



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 14, 2016

SUBJECT: Design Overlay Review No. 1602-16 and
Conditional Use Permit No. 998-16

APPLICANT: Bryan Miranda for Public Storage
701 Western Avenue
Glendale, CA 91201

PROPERTY OWNER: CMP Investments, LLC

REQUEST: To construct a new three-story Public Storage building
consisting of self-storage rental units, office and a
caretaker's unit including related site improvements

PROPERTIES INVOLVED: 16100 Avalon Boulevard

COMMISSIONERS' VOTE

<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			

I. Introduction

Property Owner:

CMP Investments, LLC, c/o Rick Benfield, 149 S. Barrington Avenue, #433, Los Angeles, CA 90049

Applicant:

Public Storage c/o Bryan Miranda, 701 Western Avenue, Glendale, CA 91201

Project Address:

16100 Avalon Boulevard, Carson, CA 90746

Project Description:

The applicant is proposing to construct a new three-story 133,767-square-foot Public Storage building consisting of self-storage rental units, 1,229 square feet of office space, 1,029-square-foot caretaker's unit and related site improvements on a two-acre site located in the ML-D (Manufacturing, Light, Design Overlay) zoning district.

II. Project Site and Surrounding Land Uses

The project site is located at the south/east corner of Alondra and Avalon Boulevards.

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing, Light, Design Overlay)
Project FAR	0.5
Site Size	2 acres
Present Use and Development	Vacant
Surrounding Uses/Zoning	North: Unincorporated Los Angeles County – truck fueling facility, shipping and a fast food restaurant. South: Light Industrial zoned ML-D East: Glass and Mirror Company zoned ML-D West: Car wash and Logistics Warehouse zoned ML-D
Access	Ingress/Egress: Alondra Boulevard and Avalon Boulevard

Current Improvements:

The project site is partially developed with two vacant one-story buildings totaling 4,600 square feet, asphalt parking area, and perimeter block wall. The remaining portion of the site is undeveloped.

Previously Approved Discretionary Permits

- Zone Change Case (ZCC) No. 157-07 "H" was approved by the Planning Commission on January 22, 2008, changing the zone from MH-D (Manufacturing Heavy – Design Overlay) to ML-D (Manufacturing Light –

Design Overlay) to be consistent with the Carson General Plan Land Use designation of Light Industrial for the subject site.

- Design Overlay Review (DOR) No. 1537-14 was approved by the Planning Commission on July 22, 2014, for a school bus storage use with 67 parking spaces and a 7,986-square-foot office building.

Public Safety Issues

None

III. Analysis

Business Operations

Public Storage will provide self-storage rental units and packing supply services at the site. Proposed office hours are Monday-Sunday from 8:00 a.m. – 9:00 p.m. The proposed customer access hours are Monday-Sunday from 6:00 a.m. – 10:00 p.m. A Public Storage business manager will live on-site in the caretaker's unit. The applicant expects having 2 to 4 employees at each shift (Exhibit No. 2)

Buildings and Architecture

The proposal includes many elements to provide an interesting building façade including massing variation, horizontal bands, trims, overhangs and other ornamentations along the building. Building materials include smooth, painted, and textured concrete masonry units and painted plaster. To enhance the building entrance, the building design includes both showcase windows and spandrel glass in the aluminum storefront. The color palette for the building is consistent with the corporate branding of Public Storage. Neutral base colors are complimented with orange and purple accents along the roof line and at the top of each tower element.

The proposed covered parking and trash enclosure will consist of similar materials as the main building. Subject to State Title 14, the trash enclosure is required to be ADA accessible. Refer to Condition of Approval No. 38.

Caretaker's Unit

The caretaker's unit is a permissible accessory use for the proposed public self-storage warehouse, subject to a conditional use permit and pursuant to CMC Section 9142 – Accessory Uses:

- a) There is one 1,029-square-foot caretaker's unit located within the proposed public self-storage warehouse with two (2) required assigned covered parking spaces.
- b) According to Building and Safety, one (1) ADA parking stall will be located at the caretaker's unit for accessibility use as needed.

