



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 10, 2016

SUBJECT Design Overlay Review No. 1579-15
Variance No. 557-15

APPLICANT: Ralph Deppisch
4340 Von Karmen Ave, #110
Newport Beach, CA 92660

PROPERTY OWNER: Carson Companies
100 Bayview Circle, Suite 3500
Newport Beach, CA 92660

REQUEST: To construct a new 47,920 neighborhood retail center on a property zoned SP-2-CN (Specific Plan No. 2, Neighborhood Commercial)

PROPERTIES INVOLVED: 1281 University Drive

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Cinco, Palmer

Item No. 8A

I. Introduction

Applicant:

Ralph Deppisch

4340 Von Karmen Ave, #110

Newport Beach, CA 92660

Property Owner:

Carson Companies

100 Bayview Circle, Suite 3500

Newport Beach, CA 92660

II. Background

Design Overlay Review No. 1579-15 proposes construction of a new 47,920 square foot neighborhood retail center. Variance No. 557-15 proposes to reduce the building setback from University Drive from 100 feet to 25 feet. On April 12, 2016, the Planning Commission continued this item to May 10, 2016. The areas of discussion included the appropriateness of the environmental determination, the proposed Pad-1 drive-through, the quality of the tenants that could potentially occupy the center. To address these concerns staff has had several meetings with the applicant and has been communicating with the City Attorney's office.

III. Analysis

Environmental Impact Report

At the April 12th Planning Commission meeting, a concern was raised about the adequacy of the environmental determination of the project. Staff relied on a previously certified Programmatic EIR (EIR) for the 1990 Dominguez Technology Centre Specific Plan.

According to applicable standards, if a proposed project is consistent with the specific plan and the EIR adequately addresses the associated environmental impacts, no new environmental review is required. An EIR has no expiration date, provided the information contained in the EIR remains relevant to the decision making process and the underlying environmental analysis. Subsequent activities within the scope of the EIR must incorporate the mitigation measures included in the EIR.

The Specific Plan underwent a Program EIR in 1990 pursuant to Section 15168 of the Guidelines. The Specific Plan comprises of the Dominguez Technology Centre, a 288-acre site. The project changed the use from nursery and oil production to office, technology and business park. The project contemplates 4.7 million square feet of building space for office, technology and industrial uses, including 100,000 square feet of support commercial uses. The EIR analyzed impacts and instituted mitigation measures for the following areas: geology, hydrology, biological resources, air quality, transportation/circulation, noise, population/housing/employment, aesthetics, cultural resources, and public services/utilities.



The University Drive development falls within the scope of the program EIR: the proposed project plan contemplates approximately 48,000 square feet of support commercial space, less than half of what was contemplated in the approved specific plan. The EIR addressed the impacts of the totality of the office, technology and business park uses that would be developed at the site, including the impacts of this development. The City conducted an updated traffic impact study and determined that there are no substantial changes in the development or its circumstances, or substantial new information that indicates that the development would now have a new or more severe impact.

In addition, the EIR included mitigation measures to reduce significant impacts identified in the environmental review process to a level of insignificance. It is the project applicant's responsibility to ensure that all applicable mitigation measures (Exhibit 4) are properly implemented.

Pad 1 Drive-Through Restaurant – Noise and Traffic Impacts

There are approximately 75 single-family residences within a 500-ft radius of the site, located south of University Drive. In addition, there are approximately four residences within a 150-ft radius of the building.

At the April 12th hearing, a couple of residents and some Planning Commission members expressed concerns about noise and traffic associated with a 24-hour drive-thru restaurant. In response to these concerns, staff has added the following restrictions to the conditions of approval (Condition of Approval No 23):

- Limit hours of operation so that a restaurant and drive-through will close by 1:00 a.m.;
- Locate the outdoor speakers on the north side of the building, directed away from the existing residential neighborhood and include an automated volume control system;
- Locate the window for face-to-face service on the west side of the building;
- Require dual glazed for all windows ;
- Require a baffled exhaust fan that will not operate after closing;
- Include zero emissions air filtration units or equivalent to reduce site odors; and
- Construct a 48-inch high wall with landscaping along the southern boundary of the drive-through lane to screen the drive lane from public view and to reduce noise and light impacts of the drive-through on the surrounding properties.

