



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 11, 2017

SUBJECT: Conditional Use Permit No. 1003-16

APPLICANT: Greg Levine  
Standard Metals Recycling  
2132 E. Dominguez Street  
Carson, CA 90810

PROPERTY OWNER: Prologis  
17777 Center Court Dr. N. #100  
Cerritos, CA 90703

REQUEST: To operate a recycling scrap metal facility within an existing  
74,093-square-foot warehouse building

PROPERTIES INVOLVED: 2132 East Dominguez Street

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#### COMMISSION ACTION

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

## **I. Introduction**

### *Property Owner:*

Prologis, 17777 Center Court DR. N. #100, Cerritos, CA 90703

### *Applicant:*

Greg Levine, Standard Metals Recycling, 2132 E. Dominguez Street, Carson, CA 90810

### *Project Address:*

2132 East Dominguez Street, Carson, CA 90810, Assessor's Parcel Number: 7316-026-024

## **II. Project Description**

The applicant is requesting approval of CUP No. 1003-16 for a new large metal recycling operation with new site improvements of:

1. A 4,980-square-foot concrete slab for bailing system;
2. A 70-foot-long by 30-foot-wide truck loading pit (2,100 square-feet);
3. A 907-square-foot section of the building's south-west corner to be removed;
4. Partial removal of metal siding at west side of building;
5. Interior alterations to locker rooms, lunch room, offices and ADA access to restrooms and;
6. A new onsite water treatment facility

## **III. Background**

The City of Carson and Standard Metals Recycling (TST, Inc.) previously entered into a "Settlement Agreement for Facility Closure" on June 2011 for their operations at a separate location, 2020 East 220<sup>th</sup> Street, Carson, California. Since its inception in 1966, TST operation at the property was authorized by Los Angeles County's M-4 Zone. On January 11, 1991, the City of Carson changed the zoning designation to ML (Manufacturing, Light) and as a result the property and its operations became legal-non-conforming. The City and TST agreed to close all operations at 2020 East 220<sup>th</sup> Street by July 1, 2017. Standard Metals Recycling proposes to relocate to a new location at 2132 East Dominguez Street via Conditional Use Permit No. 1003-16 to continue their business operations in the city.

### *Current Improvements:*

The site is currently improved with an industrial building, associated parking areas and chain-link fencing surrounding the entire property with barbed wire.

### *Previously Approved Discretionary Permits*

None

### *Public Safety Issues*

The city of Carson has no open cases on this property.

#### IV. Project Site and Surrounding Land Uses

The project site is located at 2132 East Dominguez Street.

Site Information	
Existing Land Use	Heavy Industrial
Existing Zoning District	MH
Site Size	5.0 acres
Present Use and Development	74,093-square-foot vacant industrial warehouse building
Surrounding Uses/Zoning	North: Heavy Industrial uses zoned MH, East Dominguez St, South: Heavy Industrial uses zoned MH East: Heavy Industrial uses zoned MH West: Heavy Industrial uses zoned MH, rail road spur-line
Access	Ingress/Egress: Dominguez Street

#### V. Analysis

On March 21, 2017, the City Council approved Ordinance No. 17-1615U, an Interim Ordinance implementing a 45-day temporary moratorium on the establishment, expansion, or modification of truck yards, logistics facilities, hazardous materials or waste facilities, container storage and container parking in the City of Carson, and declaring the urgency thereof. The existing warehouse building being used for the proposed metal recycling has 5 or fewer loading doors and is therefore deemed exempt from said ordinance.

##### Use

Standard Metals Recycling will collect and recycle scrap metals within an existing building. On a typical day, three to seven delivery trucks will arrive on site through the gate on East Dominguez Street. The trucks will be semi-trailers and ten wheel dump vehicles. Incoming trucks will enter the building through a new 16 foot wide, 12 foot tall roll-up door and will be weighted full on a new truck scale. After being weighted the trucks will move to the new concrete slab to unload their scrap metal. The empty trucks will exit from the west side of the building to East Dominguez Street. The delivered scrap metal will be sorted and added to the storage piles inside the warehouse.