Landscaping and Fencing

The proposed landscaping features drought-tolerant trees, shrubs and accent plants and a variety of groundcovers. Site interior landscaping is comprised of lower

growing shrubs, while trees and larger growing shrubs are found on the exterior adjacent to sidewalks.

The two proposed access gates will be black wrought iron fencing; each one adjacent to Alondra Boulevard and Avalon Boulevard will be open during customer business hours and locked closed during off hours. Refer to Condition of Approval No. 18.

Access and Parking

The City Traffic Engineer and the Los Angeles County Fire Department reviewed the proposed project circulation for public safety concerns and determined that the project's proposed circulation provides safe vehicular ingress/egress. Knox boxes will be installed for each gate entry for emergency access by the Fire Department.

The proposed self-storage building consists of 947 storage units (average size of about 100 square feet each), 1,229-square-foot office, and 1,029-square-foot caretaker's unit. The proposed uses require 53 parking spaces. The proposed project meets this requirement by providing 39 standard spaces, 11 compact spaces, and 3 ADA designated spaces.

Parking Calculations:

Use	Parking Calculation	Required Parking
947 Storage Units	1 space per 20 units	47
1,229 Office	1 space per 300 sq. ft.	4
1,029 Caretaker's Unit	2 covered parking spaces	2
	Total Required	53

Two assigned covered parking spaces and one (1) ADA parking stall are required for the caretaker's unit use. Refer to Condition Approval Nos. 26 and 27

The project also includes a 33 x 18 foot loading area located along the southern side of the building.

Security

Public Storage provides security via building perimeter lighting, wrought iron fencing, and security cameras. As a condition of approval, staff recommends that security cameras be installed in coordination with the Los Angeles Sheriff's Department. Refer to Condition of Approval No. 86

Signage

One monument, one directional and five building-mounted signs (one rental office and a business name sign per each tower element elevation) are proposed.

The monument and directional signs consist of similar materials as the proposed building. All signs are L.E.D. illuminated, individual channel letter style.

The building's signage has been reviewed by staff and complies with CMC 9146.7 (Business Signs). A permit is required for all building signs prior to building occupancy.

Site Remediation

The Los Angeles County Fire Department inspected the site in 2013 and evaluated a report prepared by Athanor Environmental Services, Inc., entitled, "Exploratory Excavation and Site Remediation, Septic Tank Investigation, Hydraulic Lift Removal," dated November 1, 2013, and found that site contamination from previous auto wrecker's use has been satisfactorily mitigated for the proposed industrial/commercial use and no further action is required. However, the attached LA County Fire Department letter identifies that there remains pockets of lead contaminated soil on site and that soil removed from the site may be hazardous and must be disposed of at an approved disposal facility. A condition of approval has been added to assure compliance with State regulations concerning disposal of soils that may be contaminated with hazardous materials (Exhibit No. 3). Refer to Condition of Approval No. 83

IV. Environmental Review

Pursuant to Section 15332, In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is categorically exempt, and there is no substantial evidence that the project may have a significant effect on the environment.

V. Public Notice

Public notice was posted to the project site on May 25, 2016. Notices were mailed to the 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:

- **APPROVE** Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16 subject to the conditions attached as Exhibit "B" to the Resolution;
- **WAIVE** further reading and **ADOPT** Resolution No. _____, APPROVING DESIGN OVERLAY REVIEW NO. 1602-16 AND CONDITIONAL USE PERMIT NO. 998-16 TO CONSTRUCT A NEW 133,767-SQUARE-FOOT PUBLIC STORAGE BUILDING CONSISTING OF SELF-STORAGE RENTAL UNITS, OFFICE SPACE AND A CARETAKER'S UNIT INCLUDING RELATED SITE IMPROVEMENTS LOCATED AT 16100 AVALON BOULEVARD.

