



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 14, 2016

SUBJECT: Design Overlay Review No. 1599-15
Conditional Use Permit No. 1000-16

APPLICANT: GreenbergFarrow
Attention: Kim Caldwell
19000 MacArthur Suite 250
Irvine, CA 92612

OWNER: Nguyen-Jaubin Family Trust
P.O. Box 22
Los Alamitos, CA 90720

REQUEST: To consider approval for construction of a new 1,500 square foot Starbucks restaurant with a drive-through and a shared parking agreement in an existing multi-tenant commercial center located in the CG-D (Commercial, General; Design Overlay) zoned district.

PROPERTY INVOLVED: 1802–1832 E. Carson Street

COMMISSION ACTION

___ Concurred with staff
___ Did not concur with staff
___ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

Item No. 9C

I. **Introduction**

Applicant

GreenbergFarrow; Attention: Kim Caldwell; 19000 MacArthur Suite 250; Irvine, CA 92612

Property Owner

Nguyen-Jaubin Family Trust; P.O. Box 22; Los Alamitos, CA 90720

Project Address

1802–1832 E. Carson Street, Carson, CA 90745

Project Description

The project includes Design Overlay Review (DOR) No. 1599-15 to construct a new 1,500 square foot Starbucks restaurant with a drive-through and a Conditional Use Permit (CUP) No. 1000-16 for a shared parking agreement between the new Starbucks and the existing retail center.

II. **Project Site and Surrounding Land Uses**

The property is located on the southwest corner of Wilmington Avenue and Carson Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	General Commercial
Zone District	CG-D (Commercial General; Design Review)
Site Size	2.2 acres
Present Use and Development	Multi-tenant commercial center and one (1) pad building
Surrounding Uses/Zoning	North: Commercial uses (gas station, liquor store) zoned CG-D (Commercial, General; Design Review) South: Residential single family use zoned RS (Residential; Single-family) East: Industrial park use zoned ML-D (Manufacturing; Light; Design Overlay) West: Public storage use zoned ML-D
Access	Ingress/Egress: Wilmington Avenue and Carson Street

Current Improvements

The vacant project site is adjacent to a multi-tenant commercial center.

Previous Discretionary Permits

Building permits indicate the commercial center was constructed in 1964. In 1988, Design Overlay Review No. 423-87, Variance No. 273-87 and Zone Change Case No. 103-87 were approved and included the following:

- *Design Overlay Review (DOR) No. 423-87:* Pursuant to Section 9172.23, the addition of a new retail sales building as well as a remodel of the commercial center required approval of a Site Plan and Design Review by the Planning Commission.
- *Variance No. 273-87:* Pursuant to Section 9172.22, a variance from Section 9162.51 (Parking Lot Design) to provide less than the required 26' aisleway required approval of a Variance by the Planning Commission
- *Zone Change Case No. 103-87:* Pursuant to Section 9172.13, a zone change from ML-D (Manufacturing, Light; Design Review) to CG-D (Commercial, General; Design Review) required approval of a Zone Change by the Planning Commission and City Council

Public Safety Issues

None

III. Analysis

Business Operations

The proposed hours of operation for the Starbucks use will be from 4:30 a.m. to 11:30 p.m.

Site Plan

The proposed project will be located on the northeast corner of the property. The building will be situated to allow a nine-vehicle drive-thru along Carson Street and Wilmington Avenue to minimize overflow into the parking lot and/or street. The location of the drive-thru ordering menu will allow up to four cars to queue behind the ordering vehicle. In addition, the drive-thru exit turning radius ensures adequate exiting spacing for the driveway.

In addition to the drive-thru and indoor seating areas, the proposed project also includes an outdoor seating area located southeast of the buildings entrance.

Architectural Design

The proposed building design will include metal awnings, decorative wall sconces, metal canopies, corrugated metal panels, wood louvers, cornice and wood panels and a muted color scheme. While not consistent with the existing shopping center design, the colors and materials selected are considered appropriate for the proposed architectural style and provide a point of reference for future buildings and remodels within the project facility.

Landscaping

A substantial landscape buffer is proposed along the street frontages and building foundation and meets code requirements. Outdoor seating and bicycle parking are also proposed.

