEST 549.31 FEET" IN PARCEL 1 IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AS DOCUMENT NO. 1272 ON NOVEMBER 13, 1961 IN BOOK D-1417 PAGE 995 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY PROLONGATION, SOUTH 87° 48' 21" WEST 26.33 FEET TO A POINT IN THAT CERTAIN COURSE IN THE BOUNDARY OF THE REAL PROPERTY DESCRIBED AS "NORTH 17° 11' 48" WEST 51.44 FEET IN THE DEED TO THE STATE OF CALIFORNIA RECORDED AS DOCUMENT NO. 1532 ON NOVEMBER 2, 1959 IN BOOK 651 PAGE 122 OF SAID OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID WESTERLY PROLONGATION, SOUTH 87° 48' 21" WEST 214.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 343.39 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 48' 21", AN ARC DISTANCE OF 142.68 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 64° 00' 00" WEST 38.71 FEET MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY BOUNDARY OF SAID LOT 68.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SAID REAL PROPERTY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED AS DOCUMENT NO. 1532 ON NOVEMBER 2, 1959 IN BOOK D-651 PAGE 122 OF SAID OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN PARCELS 597 AND 598 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES SUPERIOR COURT, CASE NO. 768694, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 30, 1961 AS INSTRUMENT NO. 5449 IN BOOK D-1340 PAGE 435 OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN PARCEL 653 OF THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES SUPERIOR COURT, CASE NO. 788563, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 27, 1962 AS INSTRUMENT NO. 4285 IN BOOK D-1664 PAGE 903 OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN PARCEL 692 OF THE DEED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT RECORDED MAY 19, 1964 AS INSTRUMENT NO. 4068 IN BOOK D-2476 PAGE 854 OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT, DISTANT NORTHERLY THEREON 100.00 FEET FROM THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO COUNTY SANITATION DISTRICT NO. 8, RECORDED IN BOOK 9703 PAGE 262 OF SAID



OFFICIAL RECORDS; THENCE WESTERLY IN A DIRECT LINE TO A POINT DISTANT NORTHWESTERLY 35.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT FROM SAID NORTHERLY LINE.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED RECORDED OCTOBER 5, 1962 AS INSTRUMENT NO. 4499 IN BOOK D-1780 PAGE 607, OFFICIAL RECORDS, ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BUT WITHOUT THE RIGHT OF ENTRY ABOVE A DEPTH OF 100 FEET FROM THE SURFACE THEREOF, AS RESERVED BY FRED B. FEISEL IN DEED RECORDED SEPTEMBER 14, 1962 AS INSTRUMENT NO. 2037 IN BOOK D-1756 PAGE 304, OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND THE RIGHT TO CONSTRUCT USE AND MAINTAIN A ROAD OVER, THROUGH AND ACROSS THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 68 OF TRACT NO. 4546 AS SHOWN ON MAP RECORDED IN BOOK 50 PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WITHIN A TRIANGULAR SHAPED PARCEL OF LAND DESCRIBED AS FOLLOWS:

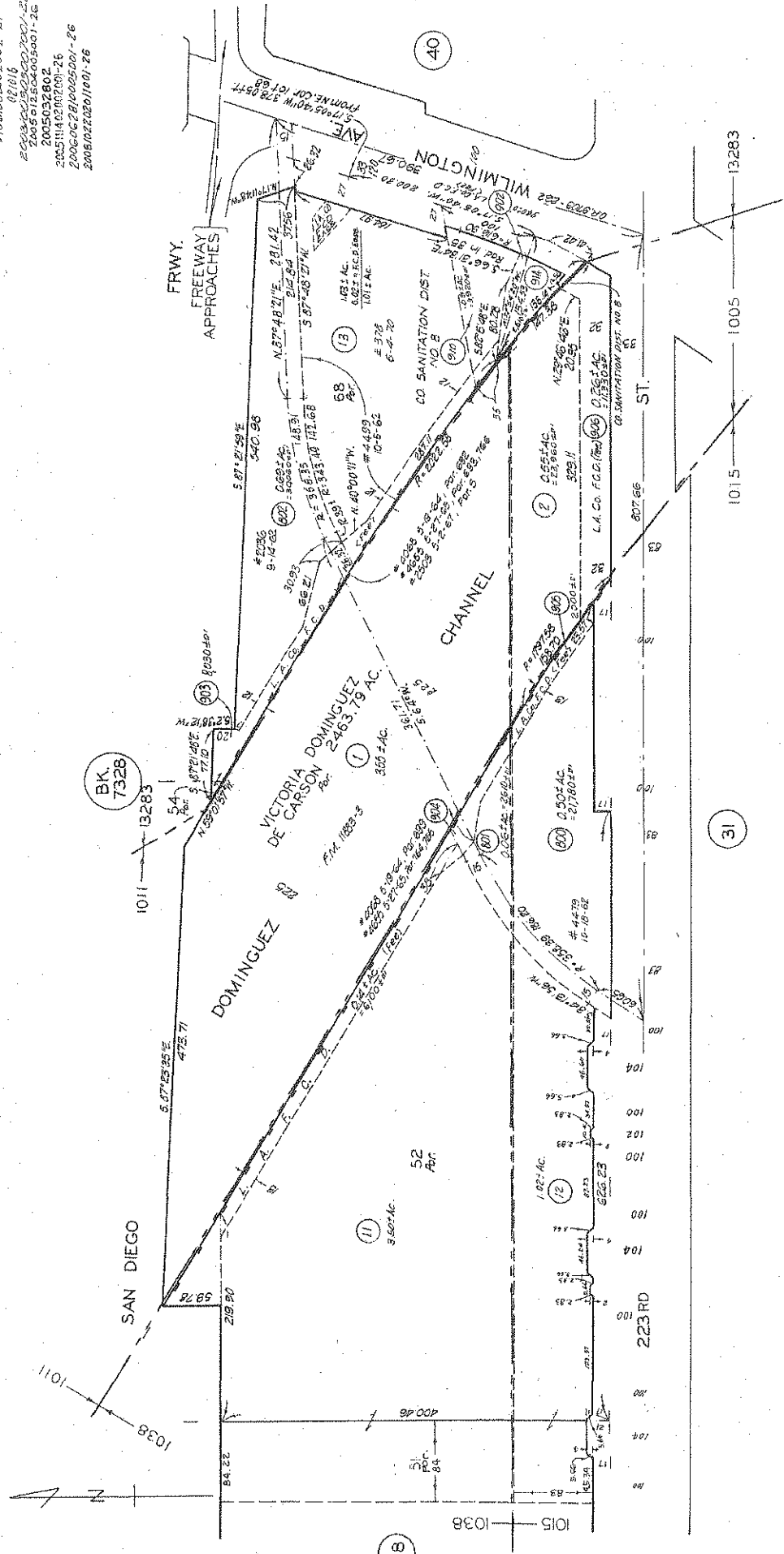
COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY, RECORDED IN BOOK 9703 PAGE 262 OF OFFICIAL RECORDS IN THE OFFICE OF SAID RECORDER, WITH THE EASTERLY LINE OF SAID LOT 68; THENCE NORTHERLY ALONG SAID EASTERLY LINE 100.00 FEET TO THE NORTHEASTERLY TERMINUS OF A LINE HEREINAFTER REFERRED TO AS "LINE A," THE SOUTHWESTERLY TERMINUS THEREOF BEING IN THE SOUTHWESTERLY LINE OF SAID LOT AND DISTANT NORTHWESTERLY THEREON 35.00 FEET FROM ITS INTERSECTION WITH SAID NORTHERLY LINE, THENCE SOUTHWESTERLY ALONG SAID "LINE A" TO THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 597 IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES SUPERIOR COURT, CASE NO. 768694, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D-1340 PAGE 435 OF SAID OFFICIAL RECORDS, BEING ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY 40.00 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT IN SAID "LINE A" DISTANT SOUTHWESTERLY THEREON 40.00 FEET FROM SAID WESTERLY BOUNDARY OF PARCEL 597; THENCE NORTHEASTERLY ALONG SAID "LINE A" TO THE TRUE POINT OF BEGINNING.