Quality Tenants

At the hearing on April 12th, members of the Commission expressed an interest in adding a condition to require the applicant to attract and maintain quality tenants. The City Attorney's office research has confirmed that the City cannot impose this type of condition on a design review project, nor enforce the requirement of quality tenants. The types of business that can or should operate within the project do not fall within the scope of conditions that can be imposed on a design review project.

Over the past 18 months, in an effort to attract quality tenants to the center, staff has been working with the applicant to design and build the highest quality neighborhood commercial center in Carson. Compared to its original design, this project has been completely redesigned to incorporate design features found in centers in Malibu, Santa Barbara, and Newport Beach. According to the applicant, this high level of design would be one of the factors that would attract quality tenants. The rents for the units will be higher than other centers in Carson; therefore, attracting tenants that could afford to pay the higher rents.

The applicant's primary goal for this project is to attract a quality grocer and tenants. In an effort to attract a quality grocer and tenants, staff and the applicant have agreed on a site plan site to accommodate a large retail space that could meet the access, parking, and visibility requirements for a grocer as well as complementary retail and restaurant spaces.

In order to secure a commitment from a quality grocer, the project will be marketed to the best national and regional tenants. The applicant will attend the upcoming International Council for Shopping Centers conference on May 22-25 in Las Vegas. This event will offer the applicant the opportunity to meet with shopping center industry representatives and retail real estate professionals to showcase the project.

Since the last Planning Commission meeting, staff has held several meetings with the applicant to find other collaborative solutions to attract high quality tents. To demonstrate their commitment to attracting and maintaining quality tenants, the applicant also provided the attached letter of commitment (Exhibit 5).

IV. Recommendation

That the Planning Commission:

- **APPROVE** subject to the conditions attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, APPROVING DESIGN OVERLAY REVIEW NO. 1579-15 AND VARIANCE NO. 557-15 FOR THE CONSTRUCTION OF A NEW 47,920 SF NEIGHBORHOOD RETAIL CENTER LOCATED AT 1281 UNIVERSITY DRIVE.

V. Exhibits

1. Proposed Resolution
2. Mitigation Monitoring Program
3. Letter of Commitment

Prepared by: Richard Rojas, AICP, Senior Planner



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1579-15 AND VARIANCE NO. 557-15 FOR THE CONSTRUCTION OF A NEW 47,920 SF NEIGHBORHOOD RETAIL CENTER LOCATED AT 1281 UNIVERSITY DRIVE

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, Ralph Deppisch, with respect to real property located at 1281 University Drive, and described in Exhibit "A" attached hereto, requesting the following:

- Design Overlay Review No. 1579-15 to construct a new 47,920 neighborhood retail center on a property zoned SP-2-CN (Specific Plan No. 2, Neighborhood Commercial)

A Planning Commission public hearing meeting was duly held on May 10, 2016, at 6:30 P.M. at City Hall, Helen Kawagoe 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. In regards to Section 9172.23, "Site Plan and Design Review," the Planning Commission finds that:

a) The proposed use and development is consistent with the General Plan, which designates the subject property for General Commercial use. The proposed retail, office and restaurant are permitted uses for a property zoned SP-2-CN (Specific Plan No. 2, Neighborhood Commercial and consistent with the General Plan Land Use designation.

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

c) The project site is proposing adequate parking spaces and circulation will be provided to assure the convenience and safety of pedestrians and vehicles. The Traffic Engineer has determined that the access, circulation and proposed parking areas are satisfactory and able to accommodate safe vehicle movements. The project site has direct access to University Drive and Central Avenue.

d) All proposed signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.

e) All of the required findings pursuant to Section 9172.23, "Site Plan and Design Review," Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. In regards to Section 9172.22, "Variance," the Planning Commission finds that:

a) There are special circumstances applicable to the property which warrant approval of the requested variance. The project is located adjacent to an established residential neighborhood. Studies have shown that buildings oriented towards the street enhance pedestrian safety and improve the quality of neighborhood design. Thus, a project with a lower building setback, rather than a larger setback is preferred.

b) Surrounding properties in the same zoning district, such as the retail center at Avalon Boulevard and University Drive, have a 10 foot setback from University Drive. Therefore, approval of the request would not constitute a special privilege. It should be noted that these two properties general enjoy the same size and lot depth.

c) The required 100' setback from University Drive represents approximately 25% of the lot depth; therefore, placing an undue hardship on the development of property as other similar properties such as the retail center at University Drive and Avalon Boulevard the 10-foot setback represents approximately 2.5% of the lot depth.