VII. Exhibits

1. Zoning Map
2. Business Operations Letter
3. Fire Department Letter dated November 4, 2013
4. Development Plans (under separate cover)

Prepared by: McKina Alexander, Associate 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. 1602-16 AND CONDITIONAL USE PERMIT NO. 998-16 TO CONSTRUCT A NEW 133,767-SQUARE-FOOT PUBLIC STORAGE BUILDING CONSISTING OF SELF-STORAGE RENTAL UNITS, OFFICE SPACE AND A CARETAKER'S UNIT INCLUDING RELATED SITE IMPROVEMENTS LOCATED AT 16100 AVALON BOULEVARD

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, Bryan Miranda, with respect to real property located at 16100 Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the following:

- Design Overlay Review No. 1602-16 to construct a new 133,767-square-foot public self-storage building and related site improvements on a property zoned ML-D (Manufacturing Light – Design Overlay); and
- Conditional Use Permit No. 998-16 for a 1,029-square-foot caretaker's unit located within the proposed public self-storage building.

A Planning Commission public hearing meeting was duly held on June 14, 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 Sections 9172.23, "Site Plan and Design Review," and 9172.21 "Conditional Use Permit" the Planning Commission finds that:

a) The proposed use and development is consistent with the General Plan, which designates the subject property for Light Industrial use. The proposed public self-storage, office and caretaker's unit are permitted uses for a property zoned ML-D (Manufacturing Light – Design Overlay) 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 rectangular-shaped project site is relatively flat and is adequate in size, shape, topography, location, and utilities for accommodating the proposed uses and development.

d) 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 and Fire Department 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 Avalon Boulevard and Alondra Boulevard.

e) The new development will have adequate water supply for fire protection pursuant to the Los Angeles County Fire Department regulations and standards.

f) 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 Sections 9172.23, "Site Plan and Design Review," Approval Authority and Findings and Decision," and 9172.21 "Conditional Use Permit" can be made in the affirmative.

Section 5. The caretaker's unit is a permissible accessory use for the proposed public self-storage building subject to a conditional use permit and pursuant to CMC Section 9142 – Accessory Uses:

a) There is one 1,029-square-foot caretaker's unit located within the proposed public self-storage building with two (2) required assigned covered parking spaces.

b) According to Building and Safety, one (1) ADA parking stall will be located at the caretaker's unit for accessibility use as needed.

Section 6. Site remediation:

a) The Los Angeles Fire Department inspected the site in 2013 and evaluated a report prepared by Athanor Environmental Services Inc. entitled "Exploratory Excavation and Site Remediation, Septic Tank Investigation, Hydraulic Lift Removal" dated November 1, 2013 and found that site contamination from previous auto wreckers use has been satisfactorily mitigated for the proposed industrial/commercial use and no further action is required. However, the attached LA County Fire Department letter identifies that there remains pockets of lead contaminated soil on site and that soil removed from the site may be hazardous and must be disposed of at an approved disposal facility. A condition of approval has been placed to assure compliance with State regulations concerning disposal of soils that may be contaminated with hazardous materials)

Section 7. Compliance with General Plan FAR requirements:

a) The site has an FAR of 1.5. The General Plan allows a maximum of 0.5 FAR for projects within the ML zone. The General Plan FAR is utilized to calculate the potential trips generated from projects at the time the General Plan was adopted. The total trips in turn are used to determine the street widths that are necessary to accommodate the full build out of the City. Typical industrial uses generate approximately 6.7 times peak hour traffic volumes compared to the proposed storage use. Therefore, the proposed project is consistent with the General Plan since its FAR is 3 times more than the typical industrial use.