Access and Parking

Starbucks will be part of an existing retail center which is comprised of 2.2 acres and 108 parking stalls. As part of this project, six stalls will be added to the shopping center. A parking survey was conducted by the applicant's traffic consultant to determine if the overall parking provided will be sufficient to serve the proposed and existing uses. The survey concluded that during the peak parking demand for Starbucks, in the early morning period, a surplus of 80 parking spaces were available for use by Starbucks patrons. In the afternoon peak for the shopping center and Starbucks, there would be 48 spaces available. The City's Traffic Engineer has reviewed the parking study and concludes that there are sufficient parking spaces to accommodate the additional parking demands that would be generated by the proposed Starbucks.

Existing Shopping Center Remodel

While reviewing this proposal, staff asked the property owner to consider remodeling the existing outdated shopping center. In response, the owner is preparing to submit a separate design review application and sign program to remodel the existing center. The improvement could include repaving and restriping the parking lot, adding parking lot lights, replacing signage, and upgrading site landscaping. Condition of Approval No. 17 requires the owner to obtain design review approval to remodel the existing shopping center prior to issuance of a building permit for the Starbucks.

IV. Environmental Review

Pursuant to Section 15303 - New Construction or Conversion of Small Structures - of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is deemed to be less than the maximum size allowed as an exemption and is therefore Categorically Exempt.

V. Public Notice

Public notice was posted to the project site on May 25, 2016. Notices were mailed to property owners and occupants within 500 feet by June 2, 2016. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VI. Recommendation

That the Planning Commission:

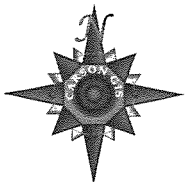
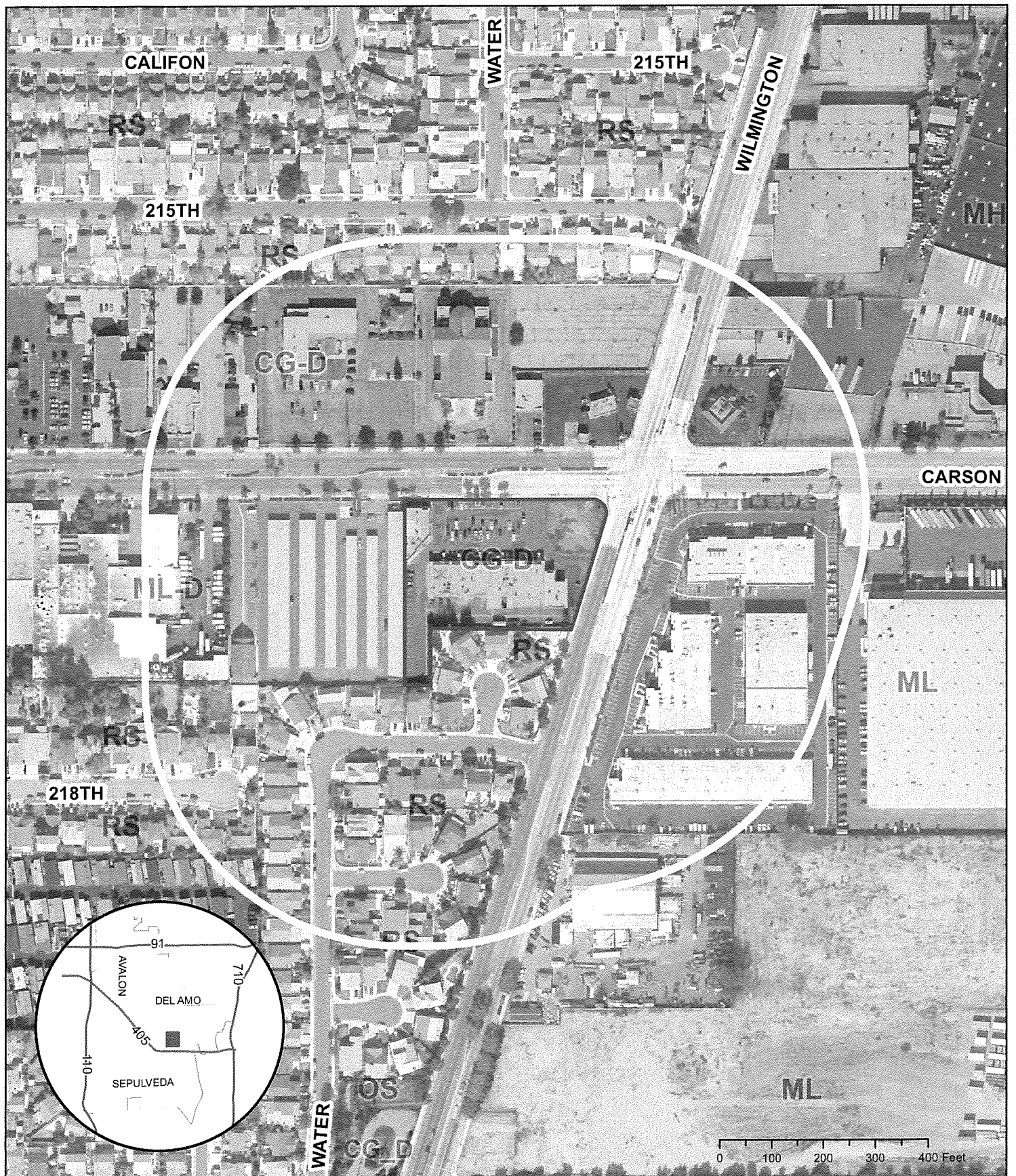
WAIVE further reading and ADOPT Resolution No._____, entitled “A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1599-15 and Conditional Use Permit No. 1000-16 for construction of a new 1,500 square foot Starbucks restaurant with a drive-through and a shared parking agreement in an existing multi-tenant commercial center located at 1802-1832 East Carson Street.”