Section 5. An analysis has been performed pursuant CEQA Guidelines § 15162 to determine whether subsequent environmental review is required for Design Overlay Review No. 1579-15 Variance No. 557-15 (the "University Village Project"). Based upon this analysis the following findings are made to support the determination that no subsequent environmental review is required:

a) The City conducted a Program EIR, pursuant to Section 15168 of the CEQA Guidelines, on the Dominguez Technology Specific Plan. The Specific Plan comprises the Dominguez Technology Center, a 288-acre project. The project changed the use from nursery and oil production to office, technology and business park. The project contemplates 4.7 million square feet of building space for office, technology and industrial uses, including 100,000 square feet of support commercial uses. The Dominguez Technology Center was projected to generate approximately 43,000 additional trips. The Program EIR addressed the impacts of the totality of the office, technology and business park uses that would be developed at the site, including the impacts of support commercial uses.

b) The University Drive Project falls within the scope of the Program EIR, as it comprises approximately 48,000 square feet of support commercial space, and is consistent with the original purpose and intent of the Dominguez Technology Center and the Dominguez Technology Specific Plan. City conducted an updated traffic impact study relating to the University Drive Project.

c) No substantial changes in the project or its circumstances, or substantial new information has become available, that indicates that the project would now have a new or more severe impact. In this case, the proposed University Drive Project is over 50,000 square feet smaller than what was projected in the specific plan. As such, the proposed project should result in less environmental impacts than the originally approved project.

Based upon these findings, it has been determined that no further environmental documentation is required for the University Drive Project.

Section 6. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1579-15 and Variance No. 557-15 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.



Section 8. 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 MAY, 2016

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

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

PARCEL 1 OF PARCEL MAP NO. 21929-01, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 278 PAGES 29 TO 34 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS, WATER AND RIGHTS THERETO, TOGETHER WITH THE SOLE EXCLUSIVE AND PERPETUAL RIGHTS TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTEE HEREIN, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LAND OR ANY PORTION OF THE SUBSURFACE WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE IN OR UNDER SAID LAND, AS CONVEYED TO DOMINGUEZ ENERGY L.P., IN THE DEED RECORDED AUGUST 21, 1990 AS INSTRUMENT NO. 90-1450080, IN SAID OFFICE OF THE COUNTY RECORDER.

ASSESSOR'S PARCEL NO: 7319-039-001



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO.

GENERAL CONDITIONS

1. If a building permit for University Village and Design Overlay Review No. 1579-15 and Variance No. 557-15 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 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.
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 revisions shall be 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. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.



8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. 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.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. 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, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning University Village and Design Overlay Review No. 1579-15 and Variance No. 557-15. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.).
21. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
22. Prior to Issuance of Building Permit, the specification of all colors and materials, **including all walls, walkways, plazas, pedestrian amenities, cart returns, and trash enclosures** must be submitted and approved by the Planning Division.
23. ***A drive-through restaurant located at Pad 1 shall:***



- a. Close by 1:00 a.m.*
- b. Only incorporate outdoor speakers on the north side of the building directed away from the existing residential neighborhood and include an automated volume control system.*
- c. Only offer face-to-face service on the west side of the building.*
- d. Incorporate dual glazing for all windows.*
- e. Incorporate exhaust fans that are baffled and will not operate after close of business.*
- f. Incorporate zero emissions air filtration units or equivalent to reduce site odors.*
- g. Incorporate a 48-inch wall with landscaping along the southern boundary of the drive lane to screen the lane from public view.*

FENCES/WALLS

- 24. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
- 25. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
- 26. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
- 27. ***Prior to Issuance of Building Permit, the detailed plans for fences/walls must be submitted and approved by the Planning Division.***

LANDSCAPE/IRRIGATION

- 28. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
- 29. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
- 30. The proposed irrigation system shall include best water conservation practices.
- 31. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge



Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.

32. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
33. Prior to issuance of building permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

34. Shall provide adequate lighting for the parking areas.
35. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
36. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.
37. ***Prior to Issuance of Building Permit, the detailed plans for exterior lighting must be submitted and approved by the Planning Division.***

PARKING

38. All driveways shall remain clear. No encroachment into driveways shall be permitted.
39. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

SIGNS

40. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23 of the Zoning Ordinance.
41. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.



42. ***Detailed plans for all signs shall be provided in the form of a Sign Program which shall be submitted and approved by the Planning Division.***

TRASH

43. Trash collection shall comply with the requirements of the City's trash collection company.
44. Trash enclosures shall measure a minimum of fourteen (14) feet wide by six (6) feet deep as required by the City's trash collection company.
45. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas.
46. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
47. Prior to issuance of building permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

UTILITIES

48. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
49. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
50. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
51. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

52. Submit development plans for plan check review and approval.



53. Obtain all appropriate building permits and an approved final inspection for the proposed project.
54. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

55. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.
56. A construction permit is required for any work to be done in the public right-of-way.
57. Compliance with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.

Prior to Issuance of Grading Permit

58. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
59. Show any improvements within the public right-of-way on the grading plan for review and obtain approval from the City of Carson Engineering Division.

Prior to Issuance of Building Permit

60. A Covenant and Agreement for an existing easement shall be recorded with the Los Angeles County Recorder's office. Said document shall indicate all easements.
61. Submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*) for review and obtain approval from the City of Carson Engineering Division
62. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
63. Submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans submitted.



64. Provide proof of Worker's Compensation and Liability Insurance.
65. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.
66. Submit for review and obtain approval of soils report, sewer area study, drainage concept, hydrology study and storm water quality plan. Building permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and storm water information have been received and found satisfactory.
67. Required to comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and storm water quality plan.
68. 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 Los Angeles County Sewer Department.
69. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
70. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, at the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such underground provided the applicant deposits the full amount of the deposit of the in-lieu fee before the issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
71. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.

Prior to Issuance of Certificate of Occupancy

72. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
73. Install separate sewer laterals to individually serve each building in the development. Installation and dedication of the main line sewers may be necessary to meet this requirement.



74. Comply with all requirements from Los Angeles County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
75. Provide to the City Engineer an executed 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.
76. Comply with mitigation measures recommended by the water purveyor.
77. 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.
78. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along University Drive and Central Avenue abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
79. Replace any missing sidewalk areas located within the public right-of-way along University Drive and Central Avenue abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
80. Remove and replace any broken/damaged driveway approach within the public right of way along University Drive and Central Avenue abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
81. Modify existing driveways within the public right of way along University Drive and Central Avenue abutting this proposed development per City of Carson Standard to comply with the American Disability Act (ADA) requirements and to the satisfaction of the City Engineer.
82. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (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.
83. Plant approved parkway trees on locations where trees in the public right of way along University Drive and Central Avenue abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.



84. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along University Drive and Central Avenue abutting this proposed development.
85. Install striping and pavement legend per City of Carson standard.
86. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, constructions, and maintenance of all infrastructures constructed and American Disability Act (ADA) accessibility for this for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
87. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or 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)
88. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

89. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant installations and fire flow requirements).

TRAFFIC ENGINEER – CITY OF CARSON

90. Submit plans for review showing the proposed red curbs and obtain approval. Paint curbs red along University Drive and Central Avenue within or abutting this proposed development (if applicable).

BUSINESS LICENSE

91. All parties involved in the subject project located at University Drive and Central Avenue including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

CEQA – MITIGATION MEASURES

92. ***Comply with all applicable mitigation measures for the approved Dominguez Technology Centre Specific Plan Final EIR.***
93. ***During excavation and grading activities, coordinate with the Gabrieleno Band of Mission Indians – Kizh Nation and Sobobo Band of Luiseno Indians to ensure the presence of approved Native American Monitors.***