Metal scraps will be compacted by a bailing machine, weighed, loaded, and then shipped. Standard Metals will use their own trucks and expects to ship three to seven loads per day. The compacted metal will be sold to smelters in Los Angeles, Riverside and San Bernardino counties.

The proposed facility will have 20 employees in the yard and eight in the office each day. Operating hours will be from 7:00 a.m. to 5:00 p.m., Monday through Friday.

The facility may operate on Saturday from 7:00 a.m. to noon. The main on-site equipment will be; an electrically-powered baling machine; seven diesel-powered fork-lifts; a wheel loader and two skid steers for loading scrap metal onto the conveyor that feeds the baler.

### **CMC Section 9148.4 Large Collection Recycling Facility**

<b>REQUIREMENT</b>	<b>COMPLIANT</b>
150-FEET FROM RESIDENTIAL	YES
WORK IN ENCLOSED BUILDING	YES
NOT IN FRONT SETBACK AREA	YES
SITE PLAN SUBMITTAL CMC	YES
SHALL BE LANDSCAPED	YES
SHALL BE MAINTAINED CLEAN	YES
ACCEPT ONLY RECYCABLE MATERIALS	YES
SHALL COMPLY WITH GENERAL PLAN NOISE ELEMENT, SHALL NOT EXCEED 70 dBA, SHALL SUBMIT A NOISE STUDY	YES
SHALL COMPLY TO SIGN REQUIREMENTS	YES

The proposed project complies with CMC Section 9148.4 Large Collection Recycling Facilities. Ultra-Systems Environmental Inc., prepared a "Noise Quality Study" in compliance with the CMC Section 9148.4 (Large Recycling Facility) and found:

1. The highest project-induced exposure (ambient plus construction noise) would be 79 dBA during demolition of existing office space;
2. Long term operational impacts will be generated by a baler, forklifts/loaders, onsite and offsite truck traffic;
3. The nearest residential sensitive receptors are approximately 1,809-feet being west of Wilmington Street and north of 213<sup>th</sup> Street alignment;
4. The Carson General Plan Noise element identifies normally accepted noise levels for industrial areas to be 50-70 dBA;
5. The General Plan identifies an exterior anytime noise level of 70 dBA;
6. California Department of Health Services, Office of Noise Control identifies that normally acceptable noise levels do not require mitigation;
7. The project's contribution to local traffic noise will be negligible, increases in noise will not be perceived by sensitive receivers. Cumulative impacts are therefore less than significant;

Because noise impacts during construction and operation will be less than significant the noise study concluded that no mitigation is necessary.

#### Site Plan

The project site is an interior lot with frontage along Dominguez Street. The site includes an existing building and parking lot. The existing chain-link fencing surrounding the site will be replaced with black wrought iron fencing and gates where visible from public-right-of-way.

#### Building

The existing steel building is 74,093-square-foot in size and 43 feet tall with an attached 17 foot tall steel office building to the east. The interior of the warehouse

building will have 23 scrap metal storage piles. Aluminum would be the main material in 22 of the piles with the remaining one storing copper scrap.

#### Landscaping

The existing site includes landscaping within the front yard setback. These landscaped areas will be improved with new plant materials and irrigation in order to enhance the screening of the site.

#### Access and Parking

Access to the site is available via one driveway on East Dominguez Street. The project is proposing 66 parking spaces to meet code requirements. The Los Angeles County Fire Department and the City's Traffic Engineer reviewed and approved project vehicular access and site circulation. Any new gates will require Fire Department safety/access apparatus approval.

#### Air Quality

The Air-Quality and Greenhouse Gas Emissions Report prepared for the proposed project found that emissions of criteria pollutant and greenhouse gas emissions will be less than significant and compliant with the Air Quality Management Plan. In addition, the nearest sensitive receptor (residential neighborhood) is approximately 1,809 feet from the project site, which is greater than the 500 foot distance considered to be significant.