VII. Exhibits

1. Land Use Map
2. Parking Study
3. Parking Summary
4. Resolution
5. Project Plans (Separate from this report)

Prepared by: Max Castillo, Assistant Planner

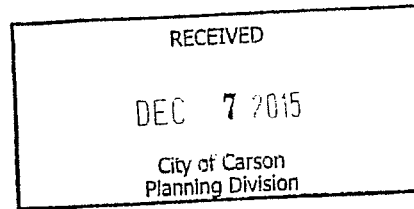
MC / d159915_c100016_1802-1832ECarsonSt_p



City of Carson EXHIBIT NO. 1
500 Foot Radius Map
1802 E. Carson Street



December 1, 2015

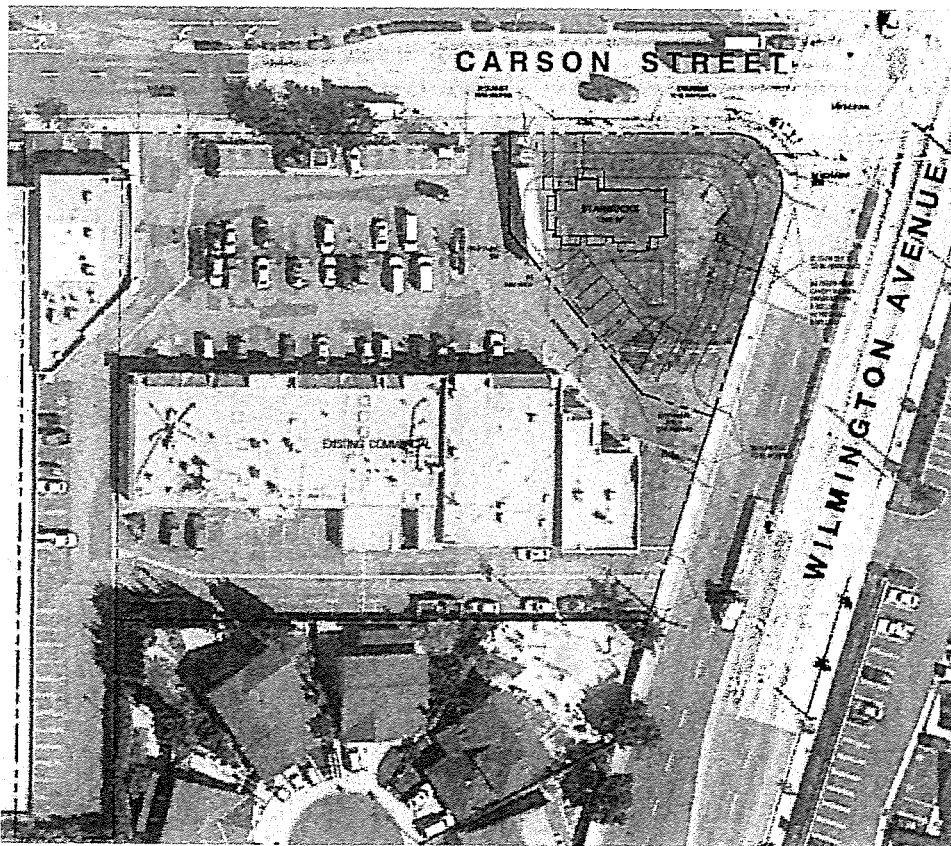


Ms. Catherine Otis
Senior Development Coordinator
Greenberg Farrow
19000 MacArthur Boulevard, Suite 250
Irvine, California 92612