MITIGATION MONITORING & REPORTING PROGRAM

DOMINGUEZ TECNOLOGY CENTRE – UNIVERSITY VILLAGE PROJECT

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timeframe for Implementation</i>	<i>Oversight of Implementation</i>
MM LAND USE 1. A registered landscape architect shall certify prior to approval of final landscape plans for compliance with the landscape concepts of the specific plan and certify that installation complies with the approved landscape plan.	Project Applicant	Prior to the issuance of building permits	Planning
MM GEOLOGY 8. Prior to the issuance of building permits, the Building Department shall review and approve all building plans to assure compliance with the latest Los Angeles County Building Code as adopted by the City of Carson.	Project Applicant	Prior to the issuance of building permits	Building & Safety
MM GEOLOGY 9. All recommendations of the certified geologist's report and requirements of the City's grading ordinances shall be incorporated into the final grading plan. The City Engineer shall review and approve the final grading plans.	Project Applicant	Prior to the issuance of grading permits	Building & Safety
MM HYDROLOGY 11. All required drainage improvements, as shown in the Infrastructure Facilities Plan, shall be designed and constructed in accordance with the City of Carson and Los Angeles County Flood Control District standard and shall be reviewed and approved by both the City of Carson and Los Angeles County Flood Control District. All tentative maps, site plans and other precise plans within the specific plan area shall be accompanied by adequate plans for drainage improvements prepared by a registered professional engineer.	Project Applicant	Prior to the issuance of grading permits	Engineering LA County Flood Control District
MM HYDROLOGY 13. The City Engineer shall review and approved an erosion, siltation and dust control plan prior to the issuance of grading permits to minimize soil transport offsite and to minimize air quality impacts.	Project Applicant	Prior to the issuance of grading permits	Engineering Building & Safety
MM HYDROLOGY 14. All storm drains shall conform to the standards set on the storm drain concept.	Project Applicant	Prior to the issuance of grading permits	Engineering Building & Safety

<p>MM AIR QUALITY 16. The impact of short-term construction-generated emissions shall be reduced to the extent feasible by the following measures. The Building Department shall notify the developer when construction periods are prohibited and the Public Works Department shall approve all grading schedules.</p> <p>a. Construction and grading will be carried out with periodic sprinkling of the site with water as needed and by paving the areas proposed for parking as soon as possible.</p> <p>b. Restrict construction during second-stage smog alerts.</p>	Project Applicant	Prior to the issuance of grading permits	Engineering Building & Safety
	Project Applicant	Prior to the issuance of building permits	SCAQMD Building & Safety
<p>MM AIR QUALITY 17. Development of the project shall comply with all existing SCAQMD rules and regulations. In addition, development should apply, to the extent feasible, to all AQMP recommendations for commercial and office land uses.</p>	Project Applicant	Prior to the issuance of building permits	Building & Safety
<p>MM NOISE 36. Construction activities should be limited to weekdays during daylight hours (e.g. 7 a.m. to 8 p.m.) and Saturdays from 10 a.m. to 6 p.m.</p>	Project Applicant	Prior to the issuance of building permits	Building & Safety
<p>MM NOISE 37. Noise attenuation measures should be employed during construction hours to reduce noise impacts to surrounding uses. Such measures shall include compliance with state measures for muffling and shielding intake and exhaust from equipment and vehicles.</p>	Project Applicant	Prior to the issuance of building permits	Building & Safety
<p>MM NOISE 38. The siting of all future buildings shall comply with City of Carson regulations for interior and exterior noise levels, as specified by Title 25 of the California Administrative Code and the Uniform Building Code.</p>	Project Applicant	Prior to the issuance of building permits	Building & Safety
<p>MM AESTHETICS 41. Loading facilities, mechanical equipment and communication equipment shall be designed to minimize exposure to public view and shall be screened by landscaping, buildings or walls.</p>	Project Applicant	Prior to the issuance of building permits	Building & Safety
<p>MM AESTHETICS 42. Permanent outdoor storage shall be allowed onsite if screened appropriately, according to City of Carson standards.</p>	Project Applicant	Prior to the issuance of building permits	Building & Safety
<p>MM AESTHETICS 43. Parking areas shall be screened from public streets by landscaping berms or walls.</p>	Project Applicant	Prior to the issuance of building permits	Building & Safety

