



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 14, 2016
SUBJECT: Conditional Use Permit No. 988-15

APPLICANT: Mr. Michael Volk, AIA
2151 Michelson Drive, Suite 140
Irvine, CA 92512

REQUEST: Approve a Conditional Use Permit for expansion of the Yusen Logistics campus to allow for 428 additional truck and trailer parking spaces on a site located in the MH (Manufacturing Heavy) zoning district

PROPERTY INVOLVED: 2250 East Dominguez 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			Thomas
		Guidry			

Item No. 9E

I. Introduction

Date Application Received: September 8, 2015
Conditional Use Permit No. 988-15

Property Owner
Prologis, 2817 East Cedar Street, Suite 200, Ontario, CA 91761

Project Applicant
Michael Volk AIA, 2151 Michelson Drive Suite140, Irvine CA, 92512

Project Address
2250 East Dominguez Street

Project Description

The proposed project includes expansion of the Yusen Logistics campus to allow for 428 additional truck and trailer parking spaces. An existing 12,912-square foot office building is located on the project site that will be preserved. The existing 13,558 square feet storage building and 1,424 square feet trailer house will be demolished. Pursuant to CMC Section 9148.9, a truck trailer parking facility located within the MH zone district shall obtain a conditional use permit.

II. Project Site and Surrounding Land Uses

Site Information	
General Plan Land Use	Heavy Industrial
Zone District	MH
Site Size	10 acres
Present Use and Development	Office and storage
Surrounding Uses/Zoning	North: ML-D and MH South: Heavy Manufacturing with "D" Overlay, warehouse/trailer parking East: Heavy Manufacturing with "D" Overlay, warehouse/trailer parking West: Heavy manufacturing, warehouse
Access	Ingress/Egress: The project site will operate in conjunction within the larger Yusen Logistics campus to the south and east. Trucks will not have access to Dominguez Street except only passenger vehicles. Trucks will have access to Carson Street via the Yusen campus.

Previously Approved Discretionary Permits

A Conditional Use Permit No. 875-11 was approved for a metal recycling and distribution facility on September 27, 2011.

Public Safety Issues

None.

III. Analysis

Business Operations

Yusen Logistics is the premier logistics provider for the South Bay and Ports of LA and Long Beach. The proposed facility is an expansion of the Yusen campus. With this expansion, the campus is now a total of 90 acres, including corporate offices and 3 logistics facilities with over 800,000 square feet of buildings, and over 1,000 employees. The campus will continue to operate as it is today-24 hours a day and 7 days a week. The site is located in an industrial area with no residences approximately one-half mile of the address and no residential uses within 500 feet of the proposed truck yard operation. There will be no hazardous materials stored on site, no overweight and no trans-loading in the proposed location.

Buildings

The existing 12,912-square foot office building will be used for dispatching, administration and accounting.

Landscaping and Fencing

The applicant/owner has provided a landscape plan by a licensed landscape architect as per the CMC. The project includes landscaping at the front portion of the site covering approximately 15,206-square feet and minor hardscape modifications for the new parking lot layout at the front area of the property. The project proposed the addition of a new eight-foot high wrought iron fence at the east and west property lines. A new ten-foot high block wall with a ten-foot high wrought iron gate separating the front area and the remainder of the site. The landscaping and fencing improvements will be installed within 120 days (Condition No. 25).

Access and Parking

The proposed truck yard includes 335 parking stalls (10'x53') for double-body trucks and 93 (10'x40') parking stalls for truck trailers. The existing office includes 43 vehicle parking spaces.

The truck yard will operate within the larger Yusen Logistics campus located to the south and east of the site. Trucks will not utilize or have access to Dominguez Street; however, passenger vehicles will use Dominguez Street for access. Trucks will travel through the Yusen campus to access Carson Street. Similarly, trucks will use Carson Street to enter the existing Yusen campus to access the site.

