



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 22, 2016

SUBJECT: Design Overlay Review No. 1586-15
Conditional Use Permit No. 987-15
Tentative Parcel Map No. 73914

APPLICANT: DaVita Health Partners LLC
2000 16th Street
Denver, CO 80202

PROPERTY OWNER: Thoth Equities LLC
6709 LA Tijera Blvd, Unit 804
Los Angeles, CA 90045

REQUEST: To construct a new Dialysis clinic with approximately 11,500 square feet of floor area on a 0.74 acre parcel with ML-D (Manufacturing, Light with a Design Overlay) zone

PROPERTIES INVOLVED: 20920 Chico Street

<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			Palmer/Cinco

I. Introduction

Property Owner:

Thoth Equities LLC, 6709 LA Tijera Blvd, Suite 804, Los Angeles, CA 90045

Applicant:

DaVita Health Care Partners LLC, 2000 16th St, Denver, CO 80202

Project Address:

20929 Chico Street

Project Description:

The applicant is proposing to construct an 11,500-square-foot Dialysis clinic on a 0.74 acre site zoned ML-D (Manufacturing, Light, Design Overlay).

The proposed project includes:

- DOR No. 1586-15 for the construction of a new Dialysis clinic with approximately 11,500-square-feet
- Conditional Use Permit No. 987-15 to allow the operation of a Dialysis medical clinic
- Tentative Parcel Map No. 73914 to create a separate legal parcel for the proposed medical clinic use

Current Improvements:

The site is currently vacant.

II. Project Site and Surrounding Land Uses

The project site is located at the intersection of E. Alondra Blvd and Ball Street.

Site Information	
Existing Land Use	Vacant land
Land Use Designation	Light Industrial
Existing Zoning District	ML-D
Project FAR	0.36
Site Size	0.74 acres
Surrounding Uses/Zoning	North: Offices zoned ML-D South: Shell Tank Farm zoned MH-D East: Offices zoned ML West: Office uses zoned CR
Access	Ingress/Egress: East Dominguez Blvd and Chico Street

Previously Approved Discretionary Permits

None

Public Safety Issues

None

III. Analysis

Operational Statement

The proposed medical clinic will offer twenty-five (25) work stations with three (3) shifts six (6) days per week 5:00 a.m. to 6:00 p.m. to provide hemodialysis. Approximately fourteen (14) workers will be employed per shift and will care for a total of 27 patients per shift (42 total new employees). The staff will include a medical director, facility administrator, registered nurses, social workers, dietitians, technicians and unit secretary.

General Plan Consistency

The project site is zoned ML-D (Manufacturing, Light, Design Overlay) and the General Plan designates the site for Light Industrial use. The proposed medical clinic is a land use that is consistent the General Plan Light Industrial designation. The Carson Municipal Code (CMC) requires conditional use approval for medical clinic use.

Parcel Map requirement

The applicant/owner prepared Tentative Parcel Map No. 73914 to comply with State Subdivision Act and create a legal parcel for the proposed medical clinic use. The County Public Works Land Division staff, the Los Angeles County Fire Department and the Carson Public Works Engineering staff reviewed said parcel map and have recommended conditions of approval.

Land Use Compatibility

The proposed project is consistent with surrounding office uses as all surrounding properties are designated either Light Industrial or Heavy Industrial land use designations. There are no residential uses immediately adjacent to the site or within close proximity of the site. Therefore, staff has determined the proposed use to be compatible with surrounding uses.

Buildings and Architecture

The proposed exterior elevations consist of fiber cement siding over metal stud walls with vintage cedar wood finish on north, south and west walls. The City's architect RRM Design Group reviewed the project and the project architect added fiber cement, an entry bench and an entry portal to enhance the project aesthetics. The proposed building height is approximately 19 feet.

Landscaping and Fencing

The proposed landscaping features drought-tolerant trees, shrubs and accent plants and a variety of groundcovers. Chinese lantern trees will be planted along Chico Street and the driveway approach area. The interior trees next to the proposed building will be Crape Myrtles and the parking lot trees will be Brisbane Box and Australian Willow trees.

The applicant will install six (6) foot-high wrought iron fencing on the north and south property line. The easterly property line is developed with an existing chain-link fence, however, staff will require the construction of a six (6) foot-high wrought iron fence or masonry concrete wall.

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.

The proposed 11,500-square-foot medical clinic requires 38 parking spaces. The applicant is proposing 39 parking spaces exceeding the CMC requirement by 1 space and provides four (4) accessible parking spaces.