RE: Parking Study for the Proposed Starbucks at the intersection of Carson Street and Wilmington Avenue in the City of Carson

Dear Ms. Otis:

Pursuant to your request, Albert Grover & Associates (AGA) has conducted a parking demand study relative to a proposed Starbucks located within an existing shopping center located at the southwest corner of the intersection of Carson Street and Wilmington Avenue in the City of Carson. The proposed 1,500 square foot (sf) Starbucks with drive through is to be newly constructed on what is currently a vacant parcel adjacent to the intersection. The shopping center layout and proposed new Starbucks are shown below.



TRANSPORTATION CONSULTING ENGINEERS

211 Imperial Highway, Suite 208, Fullerton, CA 92835
(714) 992-2990 FAX (714) 992-2883 E-Mail: aga@albertgrover.com

EXHIBIT NO. 2



According to the City of Carson Zoning Code, the new Starbucks is expected to generate a peak parking demand of one parking space per 100 square feet for a total parking space demand of fifteen stalls. The proposed project will be providing five standard parking spaces and one disabled parking space thus falling nine spaces short of the Zoning Code required parking for the project. However, there is available parking within the adjacent shopping center that could be used to accommodate overflow parking demand from the Starbucks. The adjacent shopping center is fully leased, and parking is theoretically under parked according to the current Zoning Code. The City of Carson has requested that a parking study be completed to confirm that the parking provided on site for both the shopping center and the new Starbucks will be sufficient to accommodate the anticipated peak parking demand.

AGA conducted a parking demand study in the three parking areas of the shopping center located on the southeast corner of Carson Street and Wilmington Avenue during three time periods believed to coincide with peak parking demand in the shopping center for a typical weekday and on a Saturday. There are a total of 107 parking stalls (including five disabled spaces) available in three parking fields or zones. As depicted in the graphic below; Zone A has a total of 64 spaces and is located immediately adjacent to the retail buildings, Zone B with 25 spaces is located along the west wall of the property, and Zone C with 18 spaces is located behind the retail building.

PARKING ZONE LAYOUT



Parking activity in all three parking zones of the shopping center was monitored and documented as a part of the study efforts. Parking counts were conducted on a Wednesday and a Saturday between the hours of 6:00 AM and 9:00 AM, 11:30 AM and 1:30 PM, and 4:00 PM and 6:00 PM. A summary of the data gathered is shown below:

Weekday Morning Wednesday, October 14th				
Time	Zone A (64 sp)	Zone B (25 sp)	Zone C (18 sp)	Total (107 sp)
6:00	4	0	2	6
6:15	5	0	2	7
6:30	5	0	2	7
6:45	6	0	2	8
7:00	6	0	2	8
7:15	10	1	2	13
7:30	13	0	4	17
7:45	13	0	3	16
8:00	19	1	3	23
8:15	15	1	3	19
8:30	13	2	2	17
8:45	21	1	2	24
9:00	22	2	2	26

Weekday Mid-Day Wednesday, October 14th				
Time	Zone A (64 sp)	Zone B (25 sp)	Zone C (18 sp)	Total (107 sp)
11:30	32	5	3	40
11:45	33	8	3	44
12:00	35	10	3	48
12:15	39	8	3	50
12:30	36	7	3	46
12:45	38	6	1	45
1:00	35	6	1	42
1:15	37	5	1	43
1:30	37	5	2	44

Weekday Evening Wednesday, October 14th				
Time	Zone A (64 sp)	Zone B (25 sp)	Zone C (18 sp)	Total (107 sp)
4:00	27	4	1	32
4:15	25	4	1	30
4:30	27	5	1	33
4:45	24	5	2	31
5:00	24	6	2	32
5:15	22	8	2	32
5:30	24	6	2	32
5:45	24	5	1	30
6:00	26	3	0	29

Weekend Morning Saturday, October 17th				
Time	Zone A (64 sp)	Zone B (25 sp)	Zone C (18 sp)	Total (107 sp)
6:00	1	0	2	3
6:15	3	0	2	5
6:30	6	0	2	8
6:45	10	0	2	12
7:00	5	0	2	7
7:15	11	0	2	13
7:30	5	0	2	7
7:45	10	0	1	11
8:00	15	0	1	16
8:15	14	0	1	15
8:30	12	2	2	16
8:45	12	2	3	17
9:00	12	2	3	17