The City's Traffic Engineer has reviewed the proposed interior truck parking areas and deemed them as adequate and in compliance with the CMC. The owner/applicant will re-slurry asphalt areas as needed (Condition No. 34), restripe existing parking stalls (Condition No. 34), and provide new asphalt where missing (Condition No. 34), within 120 days.

In addition, the City's Traffic Engineer has reviewed the traffic study and concurred with the conclusion that there are no adverse impacts expected from this project that would adversely affect residential or commercial areas including the 24/7 operations. The City's Traffic Engineer, the 24/7 operations spreads out the site-generated truck traffic over a 24-hour interval and thereby reduces the number of trucks that would be generated during the peak daytime periods when ambient traffic levels are higher on the roadway network. Trucks that would be generated by the facility during the night and evening hours would have only a negligible impact on traffic conditions because the traffic volumes are relatively light on the study area roadways during these times. If the facility did not operate on a 24-hour basis, the trucks that would have been generated at night would be shifted to the daytime hours when traffic conditions are more congested. From the perspective of traffic impacts, The City's Traffic Engineer supports the continued 24/7 operation of the facility.

IV. Environmental Review

Staff reviewed the environmental impacts of the proposed project pursuant to CEQA. A Mitigated Negative Declaration (MND) (Exhibit 4) was prepared and made available for a public review on May 19th. Staff required studies to analyze impacts of the project on traffic, noise, air quality, and health risk. Based on the air quality modeling analysis contain in this Air Analysis, the short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. The Air Analysis also found that long-term operations impacts will not result in significant impacts based on the SCAQMD local, regional, and toxic air contaminant thresholds of significance. The MND found potential significant impacts to cultural resources, which are addressed below:

Cultural Resources: The soils on the project site have been previously disturbed by heavy industrial uses. Therefore, there is very little chance that any previously undisturbed soils will be uncovered. However, in the unlikely event that cultural resources should be encountered during project implementation, mitigation measures are required to reduce potential significant impacts to cultural resources to less than a significant level.

With the inclusion of the proposed mitigation measures in the MND, adverse impacts are mitigated to the maximum extent feasible. All mitigation measures from the MND have been incorporated into the conditions of approval.

V. Recommendation

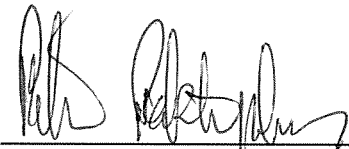
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 988-15 FOR EXPANSION OF THE YUSEN LOGISTICS CAMPUS TO ALLOW FOR 428 ADDITIONAL TRUCK AND TRAILER PARKING SPACES LOCATED AT 2250 EAST DOMINGUEZ STREET."

VI. Exhibits

1. Draft Resolution
2. Development plans
3. Initial Study/Mitigated Negative Declaration
4. 500 feet Radius Map

Prepared by:


Peter Raktiprakorn, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 988-11 FOR EXPANSION OF THE YUSEN LOGISTICS
CAMPUS TO ALLOW FOR 428 ADDITIONAL TRUCK AND
TRAILER PARKING SPACES TO BE LOCATED AT 2250 E.
DOMINGUEZ STREET**

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

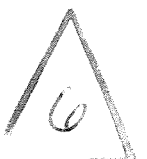
Section 1. An application was duly filed by the applicant, Michael Volk with respect to real property located at 2250 E. Dominguez Street, and described in Exhibit "A" attached hereto, requesting the approval of expansion of the Yusen Logistics campus to allow for 428 additional truck and trailer parking spaces to be located within the MH (Manufacturing Heavy) zoning district.

A public hearing was duly held on June 14, 2016, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with heavy industrial uses and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) Interior circulation and street access is designated for trucks related uses and is not anticipated to generate significant adverse effects to adjacent public streets based the city's Traffic Engineer review and approval. The subject property is located in a heavy industrial area.
- d) There are no signs intended for the proposed project. Business signs will be reviewed and approved by staff administratively for conformance with requirements in the Carson Municipal Code (CMC).
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the CMC.