#### Development Impact Fees

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments to pay for impacts of a project on the City's infrastructure. Projects with existing buildings are exempt from this proposed fee. Since this project is proposed within an existing warehouse building, the project is exempt from DIF.

### **VI. Environmental Review**

Pursuant to CEQA Section 15301 (e), Existing Facilities, Class 1, the proposed project is an addition to an existing structure and will not have a significant adverse effect on the environment and is therefore Categorically exempt from CEQA.

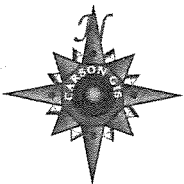
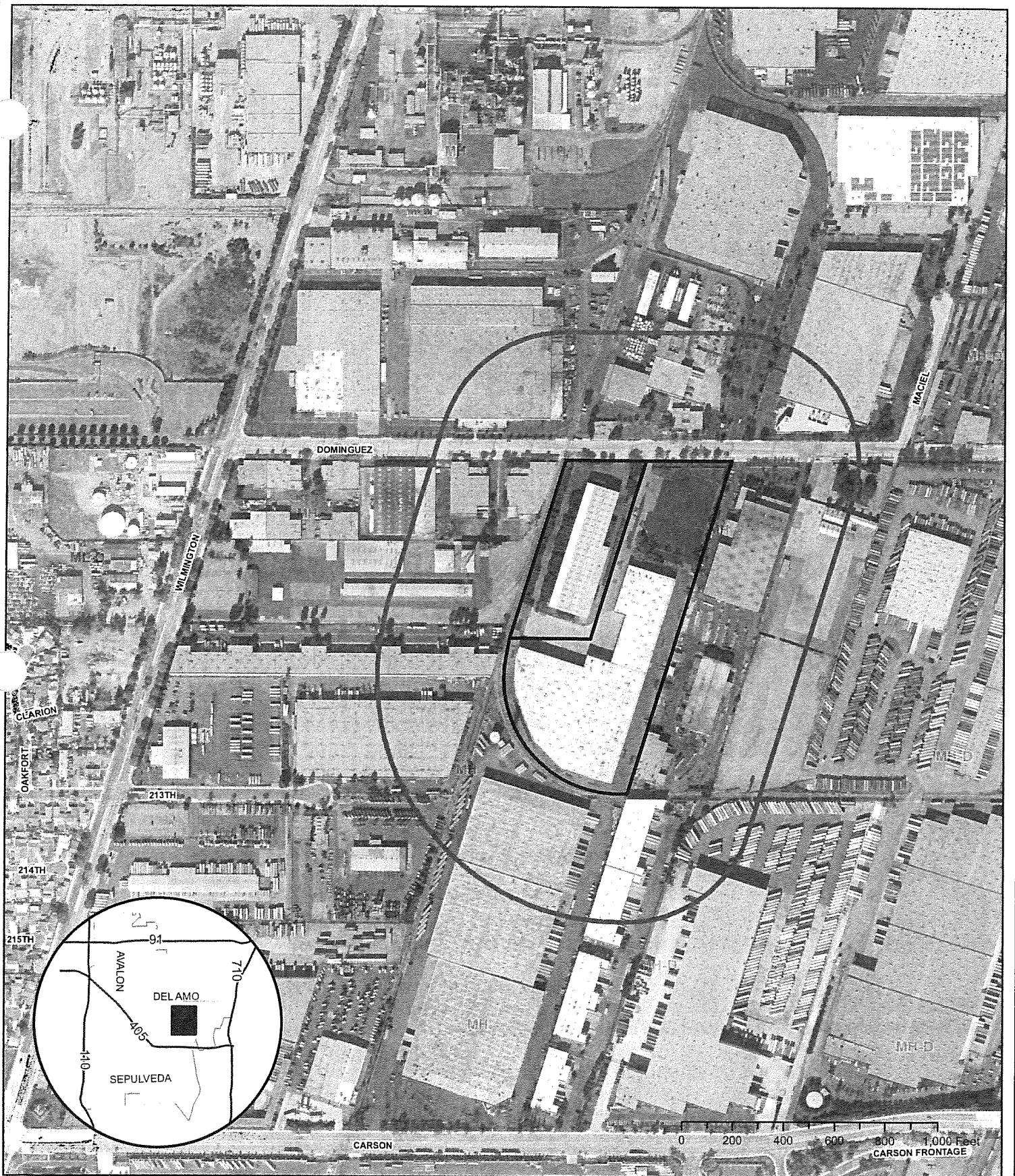
### **VII. Recommendation**