APN: 7315-039-013

7315 39
SCALE 1" = 100'

2009

71022801
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PART OF THE RANCHO SAN PEDRO WHICH WAS ALLOTTED
TO MANUAL DOMINGUEZ
TRACT NO. 4546
M.B. 50-21-22

CODE
1005
1011
1015
1038
13283

FOR PREV. ASSMT SEE:
7315-39,38

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CITY OF CARSON
ECONOMIC DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 897-12

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Conditional Use Permit No. 897-12, said permits shall be declared null and void unless an extension of time is requested prior to their 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. 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 by the Planning Commission.
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.
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. 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 General Plan Amendment No. 90-12 and Conditional Use Permit No. 897-12 . The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING and ACCESS

9. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
11. Entry gate shall remain open at all times.

AESTHETICS

12. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

SIGNS

13. Prior to installation of any signs, a sign permit shall be required for all signs consistent with this approval.

LIGHTING

14. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the Zoning Ordinance.

BUILDING AND SAFETY

15. Submit for plan check, obtain all building permits and have a final inspection conducted for proposed project.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

16. Submit two complete sets of Architectural drawings to the Fire Prevention Engineering Section Building Plan Check Unit. Contact (323) 890-4125 for additional information and submittal location.



17. Tenant improvements require Fire Prevention Engineering. Contact (310) 263-7272 for additional information and submittal location.
18. Fire protection facilities, including access, must be provided prior to and during construction.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

19. Any existing off-site improvements in the public right of way damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
20. A construction permit is required for any work to be done in the public right-of-way.
21. Submit Proof of Worker's Compensation and Liability Insurance.
22. The property owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights in the public right of way. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (*annexation procedure is approximately 12-month*) Contact LACDPW Traffic Lighting Joaquin Herrera at (626)300-4770

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

23. 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.

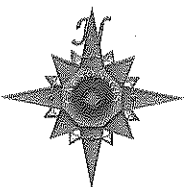
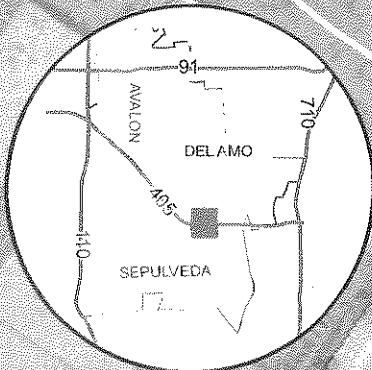
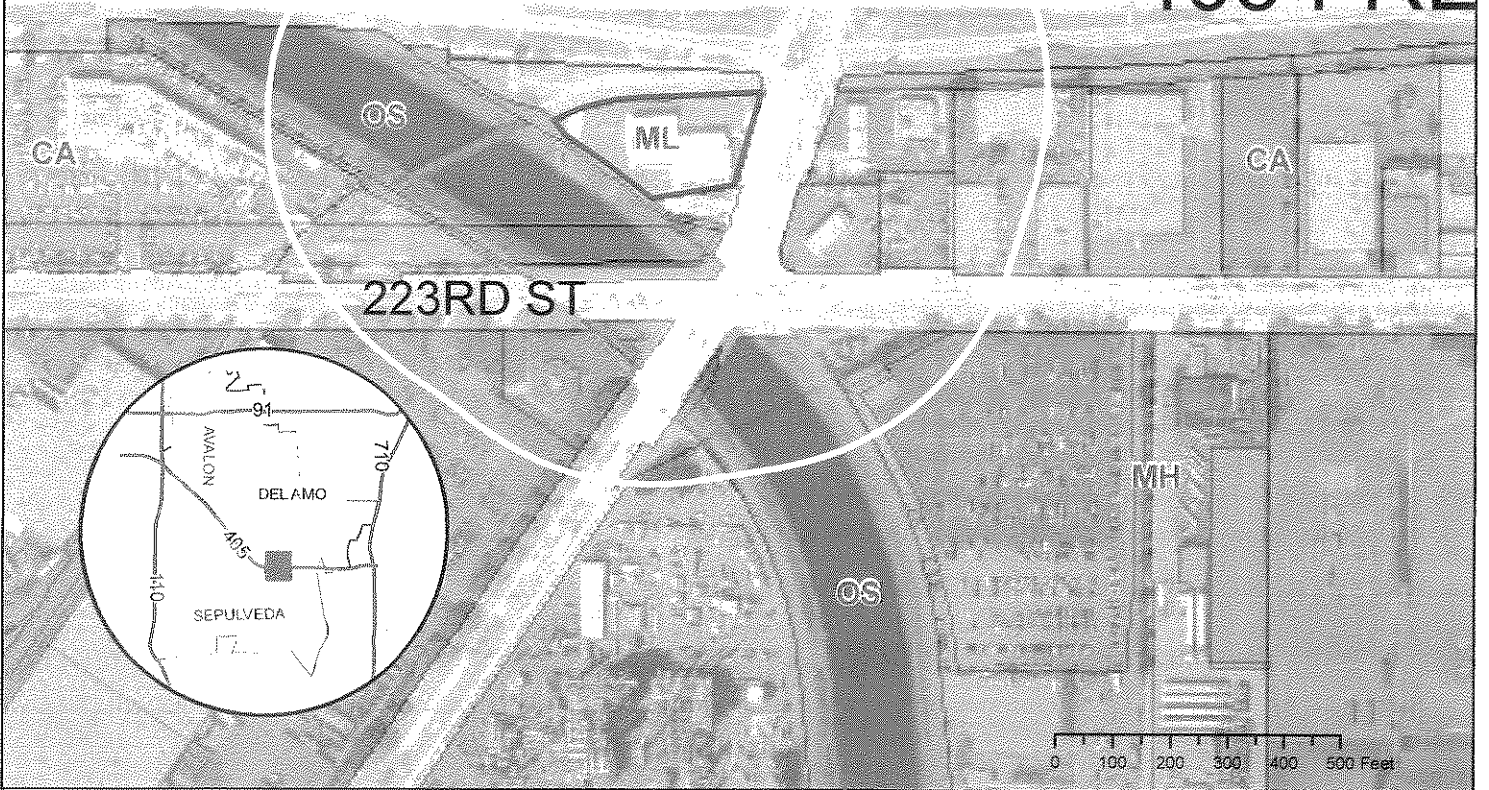
OTHER

24. Prior to issuance of final certificate of occupancy, the landscaping on the site shall be brought into conformance with the approved landscape plans for the property on file with the city. In addition, two trees shall be planted in the front area of the site fronting Wilmington Avenue as approved by staff to complement the existing trees.
25. The exterior façade shall be repainted as necessary to blend in the markings left behind after the removal of the wall mounted signs for the previous tenant.
26. The proposed operations shall be generally consistent with the description of the project included in the staff report.