Section 8. An analysis has been performed pursuant CEQA Guidelines § 15300 to determine whether subsequent environmental review is required for Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16 for the "Public Storage" project. Based upon this analysis the following findings are made to support the determination that the proposed project is categorically exempt subject to the following:

a) Pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines the proposed project is categorically exempt and there is no substantial evidence that the project may have a significant effect on the environment

Section 9. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 10. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 11. 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

CHAIRPERSON

Attest By:

SECRETARY

EXHIBIT A

The land referred to in this Commitment is situated in the City of Carson, County of Los Angeles, State of California, and is described as follows:

PARCEL 1:

THE NORTHERLY HALF OF THE NORTHERLY HALF OF THAT PORTION OF LOT 4 RANGE 3 OF THE BEAUDRY, DOWNEY AND HAYWARD TRACT, SO CALLED, RANCHO SAN PEDRO, AS PER MAP RECORDED IN BOOK 4, PAGE 348, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 4, DISTANT SOUTH 88° WEST 17.865 CHAINS FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 88° WEST ALONG SAID NORTH LINE 5.955 CHAINS; THENCE SOUTH 11° EAST 17 CHAINS; THENCE NORTH 88° EAST 5.955 CHAINS; THENCE NORTH 11° WEST 17 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 157 FEET AS MEASURED ALONG THE NORTHERLY LINE OF SAID LAND.

PARCEL 2:

THE EASTERLY 157 FEET, AS MEASURED ALONG THE NORTHERLY LINE THEREOF, OF THE NORTHERLY ONE-HALF OF THE OF THE NORTHERLY ONE-HALF OF THAT PORTION OF LOT 4 RANCH 3 OF THE BEAUDRY, DOWNEY AND HAYWARD TRACT, SO CALLED, RANCHO SAN PEDRO, AS PER MAP RECORDED IN BOOK 4, PAGE 348 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 4 DISTANT SOUTH 88° WEST 17.865 CHAINS FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 88° WEST ALONG SAID NORTH LINE 5.955 CHAINS; THENCE SOUTH 11° EAST 17 CHAINS; THENCE NORTH 88° EAST 5.955 CHAINS; THENCE NORTH 11° WEST 17 CHAINS TO THE POINT OF BEGINNING.

APN: 6140-001-001

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1602-16 AND
CONDITIONAL USE PERMIT NO. 998-16

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant 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.
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.
6. The applicant shall submit two complete sets of plans and related documentation 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.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. 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.
9. 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.



10. 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.
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 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.
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. 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 to Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. 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. 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.
16. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

FENCES/WALLS

17. **The proposed wrought iron black gates shall conform to emergency access requirements of the Los Angeles County Fire Department.**
18. **The proposed wrought iron black gates shall remain securely open during business hours Monday through Sunday from 6:00 a.m. – 10:00 p.m. and closed securely after 10:00 p.m., Monday through Sunday.**

GRAFFITI

19. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
20. Graffiti shall be removed from all project areas within three (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.).

LANDSCAPING/IRRIGATION

21. 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.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. 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.
24. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

LIGHTING

25. 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.

PARKING – CARETAKER'S UNIT

26. Two assigned covered parking spaces shall be installed for the caretaker's unit use.
27. One (1) ADA parking stall shall be located near the caretaker's unit for use as needed.

PARKING

28. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
29. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
30. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
31. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
32. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
33. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
34. ADA parking shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

SIGNS

35. All signage shall comply with the requirements of the Carson Municipal Code and shall be approved by the Planning Division prior to building occupancy.

TRASH

36. Trash enclosure design shall comply with CMC requirements.

BUILDING AND SAFETY

37. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.
38. **The trash enclosure shall be ADA accessible.**

BUSINESS LICENSE DEPARTMENT

39. All parties involved in the subject project located at 16100 Avalon Boulevard 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.