Weekend Mid-Day Saturday, October 17th				
Time	Zone A (64 sp)	Zone B (25 sp)	Zone C (18 sp)	Total (107 sp)
11:30	23	3	2	28
11:45	21	3	2	26
12:00	25	3	1	29
12:15	25	3	1	29
12:30	22	3	1	26
12:45	20	3	1	24
1:00	24	3	1	28
1:15	24	3	1	28
1:30	21	3	1	25

Weekend Evening Saturday, October 17th				
Time	Zone A (64 sp)	Zone B (25 sp)	Zone C (18 sp)	Total (107 sp)
4:00	18	3	1	22
4:15	18	3	1	22
4:30	22	3	1	26
4:45	31	3	0	34
5:00	27	3	0	30
5:15	29	4	0	33
5:30	24	4	0	28
5:45	23	4	0	27
6:00	20	4	0	24

The Starbucks is expected to experience peak parking demand during the early morning hours when the retail shops of the shopping center only experience light activity. The parking survey revealed that during those early morning hours the shopping center has more than 80 parking spaces available for use by Starbucks patrons.

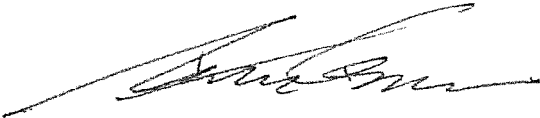
Based on the parking counts, it is clear that the additional nine parking spaces of demand that the Starbucks is expected to generate could easily be accommodated in Zone A (the parking lot immediately adjacent to the retail shops) during all parts of the day and into the evening. The peak demand of the shopping center occurs mid-weekday when the parking survey found a maximum of 39 of the 64 total spaces in Zone A were occupied. Should the Starbucks also experience its anticipated peak Zone Code demand of 15 spaces during this same time period there would still be 7 spaces available (64-39-9) in Zone A without overflowing parking into Zone B or Zone C which collectively have another 41 unoccupied parking spaces available.

The parking survey clearly indicates that the adjacent shopping center has ample parking capacity to accommodate additional parking demand. Therefore, based on the analysis, it has been determined that the existing parking supply of the shopping center is of sufficient size to accommodate the anticipated additional parking demand of the Starbucks not only during the weekday morning, but weekday lunch period, evening commute period, and on the weekend.

Should you have any questions regarding the parking study effort or the findings, please contact me directly at (714) 992-2990.

Respectfully submitted,

ALBERT GROVER & ASSOCIATES



David Roseman, T.E.
Principal Transportation Engineer

SHOPPING CENTER BUILDING AREA & PARKING SUMMARY

SUITE	TENANT	USE	BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED	HOURS OF OPERATIONS
1750	CHARTWELL STAFFING SERVICES INC.	OFFICE	950	1 SP/300 SF - 3		8 AM - 5 PM
1752	OPTOMETRY	OFFICE	950	1 SP/300 SF - 3		9 AM - 6 PM
1754	DENTISTRY	OFFICE	950	1 SP/300 SF - 3		9 AM - 6 PM
1756	THAI CUISINE	RESTAURANT	1,226	1 SP/100 SF - 12		10 AM - 9 PM
1802	FLORES CAFE MEXICAN FOOD	RESTAURANT	2,410	1 SP/100 SF - 24		7 AM - 9 PM
1806	DIAMOND NAILS	SERVICE	1,210	1 SP/300 SF - 4		10 AM - 9 PM
1808	CLEANERS	SERVICE	1,210	1 SP/300 SF - 4		7 AM - 6 PM
1810	MARIA'S ZUMBA	DANCE STUDIO	1,818	1 SP/150 SF - 12		NOON - 6 PM
1814	MIND & BODY FOOT MASSAGE	SERVICE	688	1 SP/300 SF - 2		10 AM - 10 PM
1816	BARBER SHOP	SERVICE	607	1 SP/300 SF - 2		10 AM - 6 PM
1818	SO PHO SO GOOD VIETNAMESE REST.	RESTAURANT	1,300	1 SP/100 SF - 13		10 AM - 9 PM
1820	Y & K LIQUOR & MARKET	RETAIL	4,739	1 SP/300 SF - 16		7 AM - 11 PM
1822	STATE FARM INSURANCE	OFFICE	1,400	1 SP/300 SF - 5		10 AM - 5 PM
1824	ALEX DONUT	RESTAURANT	1,000	1 SP/100 SF - 10		3 AM - 5 PM
1832	STARBUCKS	COFFEE SHOP	1,500	1 SP/100 SF - 15		4.30 AM - 11.30 PM
TOTAL			21,958	128	108	