405 FRE

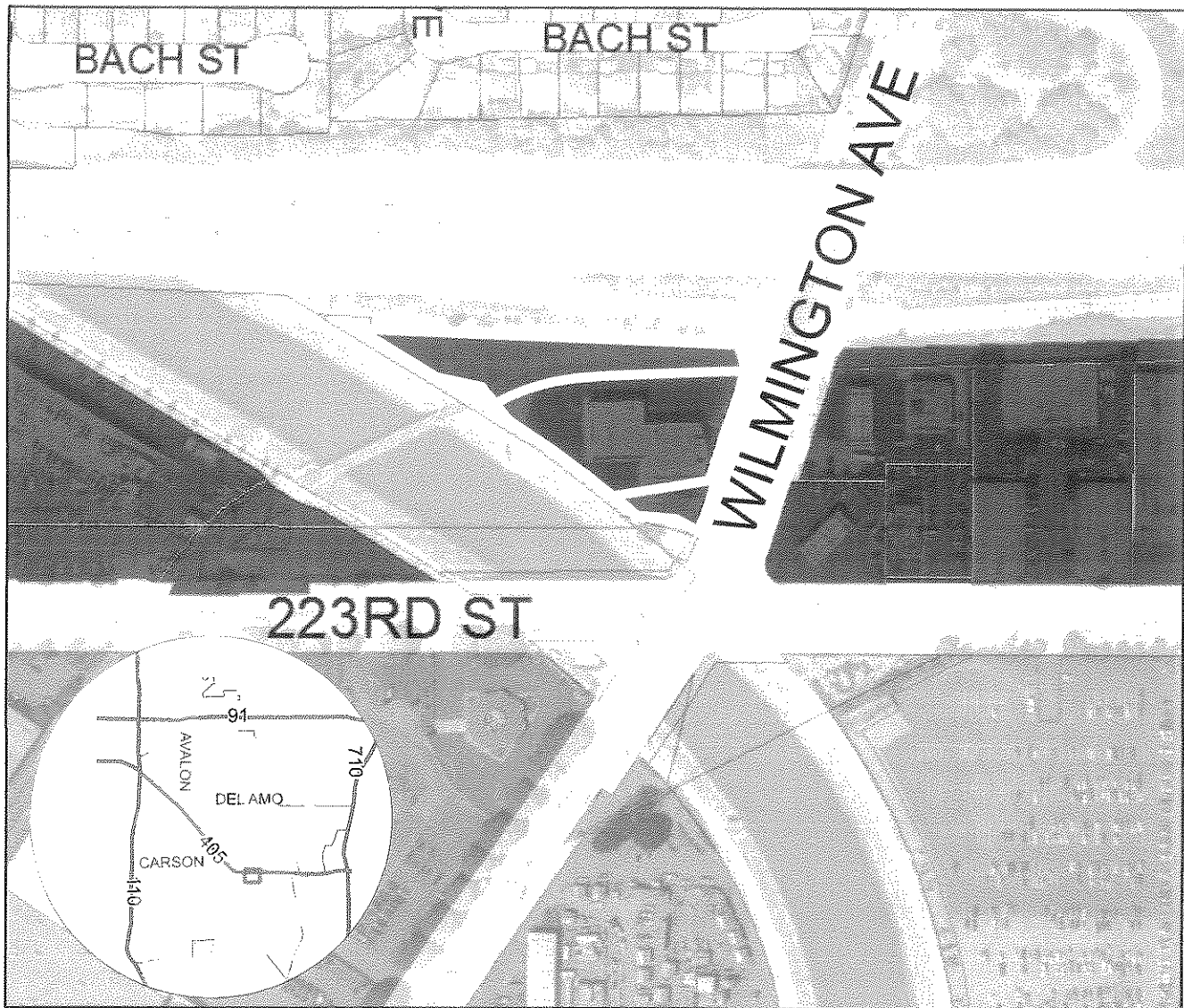


City of Carson
500 Foot Radius Map
22251 Wilmington Avenue

EXHIBIT NO. 2 -

AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION

General Plan Amendment No.90-12



The site, as shown above, is currently designated as follows:

GENERAL PLAN LAND USE MAP: Regional Commercial

It is proposed that the site be amended to the following:

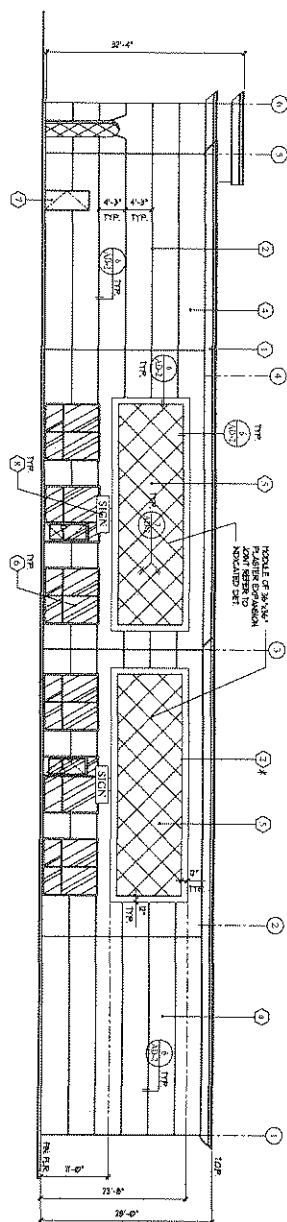
GENERAL PLAN LAND USE MAP: Light Industrial

ADDRESS

22251 Wilmington Ave
Carson CA, 90745

EXHIBIT NO. 3 -

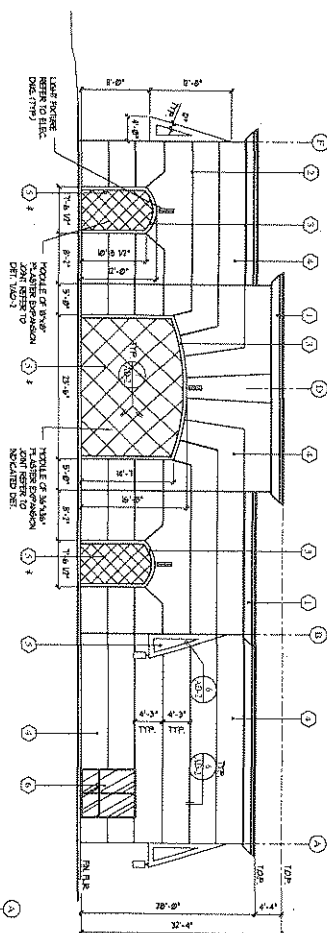




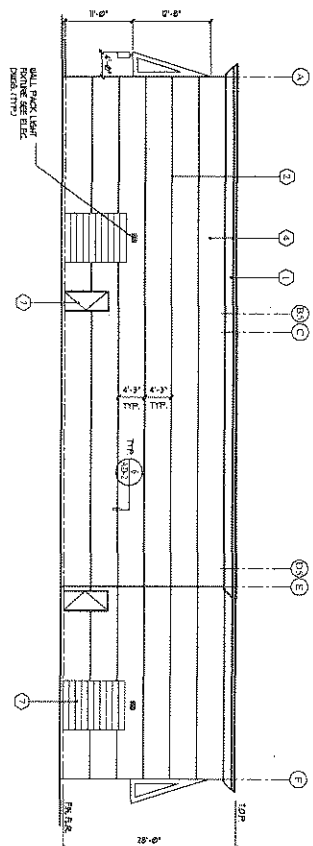
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