ENGINEERING DIVISION

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

GENERAL

40. 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.
41. 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.
42. 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.
43. A construction permit is required for any work to be done in the public right-of-way.
44. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to approval of the Final Map.
45. 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:

46. 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.
47. 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.
48. 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.
49. 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.
50. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
51. Dedicate additional right-of-way abutting the development. The new right-of-way line shall be 50-feet from the existing centerline along Avalon Boulevard and along Alondra Boulevard. The Developer shall prepare legal description for the required dedication, for review and approval of the City Engineer and Recordation with the Los Angeles County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
52. 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 Avalon Boulevard and/or Alondra Boulevard.
 - b. Sewer Main Improvements (if any) along Avalon Boulevard and/or Alondra Boulevard as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Avalon Boulevard and/or Alondra Boulevard as determined by the aforementioned requirement.
53. Off-site improvements (*eg. driveways, sidewalk, parkway drains, curb/gutter*) can either be shown on the grading plan or on a separate set of street improvement plans. Prior to issuance of the Grading permit, the Developer shall obtain clearance from the City of Carson Engineering Division.

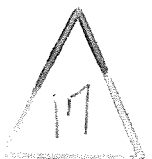
Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

54. 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.
55. 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.
56. 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 the building.

- a. Comply with mitigation measures recommended by the water purveyor.
57. 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.
58. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Boulevard and Alondra Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
59. **Install full width sidewalk along Alondra Boulevard abutting this proposed development per City of Carson Standard.**
60. Fill in any missing sidewalk within the public right-of-way along Avalon Boulevard and/or Alondra Boulevard abutting this proposed development.
61. Remove and replace any broken/damage driveway approach within the public right-of-way along Avalon Boulevard and Alondra Boulevard abutting this proposed development per City of Carson and to the satisfaction of the City Engineer.
62. Remove unused driveway approach if any, within the public right of way along Avalon Boulevard and Alondra Boulevard 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.
63. The Developer shall reconstruct all existing driveways to remain in use, within the public right-of-way abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
64. 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.
65. 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-months).** Contact LACDPW Traffic Lighting Jeff Chow at (626)300-4753



66. All existing overhead utility lines less than 12 kilovolts along Alondra Boulevard 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 in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and submitted to the City Engineer for his determination.
67. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
68. Install striping and pavement legend per City of Carson standard.
69. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
70. 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)
71. 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.

ENGINEERING/PUBLIC WORKS DIVISION – WATER QUALITY

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

72. 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.
73. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
74. Developer shall provide an approved SWPPP stamped by the Los Angeles County Department of Public Works along with WDID number.
75. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site.
76. Developer shall submit three copies of LID/NPDES plans to Engineering Department.



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

77. 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.
78. Attach an exhibit to identify the location and maintenance information for any structural and/or treatment control device installed.
79. Developer shall provide an approved Notice of Termination (NOT) by the Regional Water Board.
80. Developer shall provide a copy of the covenant agreement recorded at the Los Angeles County Registrar-Recorder/County Clerk
81. Final approved plans are needed to finalize conditions.