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1599-15 AND CONDITIONAL USE PERMIT NO. 1000-16
FOR CONSTRUCTION OF A NEW 1,500 SQUARE FOOT
STARBUCKS RESTAURANT WITH A DRIVE-THROUGH AND A
SHARED PARKING AGREEMENT IN AN EXISTING MULTI-
TENANT COMMERCIAL CENTER LOCATED AT 1802-1832
EAST CARSON STREET**

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

Section 1. An application was duly filed by the applicant, Kim Caldwell of GreenbergFarrow, with respect to real property located at 1802- 1832 E. Carson St. and described in Exhibit "A" attached hereto, requesting approval for a shared parking agreement and construction of a new 1,500 square foot drive-through in an existing multi-tenant commercial center located in the CG-D (Commercial, General; Design Overlay) zoned district. The request includes:

- Design Overlay Review (DOR) No. 1599-15 - The project site is zoned CG-D and per Section 9172.23 of the Carson Municipal Ordinance (CMC) requires site plan and design review.
- Conditional Use Permit (CUP) No. 1000-16 - Pursuant to Section 9162.24.B – Automobile Parking Spaces Required for Mixed Uses - of the Carson Zoning Ordinance, a Conditional Use Permit is required for proposed shared parking for a new Starbucks use within a commercial multi-tenant center.

A public hearing was duly held on June 14, 2016, at 6:30 P.M. at the Carson 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. In regards to CMC Sections 9172.23(D), Site Plan and Design Review, the Planning Commission finds that:

- a) The subject property is approximately 2.2 acres and is designated as General Commercial within the Land Use Element of the General Plan. The project site is located on the southwestern corner of Carson Street and Wilmington Avenue. There are no specific plans for the area. The properties to the north have a General Plan designation of Commercial General, to the south is Low Density Residential and properties to the east and west are designated Light Industrial. The proposed use is a permitted use in the CG-D zoning district and will be compatible with these surrounding uses in that it will not significantly impact the adjacent properties, in terms of noise, dust, odor, aesthetics or other environmental considerations. The colors and materials selected are considered appropriate for the proposed architectural style and provide a point of reference for future buildings and remodels within the project facility. A substantial landscape buffer is also proposed along the street frontages and building foundation and meets code requirements.

- b) Existing driveway approaches for egress and ingress located on Carson Street and Wilmington Avenue to the proposed drive through provides a convenient and safe circulation for pedestrians and vehicles. The building will be located to the west of the northeast corner of the parcel which will allow up to nine vehicles to line up within the drive-thru and minimize overflow into the parking lot and/or street. The location of the drive-thru ordering menu will allow up to four cars to queue behind the ordering vehicle. The drive-thru exit turning radius ensures adequate exiting spacing for the driveway.
- c) The proposed Starbucks drive through meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore, all of the required findings pursuant to Section 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision can be made in the affirmative.

Section 4. In regards to Section 9172.21(D) - Conditional Use Permit – and Section 9162.24 - Automobile Parking Spaces Required for Mixed Uses - the Planning Commission finds that:

- a) The General Plan Land Use designation is General Commercial. The proposed project is appropriate as it will not alter the intended commercial use of the subject property.
- b) A multi-tenant commercial center consisting of two (2) buildings currently occupy the site. The site is 2.2 acres in size, and can be accessed along Carson Street and Wilmington Avenue. The colors and materials selected for the proposed Starbucks are considered appropriate for the proposed architectural style and provide a point of reference for future buildings and remodels within the project facility. In addition, the owner will be required to remodel the site through repaving, restriping, additional lighting and landscaping. As such, the aesthetic impacts will be lessened, thus helping to achieve a harmonious and attractive development of the area.
- c) The site is currently vacant. The site is located off of two major streets and is surrounded by developed properties that are served by adequate infrastructure and utilities. Thus there are adequate utilities to provide and maintain service to the proposed use.
- d) Access to the site is proposed from Wilmington Avenue and Carson Street. The proposed drive through will not impact traffic in the vicinity except possibly during the remodeling phase of the project. Safety and convenience of vehicular and pedestrian access will not be hindered by the proposed development.
- e) The proposed use will not negatively impact the vicinity in terms of parking, traffic, noise and safety. The intended character of the area is for commercial activities which the proposed use is compatible.
- f) Starbucks will be part of an existing retail center which is comprised of 2.2 acres and 108 parking stalls. Six stalls will be added to the development. A parking survey was conducted by the applicant's traffic consultant to determine if the overall parking provided will be sufficient to serve the proposed and existing uses. The survey concluded that during the peak parking demand for