FINISH MATERIAL LEGEND

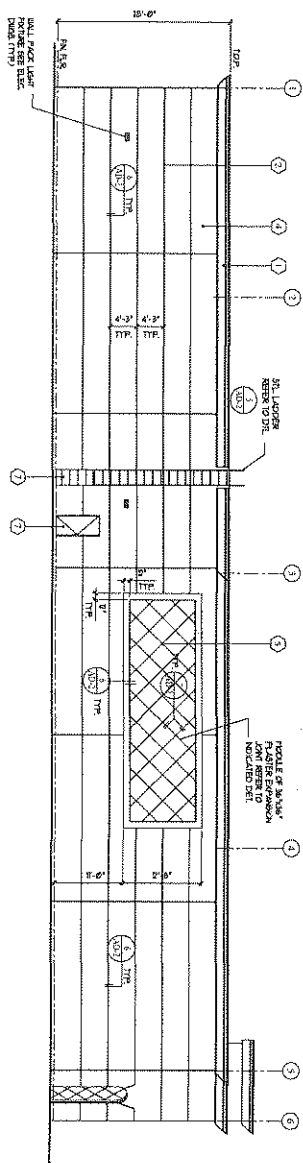
- [illegible]



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



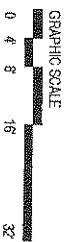
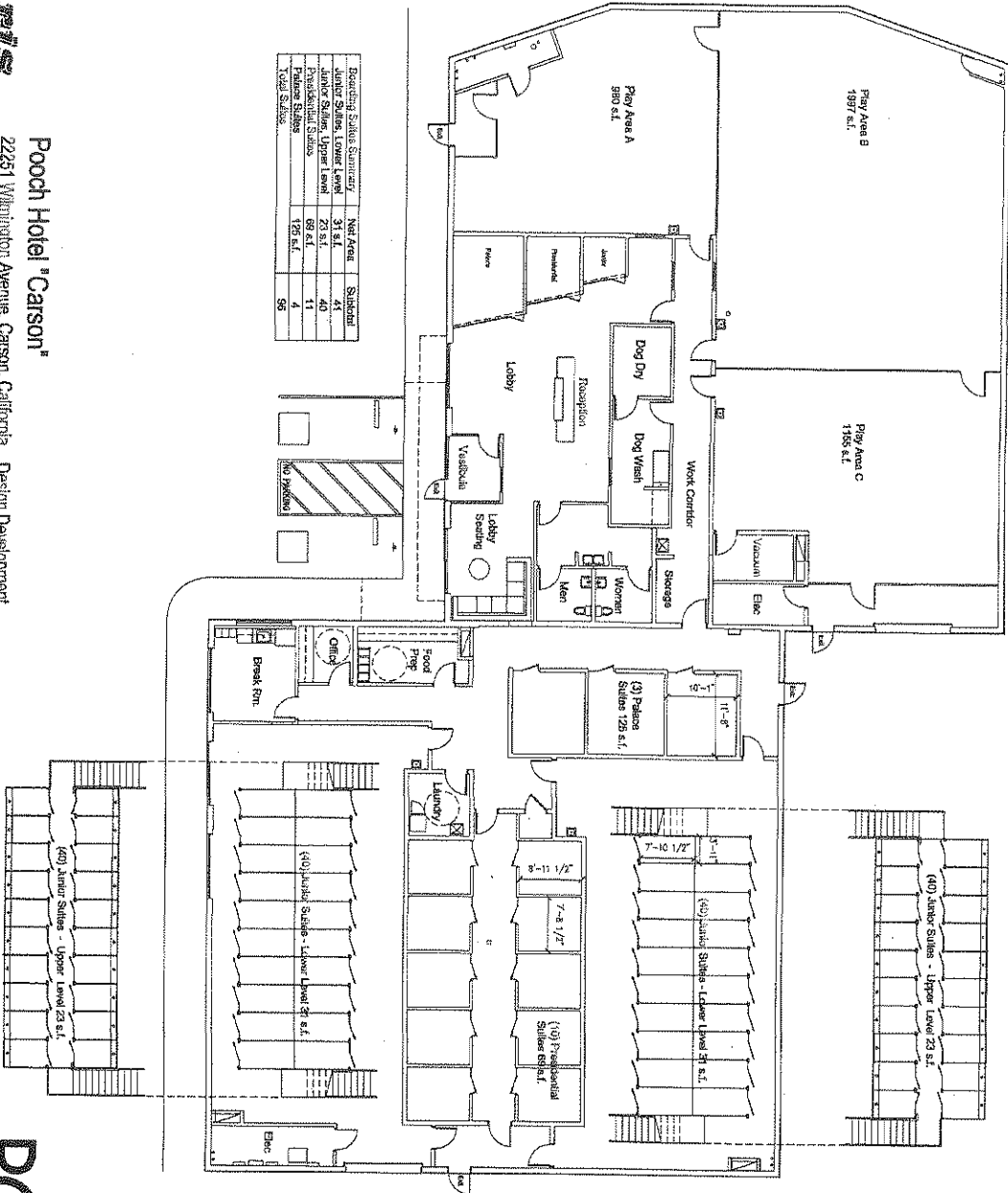
RIGHT ELEVATION

REAR ELEVATION
SCALE: 1/8" = 1'-0"



Pooch Hotel "Carson"
 22251 Whittington Avenue, Carson, California Design Development
 Total Gross Building Area = 135,514 s.f. December 19, 2011

Boarding Suite Summary		Net Area	Bedroom
Junior Suite, Lower Level	31 s.f.	40	
Junior Suite, Upper Level	23 s.f.	40	
Presidential Suite	69 s.f.	11	
Palace Suite	125 s.f.	4	
Total Suites		55	