That the Planning Commission ADOPT Resolution No. 17-, "A Resolution of the Planning Commission of the City of Carson approving Conditional Use Permit No. 1003-16 for the operation of a large recycling scrap metal facility within an existing 74,093-square-foot building located at 2132 East Dominguez Street." Assessor's Parcel No. 7316-026-024.

**VIII. Exhibits**

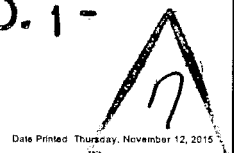
1. Zoning Map
2. Resolution, Exhibit "A" and Conditions of Approval
3. Statement of Operations
4. Site Plan, floor plan and building elevations

Prepared by: Zak Gonzalez II, Associate Planner



City of Carson  
500 Foot Radius Map  
2132 & 2160 E. Dominguez St.

EXHIBIT NO. 1 -



Date Printed Thursday, November 12, 2015



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 17-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1003-16 FOR THE OPERATION OF A LARGE RECYCLING SCRAP METAL FACILITY WITHIN AN EXISTING WAREHOUSE BUILDING WITH 74,093-SQUARE-FEET, FOR PROPERTY LOCATED AT 2132 E. DOMINGUEZ STREET (APN: 7316-026-024)**

**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, Greg Levine, on behalf of the property owner, Prologis Company, with respect to real property located at 2132 E. Dominguez Street and described in Exhibit "A" attached hereto, requesting approval of a large recycling scrap metal facility within an existing 74,093-square-foot warehouse building. The request includes:

- Conditional Use Permit No. 1003-16 for the operation of a large recycling scrap metal facility within an existing 74,093-square-foot warehouse building.

A Planning Commission meeting was duly held on April 11, 2017, 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.** With respect to Conditional Use Permit, the Planning Commission finds that:

a) The proposed use and development will be consistent with the General Plan Land Use Designation of Heavy Industrial use.

b) The project site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.

c) There will be adequate street access and traffic capacity. The proposed development will have direct access to East Dominguez Street. The LA County Fire Department and the Carson City Traffic Engineer have approved the proposed project.

d) There will be adequate water supply for fire protection.

e) The proposed use and development will be compatible with the intended character of the area.

f) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.

**EXHIBIT NO. 2 -**





**Section 4.** With respect to Ordinance No. 17-1615U, an interim urgency ordinance of the City of Carson, California, implementing a 45-day temporary moratorium on the establishment, expansion, or modification of truck yards, logistic facilities, hazardous materials or waste facilities, container storage and container parking in the City of Carson and declaring the urgency thereof, the Planning Commission finds that:

a) The project has 5 or fewer existing loading doors and is therefore exempt from the proposed moratorium ordinance.

**Section 5.** The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment and is deemed Categorically Exempt from CEQA as per Section 15301., EXISTING FACILITIES (e).