- f) The use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment as identified by the Initial Study in pursuant to Section 15070 (a) of the California Environmental Quality Act (CEQA) Guidelines. The proposed use will not alter the predominantly heavy industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be in compliance with the CEQA Guidelines, Section 21080 (c) and a negative declaration has been prepared for approval.

Section 5. Based on the aforementioned findings, the Commission hereby adopts the negative declaration and approves Conditional Use Permit No. 988-15 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF JUNE, 2016.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 2 BLOCK "B" OF THE SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO. AS PER MAP RECORDED IN BOOK 1 PAGE 602, 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 BLOCK "B", DISTANT THEREON SOUTH 89 DEGREES 38 MINUTES 25 SECONDS WEST, 1,174.97 FEET FROM THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH THE NORTHWESTERLY LINE OF THAT CERTAIN RIGHT OF WAY, 170 FEET WIDE. DESCRIBED IN DEED RECORDED IN BOOK 1939 PAGE 114 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID BLOCK "B" SOUTH 89 DEGREES 58 MINUTES 25 SECONDS WEST, 320.59 FEET TO A POINT THEREON, DISTANT NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST, 320.00 FEET FROM THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED RECORDED ON SEPTEMBER 10, 1957 AS INSTRUMENT NO. 1659, IN BOOK 55552 PAGE 201, OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED LAND, SOUTH 17 DEGREES 11 MINUTES 10 SECONDS WEST, (BEARING SHOWN ON SOUTH 17 DEGREES 10 MINUTES 20 SECONDS WEST IN LAST SAID DEED) 1,369.12 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 2, THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 45.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 472.95 FEET; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 09 SECONDS, AN ARC DISTANCE OF 134.84 FEET THENCE TANGENT TO SAID CURVE, NORTH 73 DEGREES 36 MINUTES 11 SECONDS EAST, 24.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 271.84 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56 DEGREES 26 MINUTES 18 SECONDS AN ARC DISTANCE OF 267.77 FEET TO A POINT IN A LINE HAVING A BEARING OF NORTH 17 DEGREES 09 MINUTES 53 SECONDS EAST AND WHICH PASSES THROUGH THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 17 DEGREES 09 MINUTES 53 SECONDS 1,152.76 FEET TO SAID POINT OF BEGINNING.

EXCEPT THEREFROM ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL, GAS AND HYDROCARBON SUBSTANCES LYING BELOW 500 FEET OF THE SURFACE OF SAID PARCEL OF LAND, PROVIDED THAT GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT HAVE THE RIGHT OF ENTRY, IN, OR OVER THE SURFACE OF SAID LAND NOW IN, UPON OR OVER THE PORTION OF SAID UND LYING WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY SOUTHERN PACIFIC COMPANY, IN DEED RECORDED IN BOOK D-232 PAGE 119, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 2, BLOCK "B" OF THE SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 601 AND 602 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:



LEGAL DESCRIPTION

(continued)