Sidewalks

- Proposed project doesn't include sidewalk along eastern side of Chico
- Sidewalk not required, per Engineering
- However, this section of Chico identified for sidewalk improvement in the Draft Pedestrian Master Plan
- Staff recommends COA requiring applicant to construct sidewalk

Security

As a condition of approval, staff recommends that security cameras be installed in coordination with the Los Angeles Sheriff's Department. The applicant is proposing pole/wall lighting, and pathway lighting which will enhance the site's security.

Signage

The buildings signage shall comply with the CMC 9136.7 signs requirements. All building signs shall be approved by Planning Division staff prior to building occupancy.

IV. Environmental Review

Pursuant to Section 15332, IN-FILL DEVELOPMENT PROJECTS, of the California Environmental Quality Act (CEQA) Guidelines, the proposed project will not have a significant adverse effect on the environment and is categorical exempt.

V. Recommendation

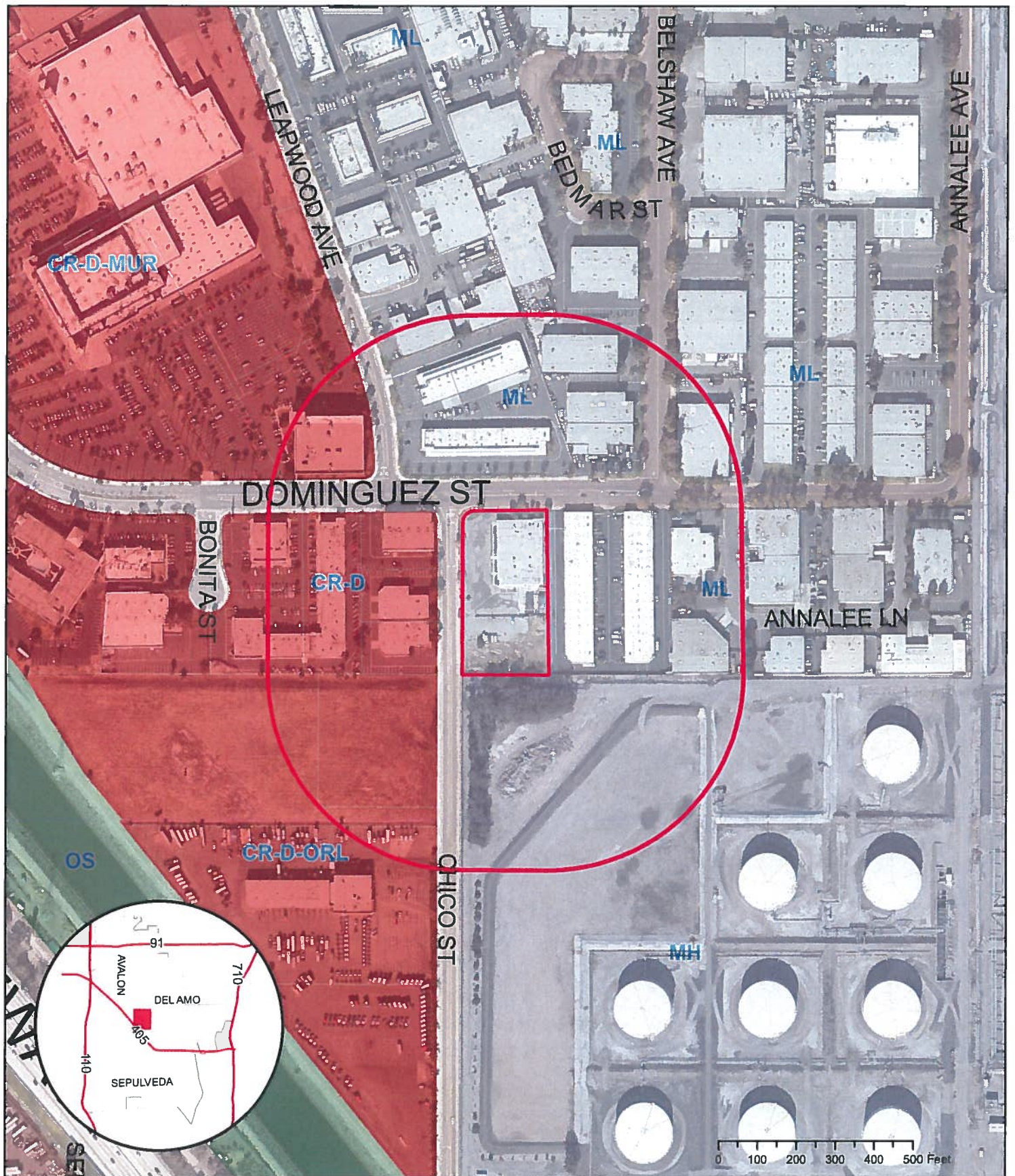
That the Planning Commission:

- Adopt Resolution No. 16-, approving Design Overlay Review No. 1586-15, Conditional Use Permit No. 987-15 and TPM No. 73914 for development of a medical dialysis clinic to be located at 20920 Chico Street.

