



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 11, 2016

SUBJECT: Design Overlay Review No. 1610-16

APPLICANT: PacWest Properties, LLC
Attention: John Krappman
624 W. Roses Road
San Gabriel, CA 91775

OWNER: Louis T. Welsh CO TR, ET.AL.
P.O. Box 460
Gardena, CA 90247

REQUEST: To consider approval for construction of a new two-story, 8,500-square-foot office addition to an existing 34,074-square-foot industrial building located in the MH-D (Manufacturing, Heavy; Design Overlay) zoned district

PROPERTY INVOLVED: 17913 South Main 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			Palmer/Cinco

I. Introduction

Applicant

PacWest Properties, LLC; Attention: John Krappman; 624 W. Roses Road; San Gabriel, CA 91775

Property Owner

Louis T. Welsh CO TR, ET.AL.; P.O. Box 460; Gardena, CA 90247

Project Address

17913 S. Main Street, Carson, CA 90248

Project Description

The project includes Design Overlay Review (DOR) No. 1610-16 to construct a new two-story, 8,500 square-foot office addition to an existing industrial building located in the MH-D (Manufacturing, Heavy; Design Overlay) zoned district.

II. Project Site and Surrounding Land Uses

The project site is located north of Victoria Street along Main Street and South Broadway Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Heavy Industrial
Zone District	MH-D (Manufacturing, Heavy; Design Review)
Site Size	5.8 acres
Present Use and Development	Single-tenant, multi-building industrial use <ul style="list-style-type: none">• Office<ul style="list-style-type: none">○ Bldg A – 6,067 SF○ Bldg E – 1,763 SF○ Total – 7,830 SF• Warehouse/Manufacturing<ul style="list-style-type: none">○ Bldg B – 34,074 SF○ Bldg D – 9,437 SF○ Bldg F – 24,927 SF○ Bldg G – 2,149 SF○ Total – 70, 587 SF• Combined Total – 78,417 SF

Surrounding Uses/Zoning	North and South: Heavy industrial uses zoned MH-D (Manufacturing, Heavy; Design Review) East and West: Light Industrial uses zoned ML-D (Manufacturing; Light; Design Overlay)
Access	Ingress/Egress: Main Street and Broadway Street

Previous Discretionary Permits

Building permits indicate the first structure onsite was constructed in 1954. In 1990 and 1996, Design Overlay Review No. 497-90 and Design Overlay Review No. 629-96 were approved that included the following:

- *Design Overlay Review (DOR) No. 497-90:* Addition of a second story to an existing building
- *Design Overlay Review (DOR) No. 629-96:* Construction of a 5,440 square-foot new warehouse building

Public Safety Issues

None

III. Analysis

Site Plan

The proposed project will be located on the southern side of Building "B" (see Exhibit No. 3). Pedestrian access is proposed via onsite sidewalks located on the south, east, and west sides of the building addition. ADA accessibility and path of travel from nearby handicapped spaces has been appropriately provided.

Architectural Design

The building addition is designed in a contemporary industrial style and is considered appropriate given the manufacturing use of the project site. Blank walls have been largely minimized through the incorporation of windows, entries, and varying color and material use. Primary materials proposed as part of the project consist of corten steel, concrete, metal, and CMU blocks. All materials are considered appropriate for the contemporary architectural style and the metal and manufacturing use of the project site.

Landscaping

Existing landscaping will be enhanced. Modifications to the Main Street frontage will include additional trees to the north and south of the main driveway. In addition, portions of the existing fence on Main Street will be relocated further west to allow increased front landscaping which would provide additional screening.

Parking

The new 8,500 square foot office addition will require 28 parking spaces. The current 7,830 square feet of office space requires 26 spaces. Existing 52,940 square feet of warehouse space requires 71 spaces while the existing 17,647 square feet of manufacturing space requires 35 spaces. A total of 160 stalls are required while 162 spaces will be provided.

Fencing

The existing chain-link fence and barb wire along the Main Street frontage will be replaced with the same type of fence located on the Broadway frontage. The new fence will be a metal-mesh fence and will not include barb wire.