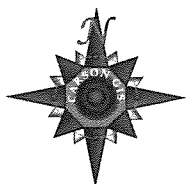
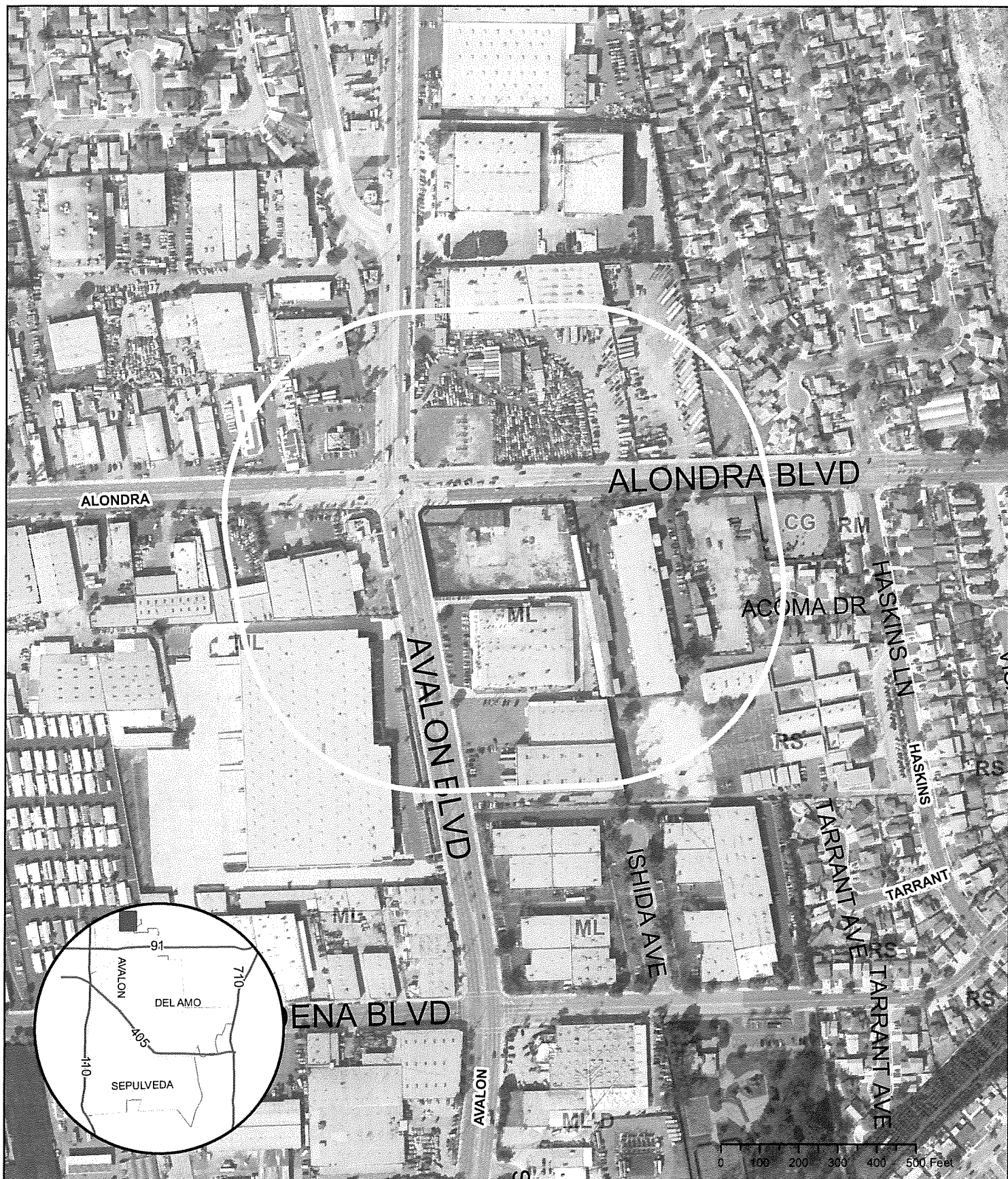
FIRE DEPARTMENT

82. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. water mains, fire hydrants and water flow).
83. Provide the City a disposal plan upon coordination with the noted agencies: The owner/applicant shall coordinate with the State Department of Toxic Substances (DTSC) and the Los Angeles County Fire Department to ensure that disposal of any site hazardous contaminated soil is disposed of at an approved disposal facility according to State regulations.
84. Install one new fire hydrant on Avalon Boulevard, on the same side of the street as the proposed development near the south easterly property line. Vehicular access must be provided and maintained serviceable throughout construction to all fire hydrants.
85. All required fire hydrants shall be installed, tested and accepted prior to construction.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

86. Digital security cameras with remote internet access by the LA County Sheriff's Office shall be installed to monitor the premises. Cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement upon request.