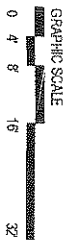
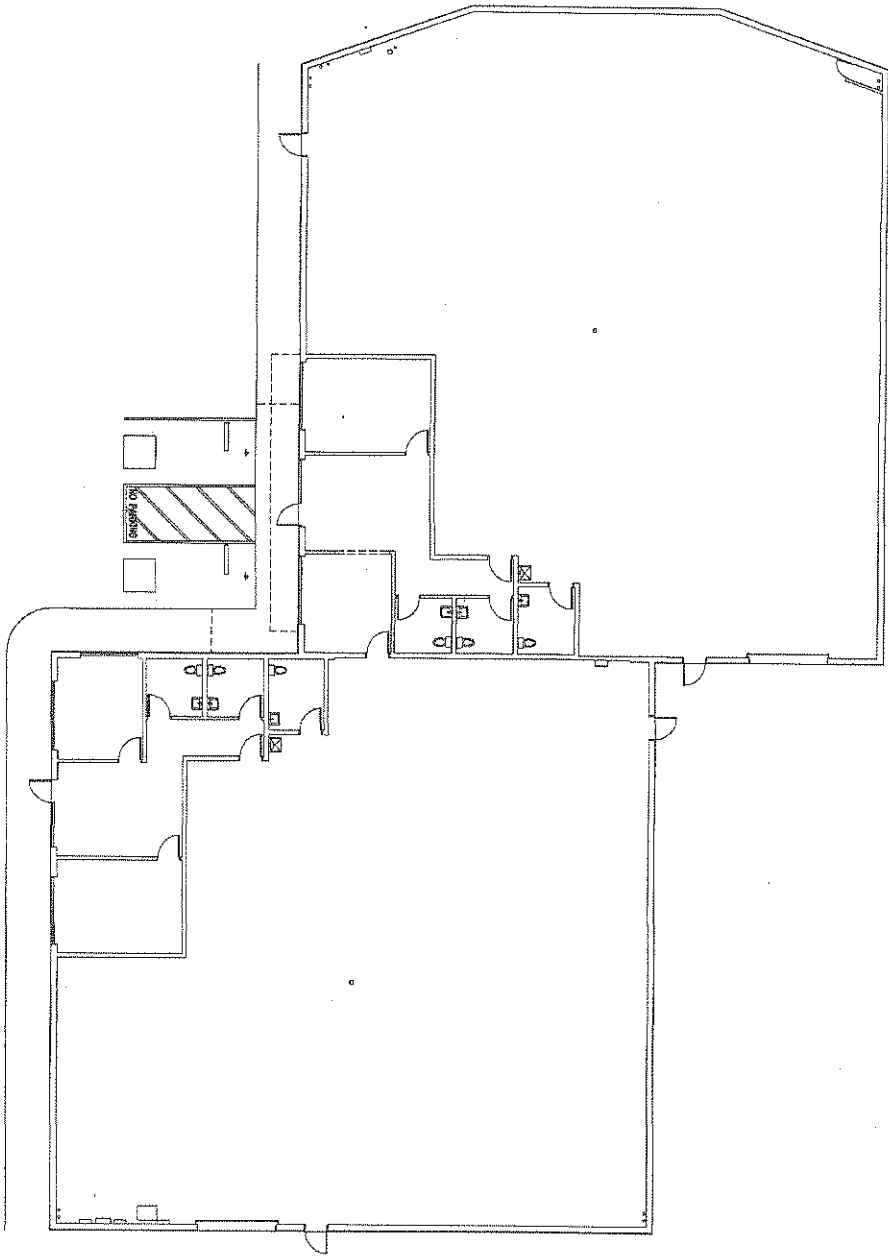


POOCH
 HOTEL





Pooch Hotel "Carson"
22251 Wilshire Avenue, Carson, California
Total Gross Building Area = 13,514 s.f.
Shell at Field Survey
December 19, 2011

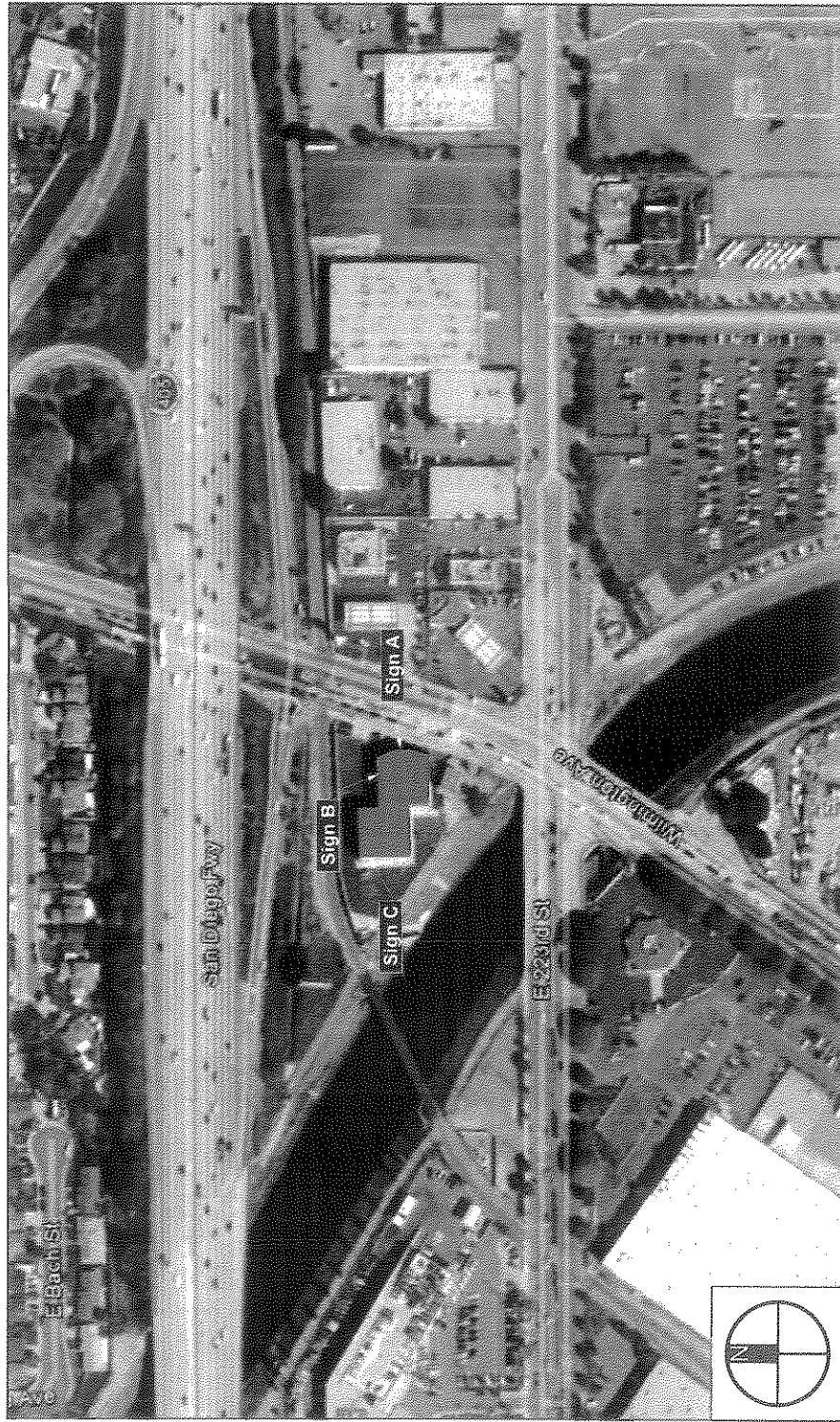


POOCH
HOTEL



HOTEL

Pooch Hotel Carson



Sign A	Sign: 48" Pooch, 48" Hotel, 12 1/2" location
Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
Illumination:	Internally Illuminated w/ LED's
Square Footage:	117.28
To Grade:	Top of Sign to Grade: 28'-5 3/4"
	Bottom of Sign to Grade: 20'-8 1/4"

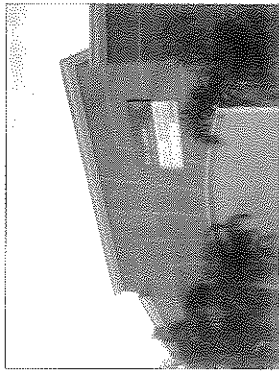
Sign B	Sign: 42" Pooch, 42" Hotel
Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
Illumination:	Internally Illuminated w/ LED's
Square Footage:	61.96
To Grade:	Top of Sign to Grade: 23'-6 1/4"
	Bottom of Sign to Grade: 20'-0 1/4"

Sign C	Sign: 42" Pooch, 42" Hotel
Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
Illumination:	Internally Illuminated w/ LED's
Square Footage:	61.96
To Grade:	Top of Sign to Grade: 23'-6 1/4"
	Bottom of Sign to Grade: 20'-0 1/4"

Bottom of Sign To Grade = 19'-6 1/4"