Development Impact Fees

A new condition of approval will be added to all new development projects obligating applicants and property owners to pay Development Impact Fees (DIF). The City will be initiating a study to determine the amount of the DIF. Condition No. 32 reads as follows:

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure, including but not limited to streets, sidewalks, bikeways, parkway and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. By accepting this condition, the applicant and/or the property owner and their successors (Parties) agree not to object to future payment of the adopted DIF as it relates to this project. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection.

IV. Environmental Review

Pursuant to Section 15301 – Existing Facilities - 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 September 21, 2016. Notices were mailed to property owners and occupants within 300 feet by September 29, 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. 1610-16 for the construction of a new two-story, 8,500 square-foot office addition to an existing industrial building located at 17913 South Main Street."

VII. Exhibits

1. Land Use Map
2. Resolution
3. Project Plans (Provided to the Planning Commission under separate cover and available to the public at City Hall)

Prepared by: Max Castillo, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1610-16 FOR THE CONSTRUCTION OF A NEW TWO-
STORY, 8,500 SQUARE-FOOT OFFICE ADDITION TO AN
EXISTING 34,074 SQUARE-FOOT INDUSTRIAL BUILDING
LOCATED AT 17913 SOUTH MAIN 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, John Krappman of PacWest Properties, LLC, with respect to real property located at 17913 South Main Street and described in Exhibit "A" attached hereto, requesting construction of a new two-story, 8,500 square-foot office addition to an existing industrial building located in the MH-D (Manufacturing, Heavy; Design Overlay) zoned district. The address is **17913 South Main Street**. The request includes:

- Design Overlay Review (DOR) No. 1610-16 - The project site is zoned MH-D and per Section 9172.23 of the Carson Municipal Ordinance (CMC) requires site plan and design review.

A public hearing was duly held on October 11, 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 5.8 acres and is designated as Heavy Industrial within the Land Use Element of the General Plan. The project site is located north of Victoria Street along Main Street and South Broadway Street. There are no specific plans for the area. The properties to the north and south have a General Plan designation of Heavy Industrial and properties to the east and west are designated Light Industrial. The proposed use is a permitted use in the MH-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. Modification to the Main Street frontage will include additional trees to the north and south of the main driveway. Portions of the existing fence on Main Street will be relocated further west to allow increased front landscaping which would provide additional screening. The existing chain-link fence and barb wire along the Main Street frontage will be replaced with the same type of fence located on the Broadway frontage. The new fence will be a metal-mesh fence and will not include barb wire.

EXHIBIT NO. 2'



- b) Existing driveway approaches for egress and ingress located on Main Street and Broadway Street provide convenient and safe circulation for pedestrians and vehicles. The addition will be located on the south side of Building "B".
- c) The proposed building addition 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 5. The Planning Commission further finds that the approval of a two-story, 8,500 square-foot office addition to an existing 34,074 square-foot industrial building is exempt, pursuant to Section 15301 (Existing Facilities) 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. 1610-16, 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 11th DAY OF OCTOBER, 2016.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

PARCEL 1:

THAT PORTION OF LOT 11 OF THE SOUTH GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 11, DISTANT NORTHERLY 825.73 FEET, MEASURED ALONG THE EASTERLY LINE OF LOTS 10 AND 11 OF SAID TRACT FROM THE SOUTHEASTERLY CORNER OF SAID LOT 10; THENCE WESTERLY AT RIGHT ANGLE TO THE EASTERLY LINE OF SAID LOT 11, A DISTANCE OF 428.8 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE, 269.8 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE NORTHERLY 600 FEET OF SAID LOT 11; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 428.8 FEET TO THE EASTERLY LINE OF SAID LOT 11; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 269.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS, COAL, OILS, PETROLEUM, AND KINDRED SUBSTANCES AND NATURAL GAS IN OR UNDER SAID LAND, AS RESERVED IN THE DEED FROM ARLEY W. GRAHAM AND WIFE, RECORDED DECEMBER 24, 1951, IN BOOK 37914, PAGE 249, OFFICIAL RECORDS, AFFECTING ONLY THE NORTH 50 FEET OF SAID LAND.

PARCEL 2:

LOT 11 OF THE SOUTH GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 39, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THE NORTH 600 FEET THEREOF.