**Section 6.** Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 1003-16 for a large recycling scrap metal facility within an existing 74,093-square-foot warehouse building 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 11<sup>th</sup> DAY OF APRIL, 2017**

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**CHAIRPERSON**

**ATTEST:**

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**SECRETARY**



**SCHEDULE A**

(continued)

**EXHIBIT "A"**

THAT PORTION OF LOT 2 IN BLOCK "B" OF THE SUBDIVISION OF PART OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 649.51 FEET; THENCE SOUTH 17 DEGREES 11 MINUTES 17 SECONDS WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, 1369.10 FEET TO A POINT ON A LINE WITH AND 15.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST ALONG SAID PARALLEL LINE, 40.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 443.594 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST DESCRIBED CURVE, THROUGH AN ANGLE OF 93 DEGREES 09 MINUTES 01 SECONDS, 721.19 FEET TO A POINT IN THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND, 20 FEET WIDE, DESCRIBED IN THE DEED RECORDED IN BOOK 31615 PAGE 346 OF OFFICIAL RECORDS IN THE OFFICE OF SAID RECORDER AND IN BOOK 31593 PAGE 204 OF OFFICIAL RECORDS IN THE OFFICE OF SAID RECORDER; THENCE NORTH 10 DEGREES 23 MINUTES 59 SECONDS EAST 135.36 FEET TO A POINT IN THAT CERTAIN COURSE DESCRIBED IN THE DEED RECORDED IN BOOK 38652 PAGE 200 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER, AS HAVING A LENGTH OF 308.00 FEET, SAID POINT BEING EASTERLY 4.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID CERTAIN COURSE 4.19 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 17 DEGREES 11 MINUTES 11 SECONDS EAST, ALONG SAID WESTERLY LINE 740.21 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, FROM A PORTION OF THE ABOVE DESCRIBED LAND, AN 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 GRANTORS, THEIR HEIRS AND 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 HARRY R. WILSON AND JEANETTE AVANT, ALSO KNOWN AS JEANETTE REIFSNYDER, AS TRUSTEES OF THE ROBERT A. WILSON, JR. TRUST, CREATED UNDER THE ESTATE OF ROBERT A. WILSON, DECEASED, CASE NO. 255975, SUPERIOR COURT LOS ANGELES, AND EDWARD E. WILSON, JR., HARRY R. WILSON, JEANETTE A. REIFSNYDER, ALSO KNOWN AS JEANETTE A. AVANT, AND CALVIN D. WILSON, IN DEED RECORDED IN BOOK 38652 PAGE 200, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, FROM A PORTION OF THE ABOVE DESCRIBED LAND, AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO ALL MINERALS, OIL, GAS AND HYDROCARBON SUBSTANCES LYING BELOW 500 FEET OF THE SURFACE OF SAID LAND, WITHOUT 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



## SCHEDULE A

(continued)

SURFACE, AS RESERVED BY SOUTHERN PACIFIC COMPANY, A CORPORATION IN DEED RECORDED IN BOOK 55552 PAGE 201, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, FROM A PORTION OF THE ABOVE DESCRIBED LAND, THE TITLE AND EXCLUSIVE RIGHT TO ONE HALF (1/2) OF THE MINERALS AND MINERALS ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS; PROVIDED, HOWEVER, THAT SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHT, AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON, AS RESERVED BY SOUTHERN PACIFIC COMPANY, A CORPORATION, IN DEED RECORDED JANUARY 8, 1968 AS INSTRUMENT NO. 601, IN BOOK D3878 PAGE 530, OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION



**CITY OF CARSON  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
EXHIBIT "B"  
CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 1003-16**

**GENERAL CONDITIONS**

1. If a building permit for Conditional Use Permit No.1003-16 is not issued within one year of their effective date of approval, 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 and approval 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 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.
11. 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.
12. 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.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to 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 any damage or harm to people or property, real and personal, that may result from the Standard Metals Recycling Company Property Owner(s) operations or any claims against the City for or as a result of the granting of the approval. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City 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 Parties' 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. Parties 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 Parties fails to provide or maintain the deposit, the City may

abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

## **AESTHETICS**

14. All exterior roof-top mechanical, heating and air conditioning equipment and appurtenances thereof, shall be completely screened from public view by parapet walls that are architecturally treated so as to be consistent with the building. The construction plans shall include appropriate elevations and cross section drawings demonstrating how such equipment is to be screened from public view (include dimensions, materials and colors).
15. All ground mounted utility structures such as transformers, HVAC equipment and back flow prevention valves shall be located out of view from a public street or adequately screened through the use of landscaping and or masonry walls..
16. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
17. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.)
18. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
19. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