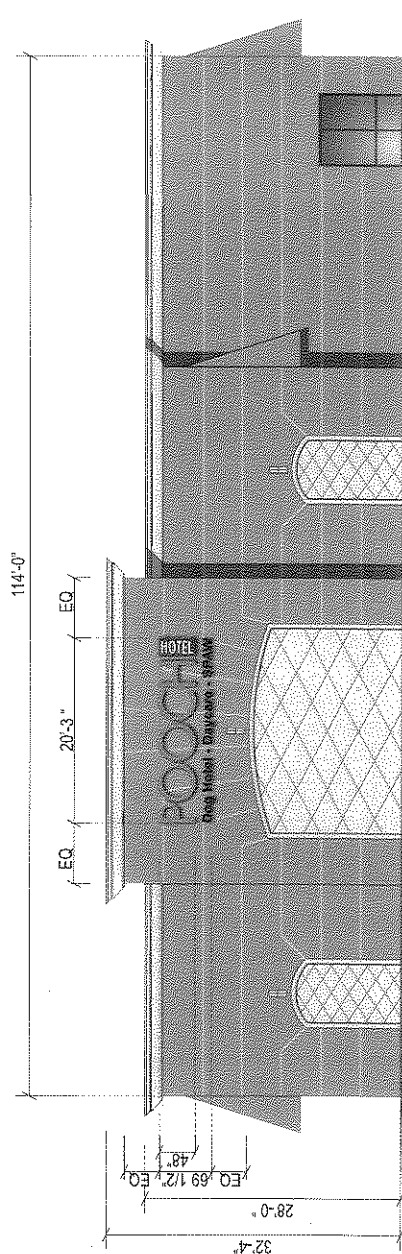
POOCH HOTEL		Client: Pelco Site #: PC-A15518 Address: 22251 S Wilmington Carson, CA 90745
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01/17/2012 03/27/2012 04/02/2012 04/15/2012	Original Rendering Updated Renderings Added 2 options Revised Wall sign sizes down	BU BU BU BC
ANCHOR SIGN 1-800-213-1831		

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Existing



Sign A	Sign:	48" Pouch, 48" Hotel, 12 1/2" location
	Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
	Illumination:	Internally Illuminated w/ LED's
	Square Footage:	117.28
	To Grade:	Top of Sign to Grade: 26'-5 3/4" Bottom of Sign to Grade: 20'-8 1/4"



Front Elevation (East)

Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation	310
Actual Square Footage this Elevation	117.28

 HOTEL	Client: Pelco Site #: PC-A15518 Address: 22251 S Wilmington Carson, CA 90745	REVISION INFO		
		01/17/2012	Original Rendering	BJ
		03/27/2012	Updated Rendering	BJ
		04/02/2012	Added 2 options	BJ
		04/15/2012	Revised Wall sign sizes down	BC
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		 Anchor Sign 1 8 0 0 2 3 3 3 1		

HOTEL

AnchorSign
1-800-233-3331

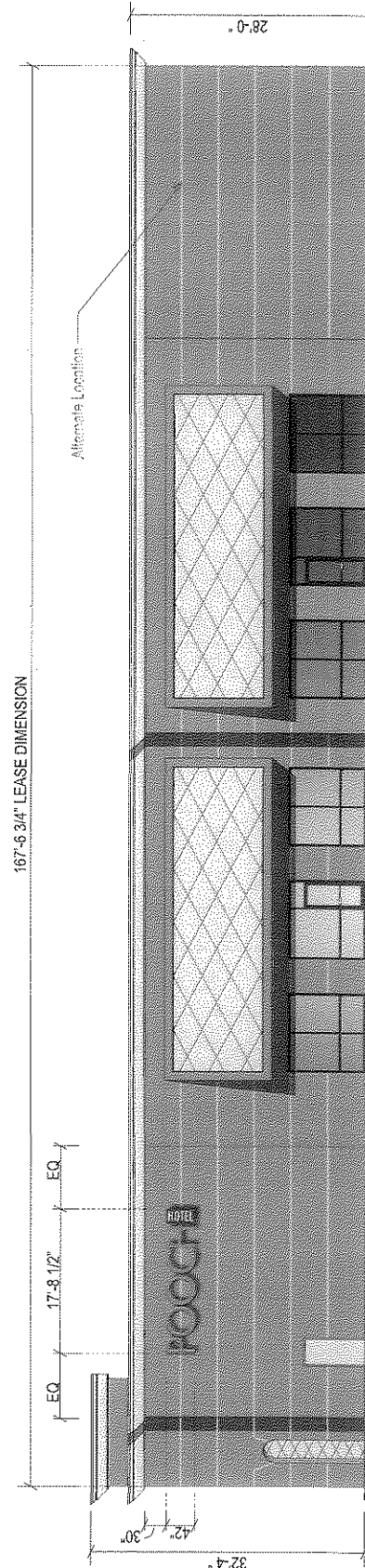
EXHIBIT NO. 3 -



Sign B	Sign:	42" Pooch, 42" Hotel
	Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
	Illumination:	Internally Illuminated w/ LED's
	Square Footage:	61.98
	To Grade:	Top of Sign to Grade: 23'-6 1/4" Bottom of Sign to Grade: 20'-0 1/4"



Existing



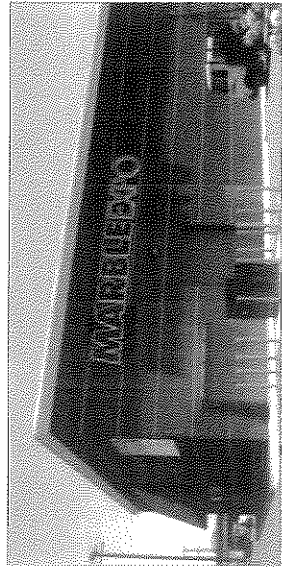
Right Elevation (North)

Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	310
Actual Square Footage this Elevation:	61.98

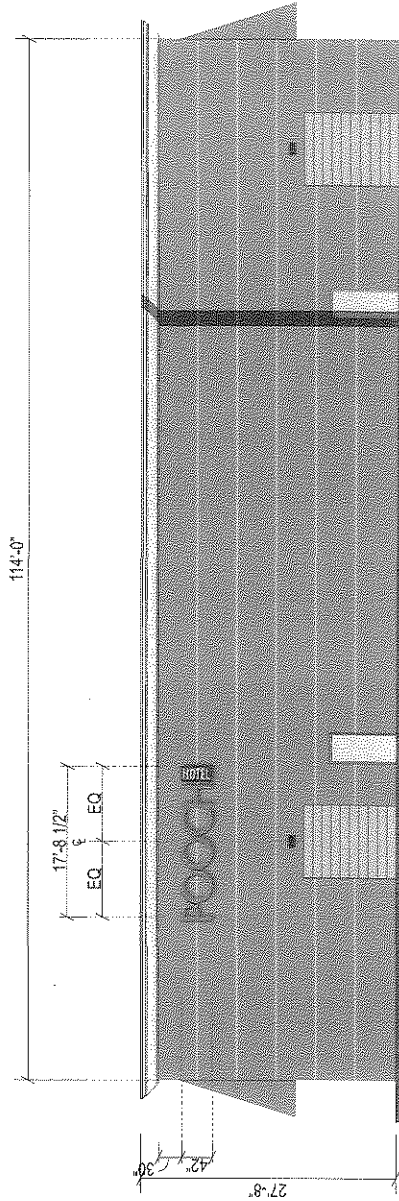
AnchorSign 1-800-213-3331	This rendering is the property of Anchor Sign Inc. and is not to be reproduced without the written consent of Anchor Sign Inc. Please contact your account manager with questions regarding this statement.	
	Original Rendering	01/17/2012
	Updated Renderings	03/27/2012
	Added 2 options	04/02/2012
REVISION INFO B1 B2 B3 B4	Revised Wall sign sizes down	04/15/2012
Client: Pelco Site #: PC-A15518 Address: 22551 S Wilmington Carson, CA 90745		
HOTEL		