VI. Exhibits

1. Zoning Map
2. Proposed Resolution
3. Development Plans (under separate cover)

Prepared by: Zak Gonzalez II, Associate Planner



City of Carson EXHIBIT NO. 1
500 Foot Radius Map
20920 Chico Street



Date Printed: Wednesday, November 02, 2016
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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN ORVERLAY REVIEW NO. 1586-15, CONDITIONAL USE PERMIT NO. 987-15 AND TENTATIVE PARCEL MAP NO. 73914 FOR DEVELOPMENT OF A MEDICAL DIALYSIS CLINIC AT PROPERTY LOCATED AT 20920 CHICO 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, Davita Health Care Partners LLC, with respect to real property located at 20920 Chico Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1586-15, Conditional Use Permit No. 987-15 and Tentative Parcel Map No. 73914 to allow construction and use of a medical dialysis clinic on a site zoned ML-D (Manufacturing, Light, Design Overlay).

A public hearing was duly held on November 22, 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. The Planning Commission finds that:

- a) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. The surrounding properties are developed with office use and the proposed project is compatible with the neighborhood.
- b) The site is adequate in size, shape, topography, location, and utilities to accommodate the proposed use. The proposed medical clinic is compatible with existing office development in the neighborhood.
- c) The size, shape, and topography of the site are similar in nature to the other adjacent and surrounding properties.
- d) The neighborhood is developed and adequate water supply and other utilities are provided.
- e) The proposed project meets all off-street parking requirements of the Carson Municipal Code (CMC). The City Traffic Engineer has determined that circulation and parking on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access are provided.

EXHIBIT NO. 2



- f) All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit and Section 9172.23 (d) "Site Plan and Design Review" Approval Authority and Findings and Decision" can be made in the affirmative.
- g) The proposed design of the parcel map is not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife or their habitat.
- h) The design of the parcel map or type of improvements is not likely to cause serious public health problems.
- i) The design or type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcel map area.

Section 4. The Planning Commission further finds that the proposed medical clinic will not have a significant effect on the environment. The proposed use is consistent with the General Plan, occurs within the City limits, is on a 0.74 acre site being less than 5 acres and the site has no value as habitat for endangered, rare or threatened species. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1586-15, Conditional Use Permit No. 987-15 and Tentative Parcel Map No. 73914 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 Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 22th DAY OF NOVEMBER, 2016.

CHAIRMAN

ATTEST:

SECRETARY

ZG/c1007-16-15_112216



EXHIBIT "A"

(LEGAL DESCRIPTION)

BEING A PORTION OF PARCEL 1 OF PARCEL MAP 4943, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGE 73 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP; THENCE ALONG THE WEST LINE OF SAID PARCEL $S00^{\circ}55'00''E$ A DISTANCE OF 273.36 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE $S89^{\circ}08'58''W$ A DISTANCE OF 219.80 FEET TO THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP AND BEING ITS TERMINUS.

CONTAINING 32,329 SQUARE FEET PLUS OR MINUS



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1586-15, CONDITIONAL USE PERMIT NO. 987-15
TENTATIVE TRACT PARCEL MAP NO. 73914

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1586-15 and Conditional Use Permit No. 987-15 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 Design Overlay Review No. 1586-15, Conditional Use Permit No. 987-15 and Tentative Parcel Map No. 73914. 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. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. 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 fencing on the north, east and south property lines shall be maintained on a regular basis with black paint assuring that no rust is visible from the public right-of-way.

GRAFFITI

18. The applicant shall incorporate if necessary 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. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and



- d. Trees planted shall be 24"-inch box trees to be approved by the project planner prior to installation.
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/STREETS/SIDEWALKS

26. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
27. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
28. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
29. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
30. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
31. 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.
32. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
33. Planning Division staff recommends that a sidewalk be installed as recommended by the Draft Pedestrian Master Plan.

SIGNS

34. 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

35. Trash enclosure design shall comply with CMC requirements.

BUILDING AND SAFETY - COUNTY OF LOS ANGELES

36. 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

GENERAL

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.

37. 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.
38. 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.
39. A construction permit is required for any work to be done in the public right-of-way.
40. 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.
41. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
42. 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.
43. 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.
44. Prior to tentative map approval, a 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. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.

45. Prior to tentative map approval, 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.
46. The Developer shall send a print of the development map to the County Sanitation District, to request annexation. The annexation request must be approved prior to Final Map approval, if necessary.