## **FENCE/WALL**

20. Chain-link fencing, including barbed and concertina wire, visible from the public right-of-way shall be removed. Decorative wrought iron fencing shall be installed in its place. Wrought iron gates shall be installed with LA County Fire Department approved locking mechanisms and shall remain open during hours of operation.

## **LANDSCAPE/IRRIGATION**

21. 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. The proposed irrigation system shall include best water conservation practices.

24. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
25. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
26. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

#### **LIGHTING/SECURITY/HOURS OF OPERATOIN**

27. Shall provide adequate lighting for the parking areas. Security cameras shall be provided via coordination/linkage with the Los Angeles County Sheriff's Department.
28. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
29. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.
30. The hours of operation shall be limited to M-F 7:00 a.m. to 5:00 p.m. and Saturdays 7:00 a.m. to noon.

#### **PARKING**

31. All driveways shall remain clear. No encroachment into driveways shall be permitted.
32. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.
33. ***The applicant will provide the CMC required parking spaces. None of the required parking spaces shall be used for storage of vehicles/trucks or any other equipment.***

#### **SIGNS**

34. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23 of the Zoning Ordinance.



35. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

### **TRASH**

36. Trash collection shall comply with the requirements of the City's trash collection company.
37. Trash enclosures shall measure a minimum of fourteen (14) feet wide by six (6) feet deep as required by the City's trash collection company.
38. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas.
39. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
40. Prior to Issuance of Building Permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

### **ELECTRIC VEHICLE CHARGING STATION**

41. *The applicant shall provide electrical charging station to accommodate electric vehicles. Any charging electric equipment shall be installed pursuant to the Los Angeles County Electrical Code and pursuant to proper permits.*

### **BUILDING AND SAFETY DIVISION**

42. Submit development plans for plan check review and approval.
43. Obtain all appropriate building permits and an approved final inspection for the proposed project.
44. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

### **ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON**

#### ***General Conditions***

45. 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.
46. A construction permit is required for any work to be done in the public right-of-way.

47. Compliance with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.

***Prior to Issuance of Grading Permit***

48. Show any improvements within the public right-of-way on the grading plan for review and obtain approval from the City of Carson Engineering Division.

***Prior to Issuance of Building Permit***

49. Submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*) for review and obtain approval from the City of Carson Engineering Division
50. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
51. Submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans submitted.
52. Provide proof of Worker's Compensation and Liability Insurance.
53. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.

***Prior to Issuance of Certificate of Occupancy***

54. Install striping and pavement legend per City of Carson standard.
55. 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)
56. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

**FIRE DEPARTMENT**

57. The proposed project shall comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant fire flow requirements)
58. No parking shall be permitted within areas identified by the Fire Department as "fire-lanes" to ensure emergency vehicles access.

## **BUSINESS LICENSE**

59. All parties involved in the subject project 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.



**STANDARD METALS RECYCLING**

2032 E. 220<sup>th</sup> STREET LONG BEACH, CA 90810  
(310) 835-0115 FAX (310) 835-9279

March 24, 2017

Statement of Operations

Our typical hours of operation are M-F, 7am-5pm. We also work some Saturdays from 7-noon. We will have an alarm and cameras and possibly a guard. We have 21 employees in the yard and 8 in the office.

We have a 10 wheel roll-off truck and a semi truck stationed at this operation. These trucks service the greater Los Angeles area and average 3-4 trips each per day. We also ship approx 2 containers a day to the port.

EXHIBIT NO. 3 -