Existing

Sign C:	Sign:	42" Pouch, 42" Hotel
	Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
	Illumination:	Internally Illuminated w/ LED's
	Square Footage:	61.98
	To Grade:	Top of Sign to Grade: 23'-6 1/4" Bottom of Sign to Grade: 20'-0 1/4"



Rear Elevation (West)

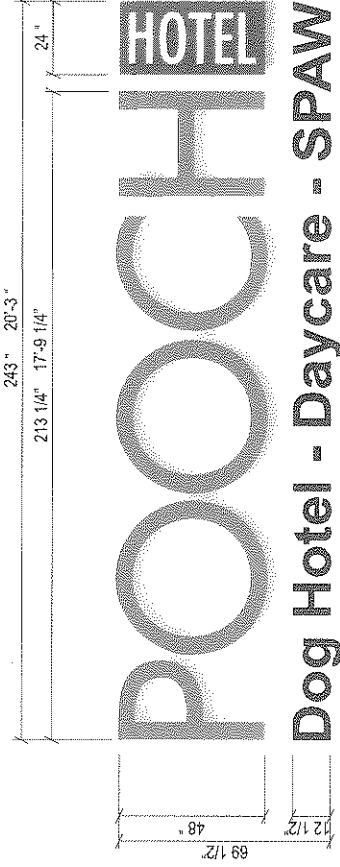
Scale: 1/16" = 1'-0"

Although Square Footage this Elevation:	310
Actual Square Footage this Elevation:	61.98

POCO HOTEL Client: Petco Site #: PC-A15518 Address: 22251 S Wilmington Carson, CA 90745	01/17/2012 03/27/2012 04/02/2012 04/13/2012	Original Rendering Updated Renderings Added 2 options Revised Wall sign sizes down	BU BU BU BC	This rendering is the property of Anchor Sign Inc. and is to be used for the project only. It is not to be reproduced, copied, or distributed without the written consent of Anchor Sign Inc. Please contact your account manager with questions regarding this statement.



Sign A	Sign	48" Pooch, 48" Hotel, 12 1/2" location
	Sign Type	Individual Channel Letters, Routed aluminum box sign, FCO Letters
	Illumination	Internally Illuminated w/ LED's
	Square Footage	117.28
	To Grade	Top of Sign to Grade: 28'-5 3/4" Bottom of Sign to Grade: 20'-8 1/4"



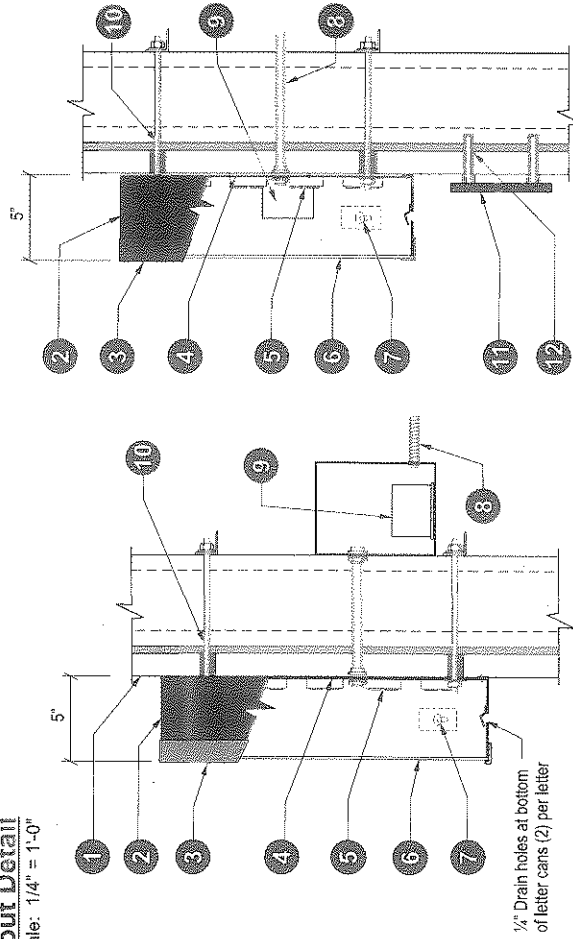
Dog Hotel - Daycare - SPAW

Sign Layout Detail

Scale: 1/4" = 1'-0"

Specifications: Channel Letters <ol style="list-style-type: none"> Existing Facade: Brick .040 Aluminum letter returns painted to match PMS# 553c .125" x 1" trim cap to match "Kelly Green" 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination) White LEDs 3/16" White Acrylic faces w/ applied vinyl to match "Kelly Green" Waterproof disconnect switch per NEC 600-6 Primary electrical feed Transformers 3/8" Thru Bolt with 2"x2" Aluminum Angle backing 	Specifications: Wall Sign <ol style="list-style-type: none"> .040 Aluminum letter returns painted to match PMS#553c .125" x 1" trim cap to match PMS#553c 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination) White LEDs 3/16" White Acrylic faces w/ applied vinyl to match PMS#553c Waterproof disconnect switch per NEC 600-6 Primary electrical feed Transformers 3/8" Thru Bolt with 2"x2" Aluminum Angle backing 	Specifications: FCO Non-Illuminated Ltrs <ol style="list-style-type: none"> 1/2" PVC FCO pin mounted letters ptn PMS#553c 12. Pin mounted w/ 1/2" Spacers painted to match existing facade
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Electrical Detail: AGILIGHT WHITE TUFFRAYZ LED (4) Xilium 60 WATT transformers @ .85 AMPS EA, total amps = 3.40 (1) 120v/ 20 amp circuit required	General Notes: This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. 1) Grounded and bonded per NEC 600.7/NEC 250 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps 3) Sign is to be UL listed per NEC 600.3 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer
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Section @ LED Channel Ltr

Scale: N.T.S.

Section @ S/F Wall Sign

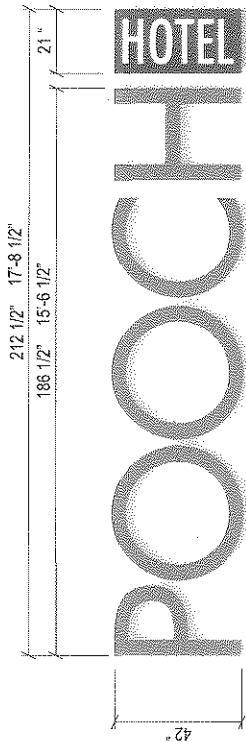
Scale: N.T.S.