Starbucks in the early morning period, a surplus of 80 parking spaces were available for use by Starbucks patrons. In the afternoon peak for shopping center and Starbucks, there would be 48 spaces available. The City's Traffic Engineer has reviewed the parking study and concludes that there are sufficient parking spaces to accommodate the additional parking demands that would be generated by the proposed Starbucks. The City's Traffic Engineer has also concluded that although the City's Municipal Code parking requirement is not met, the parking counts that were taken by the consultant during times of peak activity indicated that there were plenty of parking spaces available for use by Starbucks patrons. A condition of approval will require the applicant to submit a revised parking calculation for review and approval prior to any change in use, unit square footage or the number of parking spaces.

- g) The proposed drive through meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore, all of the required findings pursuant to Section 9172.21(D) – Commission Findings and Decision; and Section 9143 – Conditional Use Criteria – and Section 9162.24 - Automobile Parking Spaces Required for Mixed Uses of the Carson Municipal Code can be made in the affirmative as such there is adequate parking available for all affected lots, parcels and uses and any reduction in parking will not decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all participating uses.

Section 5. The Planning Commission further finds that the approval of a proposed Starbucks drive through on a vacant commercial property is exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), since the proposed project is deemed to be less than the maximum size allowed as an exemption.

Section 6. Based on the aforementioned findings, the Commission hereby grants approval of Design Overlay Review No. 1599-15 and Conditional Use Permit No. 1000-16, 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 14th DAY OF JUNE, 2016.

CHAIRMAN

ATTEST:

SECRETARY

15

EXHIBIT "A"

Legal Description

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

LOT 59 AND THE EASTERLY 50 FEET OF LOT 60 OF TRACT NO. 28476, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 820, PAGES 6, 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7328-018-035



CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1599-15
CONDITIONAL USE PERMIT NO. 1000-16

GENERAL CONDITIONS

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1599-15 and Conditional Use Permit No. 1000-16 is not submitted to the City of Carson within one year of its 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 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 or 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. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Planning Division in writing in the event that the use of the facility is discontinued for any reason. In the event the facility is discontinued or abandoned for a period of more than 180 days, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate so as to be in conformance with applicable zoning codes at the owner's and/or operator's expense. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety requirements.
11. 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.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the conditions. 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.
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 proceedings 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 Design Overlay Review No. 1599-15 and Conditional Use Permit No. 1000-16. The applicant shall provide a deposit in the amount of 100% 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 City shall have no liability to the applicant.

PARKING

15. The hours of operation of the CarWil shopping center tenants shall comply with the following table. Modifications to the parking table below, including changes in use and/or hours of operation shall require review and approval by the Planning Division. Substantial modifications, as determined by the Planning Division shall require review and approval by the Planning Commission.

SHOPPING CENTER BUILDING AREA & PARKING SUMMARY

SUITE	TENANT	USE	BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED	HOURS OF OPERATIONS
1750	CHARTWELL STAFFING SERVICES INC.	OFFICE	950	1 SP/300 SF - 3		8 AM - 5 PM
1752	OPTOMETRY	OFFICE	950	1 SP/300 SF - 3		9 AM - 6 PM
1754	DENTISTRY	OFFICE	950	1 SP/300 SF - 3		9 AM - 6 PM
1756	THAI CUISINE	RESTAURANT	1,226	1 SP/100 SF - 12		10 AM - 9 PM
1802	FLORES CAFE MEXICAN FOOD	RESTAURANT	2,410	1 SP/100 SF - 24		7 AM - 9 PM
1806	DIAMOND NAILS	SERVICE	1,210	1 SP/300 SF - 4		10 AM - 9 PM
1808	CLEANERS	SERVICE	1,210	1 SP/300 SF - 4		7 AM - 6 PM
1810	MARIA'S ZUMBA	DANCE STUDIO	1,818	1 SP/150 SF - 12		NOON - 6 PM
1814	MIND & BODY FOOT MASSAGE	SERVICE	688	1 SP/300 SF - 2		10 AM - 10 PM
1816	BARBER SHOP	SERVICE	607	1 SP/300 SF - 2		10 AM - 6 PM
1818	SO PHO SO GOOD VIETNAMESE REST.	RESTAURANT	1,300	1 SP/100 SF - 13		10 AM - 9 PM
1820	Y & K LIQUOR & MARKET	RETAIL	4,739	1 SP/300 SF - 16		7 AM - 11 PM
1822	STATE FARM INSURANCE	OFFICE	1,400	1 SP/300 SF - 5		10 AM - 5 PM
1824	ALEX DONUT	RESTAURANT	1,000	1 SP/100 SF - 10		3 AM - 5 PM
1832	STARBUCKS	COFFEE SHOP	1,500	1 SP/100 SF - 15		4:30 AM - 11:30 PM
TOTAL			21,958	128	108	