ALSO EXCEPTING THAT PORTION LYING EASTERLY OF THE LINE PARALLEL WITH AND DISTANT WESTERLY 428.8 FEET AT RIGHT ANGLES FROM THE EAST LINE OF SAID LOT 11.

END OF LEGAL DESCRIPTION



CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1610-16

GENERAL CONDITIONS

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1610-16 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. **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. 1610-16. 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 required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
17. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
18. 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.
21. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

AESTHETICS

22. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

FENCES/WALLS

23. **The existing chain-link fence and barb wire along the Main Street frontage shall be replaced with the same type of fence located on the Broadway frontage. The new fence will be a metal-mesh fence and will not include barb wire.**

SIGNAGE

24. 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

25. **Additional trees shall be planted to the north and south of the Main Street driveway.**
26. **Portions of the existing fence on Main Street shall be relocated further west to allow increased front landscaping and provide additional screening.**
27. Existing landscaping shall be maintained subject to the approval of the Planning Division.



28. 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.
29. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
30. 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

31. 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.

Development Impact Fees

32. **The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure, including but not limited to streets, sidewalks, bikeways, parkway and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. By accepting this condition, the applicant and/or the property owner and their successors (Parties) agree not to object to future payment of the adopted DIF as it relates to this project. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection.**

BUILDING AND SAFETY

33. Submit for plan check, obtain all building permits and have a final inspection conducted for proposed project.
34. 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.

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

32. The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure, including but not limited to streets, sidewalks, bikeways, parkway and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. By accepting this condition, the applicant and/or the property owner and their successors (Parties) agree not to object to future payment of the adopted DIF as it relates to this project. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection.
 33. 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.
 34. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
 35. 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.
 36. A construction permit is required for any work to be done in the public right-of-way.
 37. 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.
 38. 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:
39. 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.
 40. 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.

- i) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
41. 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.
42. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
43. 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.
- i) Street Improvements (if any) along Main Street and Broadway Street
 - ii) Sewer Main Improvements (if any) along Main Street and/or Broadway Street as determined by the aforementioned sewer area study.
 - iii) Storm Drain Improvements (if any) along Main Street and/or Broadway Street as determined by the aforementioned requirement.
44. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.

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

45. 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.
46. 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.
47. 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.
48. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street and Broadway Street abutting this proposed



development per City of Carson Standard and to the satisfaction of the City Engineer.

49. Fill in any missing sidewalk within the public right of way along Main Street and Broadway Street abutting this proposed development
50. Remove and replace any broken/damaged driveway approach within the public right of way along Main Street and Broadway Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
51. Remove unused driveway approach, if any, within the public right of way along Main Street and Broadway Street 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.
52. The Developer shall modify existing driveways within the public right of way along Main Street and Broadway Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
53. 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.
54. Plant approved parkway trees on locations where trees in the public right of way along Main Street and Broadway Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
55. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street and Broadway Street abutting this proposed development.
56. 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
57. Install streetlights on concrete poles with underground wiring in the public right of way along Main Street and Broadway Street 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.
58. All existing overhead utility lines 12 kilovolts or less along Main Street and Broadway Street 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 shall be submitted to the City Engineer for his determination.

59. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
60. 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.
61. Install striping and pavement legend per City of Carson standard.
62. Paint Curbs Red along Main Street and Broadway Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
63. 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.
64. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
65. 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

66. 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.
 - b. Developer shall provide an approved SWPPP stamped by the Los Angeles County Department of Public Works along with WDID number. *If applicable*
 - c. 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. *if applicable*



- d. Developer shall submit two copies of LID/NPDES/Grading Plans concurrently to City of Carson Engineering Department and Los Angeles County Department of Public Works
67. 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.
 - b. Covenant shall be reviewed and approved by the City Engineer/Water Quality Administrator prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.
 - c. Developer shall provide a copy of the recorded covenant agreement to City Engineer/ Water Quality Administrator.
 - d. Inspection will be conducted once all Best Management Practices (BMP) are constructed per facility Covenant Agreement. Industrial facility inspection cost will be \$124.00.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

67. 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.