Client: Petco	Original Rendering	01/17/2012
Site #: PC-A15518	Unlabeled Rendering	03/27/2012
Address: 22251 S Wilmington	Added 2 options	04/02/2012
Carson, CA 90745	Revised Wall sign sizes down	04/13/2012

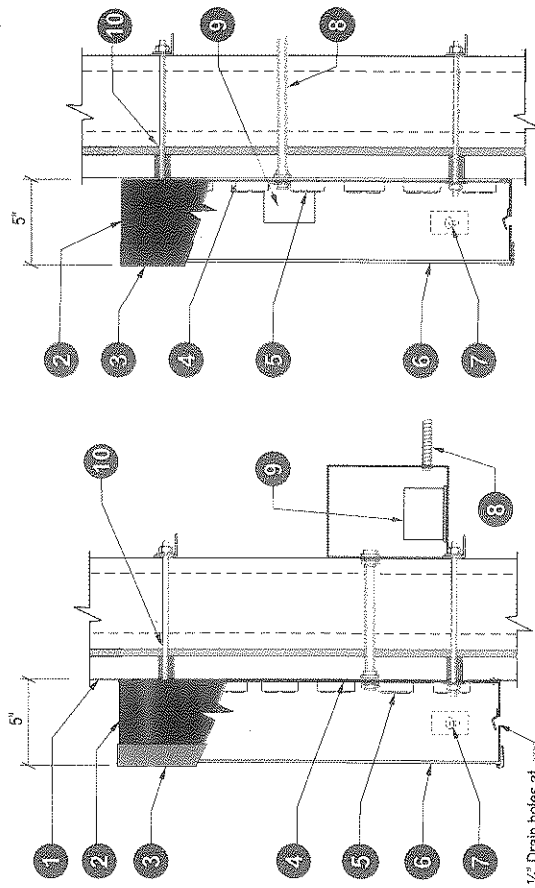
AnchorSign 1-800-913-3333 Please contact your account manager with questions regarding this statement.	The undersigned is the property of Anchor Sign, Inc. It is for the party which Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished digital drawing and to be used without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
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Sign B:	42" Pooch, 42" Hotel
Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
Illumination:	Internally illuminated w/ LED's
Square Footage:	61.98
To Grade:	Top of Sign to Grade: 23'-6 1/4" Bottom of Sign to Grade: 20'-0 1/4"



Sign Layout Detail
Scale: 1/4" = 1'-0"



Section @ SF Wall Sign
Self-Contained
Scale: N.T.S.

Section @ LED Channel Ltr
Front-Lit (Remote)
Scale: N.T.S.

Specifications: Channel Letters

- Existing Facade: Brick
- .040 Aluminum letter returns painted to match PMS# 553c
- .125" x 1" trim cap to match "Kelly Green"
- .3mm Signabond Lite composite backs
(interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces w/ applied vinyl to match "Kelly Green"
- Waterproof disconnect switch per NEC 600-6
- Primary electrical feed
- Transformers
- 3/8" Thru Bolt with 2"x2" Aluminum Angle backing

Specifications: Wall Sign

- .040 Aluminum letter returns painted to match PMS#553c
- .125" x 1" trim cap to match PMS#553c
- .3mm Signabond Lite composite backs
(interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces w/ applied vinyl to match PMS#553c
- Waterproof disconnect switch per NEC 600-6
- Primary electrical feed
- Transformers
- 3/8" Thru Bolt with 2"x2" Aluminum Angle backing

Electrical Detail:

AGILIGHT WHITE TUFFRAYZ LED
(3) Xitanium 60 WATT transformers
@ .85 AMPS EA, total amps = 2.55
(1) 120v 20 amp circuit required



General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer

Client: Petco
Site #: PC-A15518
Address: 22251 S Wilmington
Carson, CA 90745

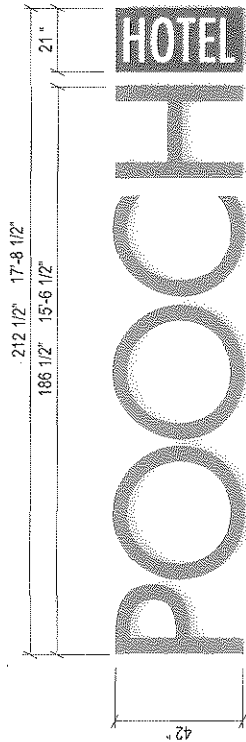
REVISION INFO	Original Rendering
04/17/2012	Unlabeled Back-forms
04/27/2012	Added 2 options
04/02/2012	Revised Wall sign sizes down
04/15/2012	

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AnchorSign
500.213.4331

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Sign C	Sign:	42" Pooch, 42" Hotel
	Sign Type:	Individual Channel Letters, Routed aluminum box sign, FCO Letters
	Illumination:	Internally Illuminated w/ LED's
	Square Footage:	61.98
	To Grade:	Top of Sign to Grade: 23'-6 1/4" Bottom of Sign to Grade: 20'-0 1/4"



Sign Layout Detail

Scale: 1/4" = 1'-0"

Specifications: Channel Letters

- Existing Facade: Brick
- 040 Aluminum letter returns painted to match PMS# 553c
- .125" x 1" trim cap to match "Kelly Green"
- 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces w/ applied vinyl to match "Kelly Green"
- Waterproof disconnect switch per NEC 600-6
- Primary electrical feed
- Transformers
- 3/8" Thru Bolt with 2"x2" Aluminum Angle backing

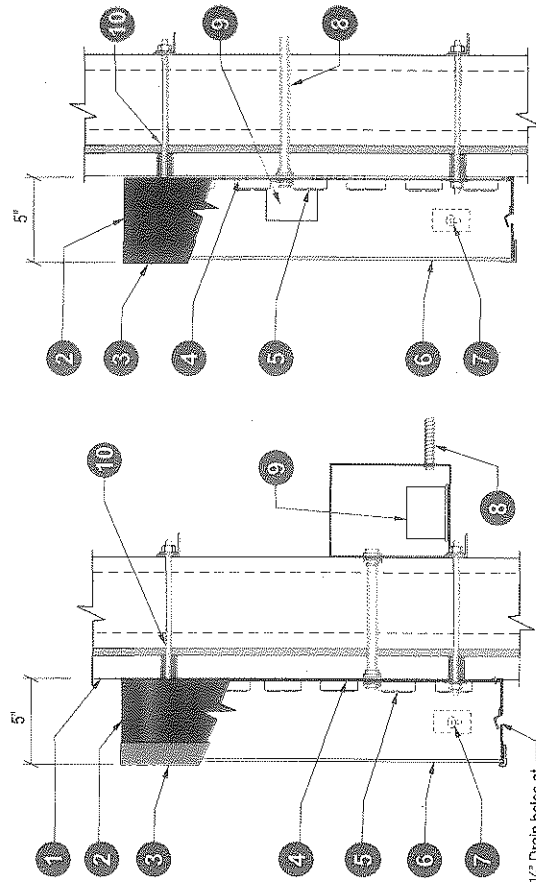
Electrical Detail

AGILIGHT WHITE TUFFRAYZ LED
(3) Xitanium 60 WATT transformers
@ .85 AMPS EA, total amps = 2.55
(1) 120v/ 20 amp circuit required



General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnected switch per NEC 600.6, required per sign component before leaving manufacturer



Section @ LED Channel Ltr Front-Lit (Remote)

Scale: N.T.S.

Section @ SIF Wall Sign Self-Contained

Scale: N.T.S.

POOCH HOTEL	Client: Palco	Original Rendering
	Site #: PC-A15518	Utility Remodeling
22251 S Wilmington Carson, CA 90745	Address:	Added 2 options
		Revised wall sign sizes down

01/17/2012	03/27/2012	04/02/2012	04/15/2012
BU	BU	BU	BU
BU	BU	BU	BU
BU	BU	BU	BU

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