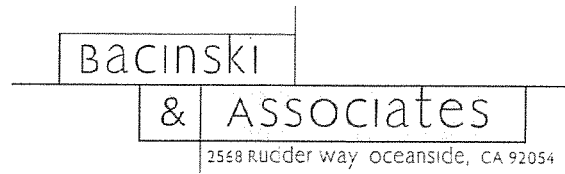




City of Carson EXHIBIT NO. 1
 500 Foot Radius Map
 16100 S. Avalon Boulevard

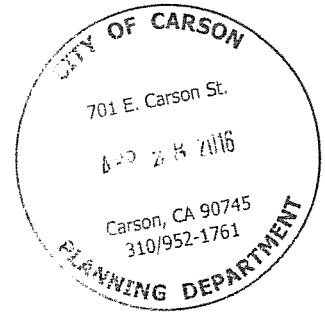


Date Printed: 10/10/2007



April 28, 2016

Ms. McKina Alexander
Associate Planner
Planning Division
City of Carson
701 E. Carson Street
Carson, CA 90745



Re: Conditional Use Permit (CUP No. 998-16),
Design Overlay Review (DOR No. 1602-16),
And Sign Program (SPG No. 23-16)
Response to 1st Review Comments for:
Public Storage
16100 S. Avalon Blvd.
Carson, CA

Dear Ms. Alexander:

We respectfully resubmit the attached two sets of revised drawings in support of the Conditional Use Permit, Design Overlay Review and Sign Program for the above referenced project. We have also included one set of each of the color elevations and sign program sheet, and are providing electronic files of all drawings on a CD.

Please see Attachments 1-7 for responses to each of the department comments.

The proposed hours of the facility are:

Office hours	Monday-Sunday	8am – 9pm
Building access hours for customers	Monday-Sunday	6am – 10pm

Market conditions may reduce the open hours.

The security gates will remain open during building access hours, and closed when the building access is closed.

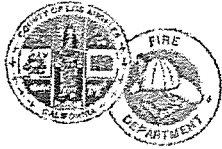
If you have any questions or need further information, please do not hesitate to contact me at rbacinski@cox.net or 760-757-7673.

Sincerely,

Rose Bacinski
President, Bacinski & Associates, Inc.

EXHIBIT NO. 2





COUNTY OF LOS ANGELES
FIRE DEPARTMENT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

Refer reply to
Health Hazardous Materials Division
5825 Rickenbacker Rd.
Commerce CA 90040-302

November 4, 2013

S. G. Gomez
Linda Wackerman
3585 Tobias Ln.
Las Vegas, Nevada 89120

Dear Mr. Gomez:

FORMER AARON AUTO PARTS AND SCHULBERG AUTO WRECKERS- 16100 S. AVALON BLVD. / 614 EAST ALONDRA BLVD., CARSON, CA 90746 (SMU # 12-893/RO0001516)

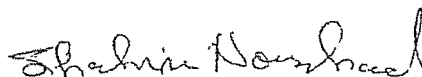
This Department has completed a review of the report entitled "Exploratory Excavation and Site Remediation, Septic Tank Investigation, Hydraulic Lift Removal", dated November 1, 2013, submitted by your consultant, Athanor Environmental Services Inc.

Based on information provided in the report and with the provision that the information was accurate and representative of existing conditions, we concur with your consultant that the known site contamination has been satisfactorily mitigated for the current industrial/commercial use and no further action is required at the subject site. The Site Mitigation Unit of this Department has no further requirement or restriction relating to this site at this time. However, it should be noted that residual pockets of lead contaminated soils identified in a table and on a site map in the above report remain on site. Soils removed from these locations may be hazardous and must be disposed of at an approved disposal facility according to regulations.

This letter, however, does not relieve you of any liability under the California Health and Safety Code, the State Water Code, or other applicable laws and regulations, nor does it relieve you of responsibility for any unidentified conditions or future operations that could pose an environmental concern.

If you have any questions, please feel free to call me at (323)890-4106.

Very truly yours,


SHAHIN NOURISHAD, SUPERVISOR
SITE MITIGATION UNIT
HEALTH HAZARDOUS MATERIALS DIVISION

C: G. Johnson, Athanor

EXHIBIT NO. 3