MM AESTHETICS 44. The landscaping shall conform to the standards set on the landscape concept (Exhibit 17 in the Specific Plan).	Project Applicant	Prior to the issuance of building permits	Building & Safety
MM CULTURAL RESOURCES 45. If significant cultural deposits are unearthed during earthmoving, a qualified archaeologist and paleontologist shall be retained to assess the significance of the findings. Based on the results of this testing, appropriate mitigation measures specific to each site can be developed.	Project Applicant	Prior to the issuance of grading permits	Building & Safety Planning Public Works
PUBLIC SERVICES AND UTILITIES 46. The building division shall review all building permits to ensure that the project will be constructed in conformance with all applicable building codes in order to ensure maximum fire protection. Fire sprinkler systems shall be installed with local alarm and central station supervision.	Project Applicant	Prior to the issuance of building permits	Building & Safety Public Works
PUBLIC SERVICES AND UTILITIES 47. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.	Project Applicant	Prior to the issuance of building permits	Building & Safety Public Works
PUBLIC SERVICES AND UTILITIES 48. Fire flows of up to 5,000 gallons per minute at 20 pounds per square inch per residual pressure for five-hour duration will be required.	Project Applicant	Prior to the issuance of building permits	Building & Safety Fire Department
PUBLIC SERVICES AND UTILITIES 49. Final fire flow will be based on the size of the building, its relationship to other structures and property lines, and the type of construction used.	Project Applicant	Prior to the issuance of building permits	Building & Safety Fire Department
PUBLIC SERVICES AND UTILITIES 51. Landscaping and berms should be such that they do not block street visibility adjacent to intersections or when the landscaping is determined to be a traffic hazard as determined by the City of Carson Traffic Engineer.	Project Applicant	Prior to the issuance of building permits	Building & Safety
PUBLIC SERVICES AND UTILITIES 52. Adequate lighting should be provided for nighttime security.	Project Applicant	Prior to the issuance of building permits	Building & Safety

PUBLIC SERVICES AND UTILITIES 53. Fences should provide a physical barrier to entry but allow for a view of the interior of the fenced area. Roofs should be free of any man-made or natural ladders such as trees. Visibility into and around doorways, porches and windows shall be maintained.	Project Applicant	Prior to the issuance of building permits	Planning & Building & Safety
PUBLIC SERVICES AND UTILITIES 54. Landscape plans shall include automatic irrigation systems which ensure watering during early morning or evening hours to reduce evaporation losses.	Project Applicant	Prior to the issuance of building permits	Building & Safety Public Works
PUBLIC SERVICES AND UTILITIES 55. The Building Department and the Planning Division shall review building plans for plumbing fixtures to ensure that water reducing measures are utilized (i.e. low-volume toilets tanks, flow control devices for faucets, etc.) as required by Title 24 of the California Administrative Code.	Project Applicant	Prior to the issuance of building permits	Building & Safety
PUBLIC SERVICES AND UTILITIES 56. The use of drip irrigation systems should be considered in order to reduce water usage.	Project Applicant	Prior to the issuance of building permits	Building & Safety Public Works
PUBLIC SERVICES AND UTILITIES 57. All required sewer improvements shall be designed and constructed to City of Carson and County of Los Angeles standards. Determination of the requirement to upsize the existing facilities shall be made by the City of Carson Department of Public Works.	Project Applicant	Prior to the issuance of building permits	Public Works LA County Public Works
PUBLIC SERVICES AND UTILITIES 58. Public Works Fee payment is required prior to issuance of a permit to connect to district sewer facilities.	Project Applicant	Prior to the issuance of certificate of occupancy	Public Works LA County Public Works
PUBLIC SERVICES AND UTILITIES 59. Each individual employer will be provided a copy of the Los Angeles County Solid Waste Management Plan, which addresses recycling programs.	Project Applicant	Prior to the issuance of certificate of occupancy	Public Works LA County Public Works
PUBLIC SERVICES AND UTILITIES 60. The Building Department shall review all building plans to assure that Title 24 California Administrative Code requirements are met.	Project Applicant	Prior to the issuance of building permits	Building & Safety



PUBLIC SERVICES AND UTILITIES 61. The Building Department shall review all building plans to assure that California Administrative Code requirements are met.	Project Applicant	Prior to the issuance of building permits	Building & Safety
PUBLIC SERVICES AND UTILITIES 62. Although the project is not expected to impact bus service, the following mitigation measures are recommended to mitigate possible impacts that the project may generate upon traffic, air quality and energy: <ul style="list-style-type: none"> a. Placement of bus route information in conveniently located areas. b. Encouragement of an employer-subsidized bus pass program 	Project Applicant	Prior to the issuance of occupancy permits	Planning