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND DISTANT WESTERLY 15 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID LOT 2, WITH THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 17 DEGREES 09 MINUTES 53 SECONDS WEST ALONG SAID PARALLEL LINE, 1,324.16 FEET TO A POINT IN A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 276.84 FEET (A RADIAL LINE TO SAID CURVE AT LAST SAID POINT BEARS SOUTH 25 DEGREES 17 MINUTES 13 SECONDS EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 17 DEGREES 03 MINUTES 17 SECONDS A DISTANCE OF 82.40 FEET; THENCE SOUTH 81 DEGREES 46 MINUTES 04 SECONDS WEST, TANGENT TO SAID CURVE 133.76 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT NORTHERLY 15 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS WEST, ALONG LAST SAID PARALLEL LINE, 93.55 FEET TO A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 9.393 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED SEPTEMBER 23, 1958 FROM THE SOUTHERN PACIFIC COMPANY TO GUY F. ATKINSON RECORDED OCTOBER 1, 1958 IN BOOK D-232 PAGE 118, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF SAID 9.393 ACRE PARCEL OF LAND ALONG THE ARC OF A CURVE NORTHWESTERLY HAVING A RADIUS OF 472.95 FEET, (TANGENT TO LAST DESCRIBED PARALLEL LINE) THROUGH AN ANGLE OF 16 DEGREES 20 MINUTES 09 SECONDS, A DISTANCE OF 134.84 FEET; THENCE NORTH 73 DEGREES 36 MINUTES 11 SECONDS EAST, TANGENT TO LAST SAID CURVE, ALONG SAID SOUTHEASTERLY LINE, 24.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 271.84 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG SAID SOUTHEASTERLY LINE, ALONG THE ARC OF LAST SAID CURVE THROUGH AN ANGLE OF 56 DEGREES 26 MINUTES 18 SECONDS A DISTANCE OF 267.77 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 53 SECONDS EAST; TANGENT TO LAST DESCRIBED CURVE, ALONG THE EASTERLY LINE OF SAID 9.393 ACRE PARCEL OF LAND, 1,152.76 FEET TO A POINT IN THE AFOREMENTIONED NORTHERLY LINE OF SAID LOT 2, BEING THE MOST EASTERLY CORNER OF SAID 9.393 ACRE PARCEL OF LAND; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST ALONG SAID NORTHERLY LINE, 15.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL, GAS AND HYDROCARBON SUBSTANCES LYING BELOW 500 FEET OF THE SURFACE OF SAID PARCEL OF LAND, PROVIDED THAT GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL NOT HAVE THE RIGHT OF ENTRY IN, UPON OR OVER THE SURFACE OF SAID LAND NOR IN, UPON OR OVER THE PORTION OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY SOUTHERN PACIFIC COMPANY, BY DEED RECORDED IN BOOK D-518 PAGE 842, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 7316-026-032

END OF LEGAL DESCRIPTION



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONAL USE PERMIT NO. 988-15

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Conditional Use Permit No. 988-15, 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 Conditional Use Permit No. 988-15. 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% 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.

GRAFFITI

18. 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.
19. 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

20. 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.
21. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 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.
23. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
24. Shall provide additional landscaping via 24-inch box trees and evergreen shrubs and ground cover in the planting strip along the public right-of-way via an automatic irrigation system.
25. The landscape and fencing improvements will be installed within 120 days of Planning Commission approval.

LIGHTING

26. 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

27. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
28. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
29. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
30. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
31. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
32. 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.
33. ADA parking shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
34. All parking areas shall be re-reslurried and all parking areas for proposed trucks and office use shall be re-striped in compliance with CMC requirements within 120 days of Planning Commission approval.

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

36. All parties involved in the subject project located at 2250 East Dominguez Street 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

37. 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.
38. 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.
39. 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.
40. A construction permit is required for any work to be done in the public right-of-way.
41. 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.
42. 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:

43. 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.
44. 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.
45. 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.
46. 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.
47. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
48. 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 Dominguez Street.
 - b. Sewer Main Improvements (if any) along Dominguez Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Dominguez Street as determined by the aforementioned requirement.
49. Off-site improvements (*e.g. 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:

50. 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.
51. 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.
52. 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.

53. If needed, repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
54. Fill in any missing sidewalk within the public right-of-way along Dominguez Street abutting this proposed development.
55. 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.
56. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
57. Install striping and pavement legend per City of Carson standard.
58. 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.
59. 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)
60. 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:

61. 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.
62. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
63. Developer shall provide an approved SWPPP stamped by the Los Angeles County Department of Public Works along with WDID number.