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

47. Final Map shall be recorded.
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 Chico Street and along Dominguez Street
 - b. Sewer Main Improvements (if any) along Chico Street and/or along Dominguez Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Chico Street and/or Dominguez Street as determined by the aforementioned requirement.
49. 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 Grading permit, developer shall obtain clearance from Carson Engineering Division.

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

50. 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.
51. 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.
52. 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 proposed building. Comply with mitigation measures recommended by the water purveyor.

53. 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.
54. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Chico Street and Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. Remove and replace any broken/damaged driveway approach within the public right of way along Chico Street and Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
56. Remove unused driveway approach if any, within the public right of way along Chico Street and Dominguez 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.
57. The Developer shall modify existing driveways within the public right of way along Alondra Boulevard and Ball Avenue abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
58. 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.
59. Plant approved parkway trees and shrubs in the parkway area of right of way along Chico Street and along Dominguez Street abutting this proposed development per City of Carson Standards Nos. 117, 132, 133 and 134.
60. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Chico Street and along Dominguez Street abutting this proposed development.
61. Install streetlights on concrete poles with underground wiring in the public right of way along Chico Street and along Dominguez 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.
62. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.



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 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)
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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

66. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
67. All required fire hydrants shall be installed, tested and accepted prior to occupancy. All fire lanes shall be posted "fire lane" no parking allowed and curbing shall be painted red.

PUBLIC SAFETY - CITY OF CARSON

68. Ensure compliance with current seismic mitigation codes.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

69. Prior to issuance of the occupancy permits, as approved by the City and the LA County Sheriff's Office, 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

79. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License.





Carson Pavilion Dialysis Operation Narrative

Total Renal Care, Inc. is opening a new ESRD facility, d/b/a Carson Pavilion Dialysis, located at 20920 Chico Street, Carson CA

The facility will provide ESRD services to patients with kidney failure and will accept referrals from local hospitals, clinics, private physicians, and other dialysis facilities. Each patient treated at this facility must have a treating physician who has been granted privileges to admit patients to the facility.

Services in this facility will include staff assisted Hemodialysis (25 stations) and Home Modalities training (3 rooms); ongoing patient education regarding the management of and the treatment options for ESRD and other related health problems; comprehensive social services, dietary evaluation, and counseling; evaluation of patients for transplantation; coverage to ensure access to medical care; and dialysis treatment to transient patients.

Laboratory services performed on the premises are limited to blood glucose monitoring via glucometer and supported by a CLIA Waiver.

In addition to the services mentioned above, the facility will obtain contracts for services required by ESRD patients, but not provided directly by the facility. Contracts will be maintained for back-up dialysis, hospital back-up, bio-medical pick-up, laboratory services, stat laboratory, blood bank, housekeeping, machine maintenance, transplant hospital agreement, etc. All vendors will meet the regulatory requirements for Federal, State, and Local requirements.

The facility will operate under the supervision of a Governing Body, which will consist of at least the Medical Director, Facility Administrator, and Regional Operations Director. The Governing Body will adopt the Policies & Procedures for the facility. They will also be responsible for the implementation of these Policies & Procedures by the staff of the facility.

The staff will meet all regulatory requirements for their position in the facility and will work under the supervision of the Governing Body. The staff will include a Medical Director, Facility Administrator, Registered Nurse(s), Social Worker(s), Dietitian(s), Technician(s), and Unit Secretary. The staff will be subject to an ongoing training program that includes in-service in the facility, group training off-site, and one-on-one training with a preceptor.

The facility will utilize 24 stations with 3 shifts 6 days per week 5am-6pm, when at capacity, to provide staff assisted hemodialysis. Patient care will be delivered with 4.0 RNs, 8.0 PCTs, 2 MSWs, 2 RDs and 2 Administrative Assistants each day.

Supplies will be delivered daily and trash will be picked up 2 times per week.

TO: **Zak Gonzalez**
City of Carson - Planning Division

DATE: 10-17-16

RE: 20920 Chico Street, Cason CA
Building Material Description

Please see the following Material description to be used in this project:

- **8"x8"x16" Concrete unit masonry (CMU)**
SPLIT FACE finish and color to be CHARCOAL (by Angelus)
Location: Full North and east walls and part of South and West walls.



- **Fiber Cement Siding over Metal stud walls by Nichiha**
Panels are 18" wide x 10' long by 5/8" thick. Finish: Vintage wood, Cedar.
Location: most of south and west walls.



- **Storefront widow system- with Versoleil sunshade outrigger system**
Kawneer Trifab Versa, clear anodized - with 1" insulated low E dual glazing.
Glass: Solarban R100 (2) clear