CARSON COMPANIES

CARSON ESTATE TRUST
CARSON DOMINGUEZ PROPERTIES, L.P.
CARSON ENERGY LLC
www.carsoncompanies.com

May 2, 2016

City of Carson
Development Services Group
Planning Division
701 E Carson Street
Carson, CA 90745
Attn: Mr. Richard Rojas, Senior Planner

RE: "University Village" – Proposed Neighborhood Commercial Retail Center
1281 University Drive
DOR No. 1579-15 & VAR No. 557-15

Dear Mr. Rojas:

Please accept this letter in support of our application to develop a "Best in Class" neighborhood retail center on the property referenced above – an approximately 5 acre parcel of vacant land at the NW corner of University and Central. The proposed site plan that has been submitted with the application, including proposed access points, schematic architectural design features of the buildings, parking areas and landscaping, is the result of an approximately year-and-a-half-long collaborative process involving the professional planning staff of the City, various City leaders and Councilmembers, the property owner, as well as interested parties from the surrounding community, including the residential neighborhood to the south, CSUDH to the west and north, and the business community of Dominguez Technology Center to the east.

We have arrived at this point through months of hard work, diligence and expense, and we are extremely pleased with the broad level of interest and support that is being received from the community with respect to seeing this development move forward. This was evidenced by the approximately 80 people who showed up at a community meeting on March 30th, the overwhelming majority of whom explicitly expressed their support for this project.

It is well understood that this area of north Carson is sorely underserved and lacking in retail amenities. The surrounding community has been hoping for years that a retail center could be developed at this site, and we are finally at a point now in the over-all economic cycle where it

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Newport Beach California 92660
949/725-6500 FAX 949/725-6550

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18710 S Wilmington Avenue, Suite 200
Rancho Dominguez, California 90220
FAX 310/884-5932

TEXAS OFFICE
9821 Katy Freeway, Suite 440
Houston, Texas 77024
713/360-7934 FAX 713/360-7952

EXHIBIT NO. 03



may actually be feasible. Our intent is to build the highest quality, first-class, best designed neighborhood center in the entire City of Carson, and populate it with the types of first-class tenants that both we and the community desire. This includes trying to attract a name-brand regional or national grocer as an anchor tenant. We have attached to this letter a sampling of the types of tenants that we will be targeting to lease space at "University Village." Our interests are completely aligned with the community in that we want nothing but the very best with respect to University Village. We have a reputation within the commercial real estate industry for only building and owning "Best in Class" buildings, and we plan to continue this trend with this neighborhood commercial retail center.

One last point to make involves the positive economic impact that this proposed center will have for the City of Carson. It could generate approximately \$1.7 Million annually in sales tax revenue for the city and state. Further, the property tax revenues will increase substantially upon completion. It will also potentially be the source of dozens, if not hundreds of new retail jobs, some of which will be ideal part-time jobs for local area youth. Carson Companies is committed to the City of Carson, and to developing a Class "A" quality project at this site. We are confident that what we have submitted to the City will be a development that will exceed the expectations of the surrounding community and will raise the bar substantially for others who may want to develop retail projects in the City of Carson in the future.

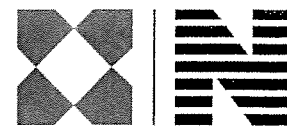
Sincerely,



Todd Burnight
Senior Vice President

University Village

Tenant Target List



JUNIOR ANCHOR



DRUG STORE



AUTOMOTIVE



RESTAURANTS (NON DRIVE-THRU)