16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

AESTHETICS

17. The property owner shall obtain approval for an administrative Design Review for site improvements prior to issuance of a building permit for the Starbucks

proposal. Improvements to the center could include repaving and restriping of the parking lot and the addition of parking lot lights and increased landscaping.

18. The applicant shall place all trash bins within trash enclosures.
19. 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

20. The applicant is required to submit an updated sign program for staff's approval. The sign program will include provisions to remove or reduce the height of a proposed pole sign located at the northeast corner of the property.
21. All signage shall comply with the requirements of the Carson Municipal Code and shall be approved by the Planning Division prior to building occupancy.

LANDSCAPING/IRRIGATION

22. Integrate additional trees within the planting design in order to provide shade for additional vehicles.
23. Existing landscaping shall be maintained subject to the approval of the Planning Division.
24. Provide screening for all irrigation equipment
25. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
26. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
27. 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.

LIGHTING

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

BUILDING AND SAFETY

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

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

30. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
31. All required fire hydrants shall be installed, tested and accepted prior to occupancy. Vehicular access must be provided and maintained serviceable throughout building remodel.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

General Conditions

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

32. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
33. The Developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
34. Any existing off-site damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
35. A construction permit is required for any work to be done in the public right-of-way.
36. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
37. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

38. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
39. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.



40. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.
41. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
42. The Developer shall submit a sewer area study to the Los Angeles. County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
43. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
44. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (if any) along Carson St and Wilmington Ave.
 - b. Sewer Main Improvements (if any) along Carson and/or Wilmington as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Carson and/or Wilmington as determined by the aforementioned requirement.
45. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) can either be shown on the grading plan or on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
46. All existing overhead utility lines less than 12 kilovolts along Wilmington ave shall be underground to the satisfaction of the City Engineer. Alternatively, in 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 undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.

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



47. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
48. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
49. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
50. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
51. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
52. Fill in any missing sidewalk within the public right of way along Carson St and Wilmington Ave abutting this proposed development
53. Remove and replace any broken/damaged driveway approach within the public right of way along Carson St and Wilmington Ave abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
54. Remove unused driveway approach if any, within the public right of way along Carson St and Wilmington Ave abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
55. The Developer shall modify existing driveways within the public right of way along Carson St and Wilmington Ave abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
56. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
57. Install/If necessary, modify existing wheelchair ramp at the corner of Carson St and Wilmington Ave per City of Carson Standard, in compliance with ADA requirements.

58. Plant approved parkway trees on locations where trees in the public right of way along Carson St and Wilmington Ave abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
59. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Carson St and Wilmington Ave abutting this proposed development.
60. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County 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 (626)300-4770
61. Install streetlights on concrete poles with underground wiring in the public right of way along Carson St and Wilmington Ave abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow (626)300-4753.
62. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
63. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
64. Install striping and pavement legend per City of Carson standard.
65. Paint Curbs Red (if Applicable) along Carson St and Wilmington Ave within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
66. 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)
67. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

Public Works – Water Quality

68. Prior to issuance of **Building Permit**, the proposed development is subject to the following:
 - a. Per City of Carson ordinance 5809 developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from

construction activities and facility operations to the satisfaction of City of Carson City Engineer.

69. Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:
- a. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

63. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction of the Starbucks drive-through to be located at 1802-1832 E. Carson St, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

OTHER

64. Future modifications to the approved development plans shall be subject to Planning Division review and approval. If deemed to be major modifications, the Planning Commission shall be the approval authority.