64. 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.
65. 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:

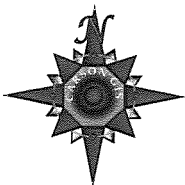
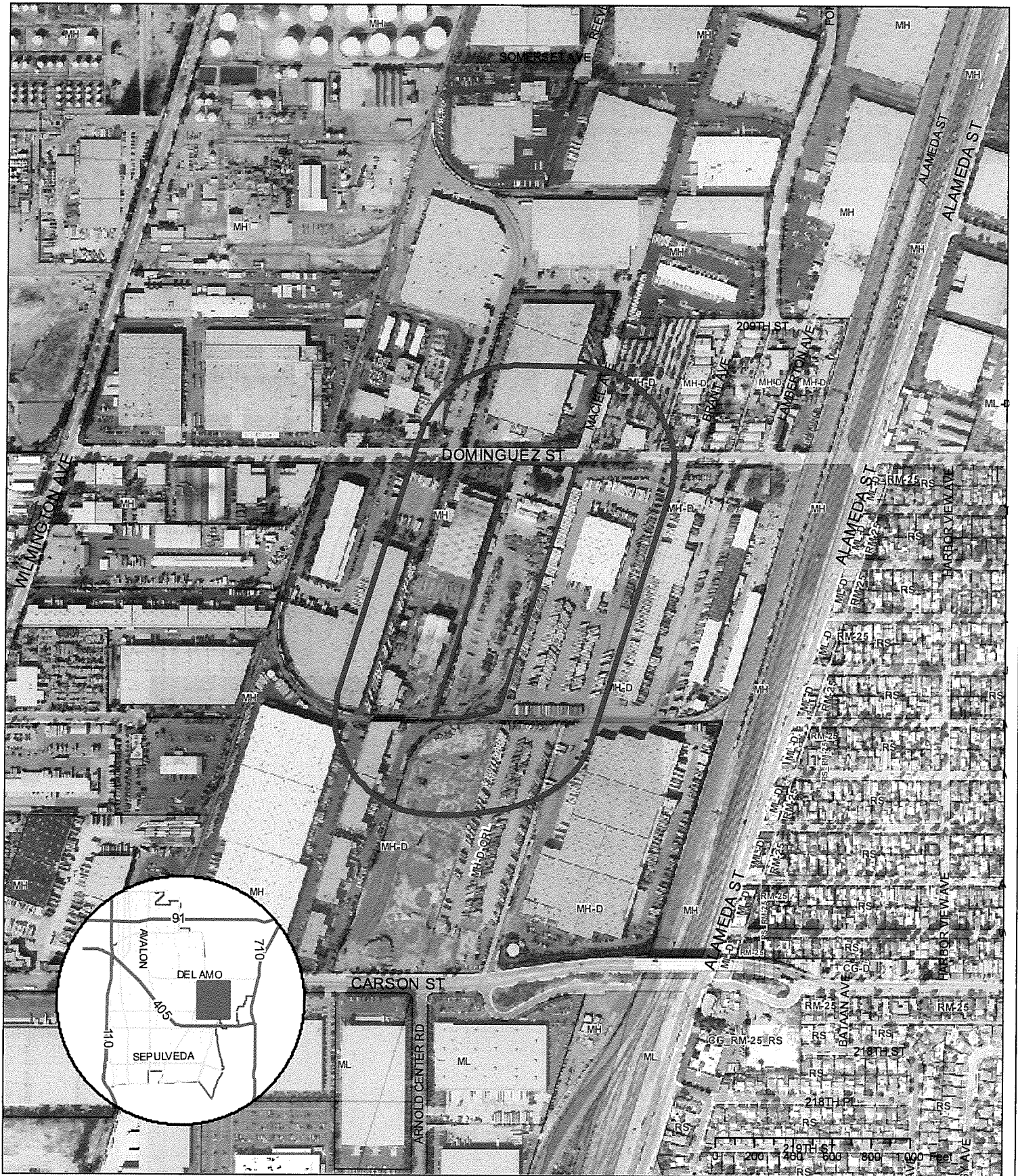
66. Final approved plans are needed to finalize conditions.

FIRE DEPARTMENT

67. 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).
68. 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.
69. All required fire hydrants shall be installed, tested and accepted prior to construction.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

70. 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
500 Foot Radius Map
2250 E Dominguez St

EXHIBIT NO. 4

18