Cookie Ice Cream Sandwiches



DRIVE-THRU PADS



SERVICE/RETAIL



FINANCIAL

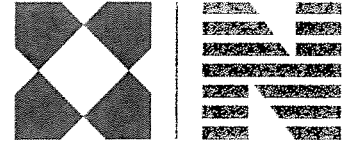


UnionBank®



OneWest Bank

University Village Use Category List



ACCESSORIES

Potential Tenant Uses

Existing Tenants

Accessories

Jewelers

Leather/Luggage

Optical Shops/Eyewear

APPAREL

Bridal/Formal Wear

Children's

Family

Family Shoes

Lady's

Lady's Shoes

Lady's/Large Sizes

Maternity

Men's

Men's Shoes

Men's/Large Sizes

Second Hand Clothing

CUSTOMER SERVICE

Banks/Financial Institutions

Beauty Salon/Beauty Supply/Wax

Brokerage House

Credit Unions

Daycare

Dry Cleaning/Laundry

Educational Center

Financial Advertising/Services

Haircut Store/Barber

Instant Printing

Insurance Office

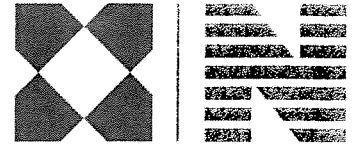
Mailbox/Postal

Real Estate Office

Tailor



University Village Use Category List



CUSTOMER SERVICE (CONTINUED)

Potential Tenant Uses

Existing Tenants

Mailbox/Postal

Real Estate Office

Tailor

Tax Services

Travel Agency

Weight Loss

Wireless

FOOD

American

Asian Fusion

Bakery

BBQ

Brazilian

Breakfast

Burgers

Chicken

Chinese

Coffee

Convenience Stores

Cookies/Desserts

Donuts

Fast Food Eateries

Frozen Yogurt

Greek

Ice Cream

Indian

Italian

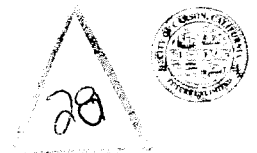
Japanese/Sushi

Juice

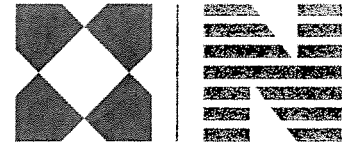
Korean

Liquor/Wine Stores

Mexican



University Village Use Category List



FOOD (CONTINUED)

Potential Tenant Uses

Existing Tenants

Oriental

Persian

Pizza

Sandwich

Steak Sandwich/Ribs/BBQ

Thai

Vegetarian

GIFTS & HOUSEWARES

Art/Collectibles/Framing

Cards/Gifts/Candles

Cutlery

Engraving Metal/Glass

Glassware/China

Paper/Party Goods

Pottery

HEALTH RELATED

Acupuncture/Reflexology

Children's Gym

Chiropractor

Dental

Dermatology/Skin Care

Gyms

Health Club/Spa

Urgent/Medical Care

Nutrition Centers

Optometry

Orthodontist

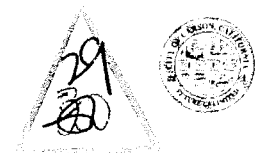
Podiatry

HOME & OFFICE

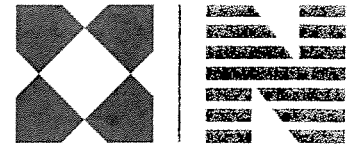
Amusement/Play Areas

Appliances

Bed/Bath



University Village Use Category List



HOME & OFFICE (CONTINUED)

Potential Tenant Uses

Existing Tenants

Book Stores

Computers/Electronics

Fabrics/Draperies

Floor Coverings

Garden

Hardware

Home Furnishings

Home Improvement

Kitchenware

Mattress

Office Supplies/Furnishings

Paint/Wall Coverings

Printers/Copies

MULTI-PRODUCT RETAILERS

Catalog Showrooms

Department Stores

Discount/Variety Stores

Drug Stores

Grocery

OTHER

Auto Supplies/Car Care

Pet Stores/Supplies

Vets/Animal Services

RECREATIONAL

Bike Shop

Board Shop

Camera/Art Supplies

Craft & Hobby

Dance Studio

Golf Shop

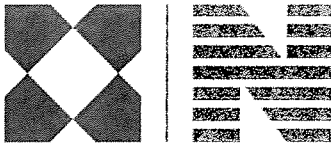
Karate/Tae Kwon Do Studio

Music Stores



University Village

Use Category List



RECREATIONAL (CONTINUED)

Existing Tenants

Existing Tenants

Pilates

Sporting Goods

Theaters

Toys

Video Rental/Games/Sales

Yoga

