



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 13, 2017

SUBJECT: Design Overlay Review No. 1614-16 and
Conditional Use Permit No. 1004-16

APPLICANT: Arthur Gvavech, Vice President
New Century Catering
16804 S. Figueroa Street
Gardena, CA 90248

PROPERTY OWNER: Michael Schatachian, Trust
2404 W. Lincoln Avenue
Montebello, CA 90640

REQUEST: To construct a food truck storage yard on a site zoned MH-D
(Manufacturing, Heavy, Design Overlay).

PROPERTIES INVOLVED: 16804 S. Figueroa Street

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:

Michael Schatachian, Trust, 2404 W. Lincoln Avenue, Montebello, CA 90640

Applicant:

Arthur Gvaleyech, New Century Catering, 16804 S. Figueroa Street, Gardena, CA 90248

Project Address:

16804 S. Figueroa Street, Gardena, CA 90248

II. Project Description

The applicant is requesting approval of DOR No. 1614-16 and CUP No. 1004-16 to construct a mobile food truck storage yard with new site improvements including:

1. 64 mobile food-truck parking spaces with access to electricity, potable water that is stored inside trucks and water to clean the inside of the food-trucks;
2. Seven guest parking spaces including one ADA accessible parking space;
3. A 4,430-square-foot warehouse building with walk in freezers, storage rack areas for dry packaged goods;
4. An outside pot/pan dishwashing area and an ice-machine;
5. A grease trap interceptor and a waste water clarifier to be installed;
6. New landscaping improvements along S. Figueroa and W. 168th Streets.

Design Overlay Review No. 1614-16 will permit the construction of a 4,430-square-foot-warehouse building and associated site improvements for a food commissary.

Conditional Use Permit No. 1004-16 will permit the operation for food truck storage facility with sixty-four (64) spaces at 16804 S. Figueroa Street.

III. Background

The subject site at 16804 S. Figueroa Street is operating as truck yard facility without a business license and approvals from Planning. On June 7, 2017, Planning staff notified Code Enforcement Division regarding this use and notified the property owner to immediately vacate the site. The property owner has requested 3 months to vacate the site.

Current Improvements:

The site is currently improved with a 1,458-square-foot structure which is used as the office. This structure will be demolished as part of the project. The site is predominately covered in concrete with the exception of the lawn area around the residential building. There is a 6-foot- high masonry wall fronting on 168th Street, an 8-foot high wrought iron fence along Figueroa Street and a 10-foot high masonry wall on the south property line. All walls along streets that are placed on the property lines are conditioned to be removed as they do not comply with the code. A new wall will be required to be constructed 10' from the property line and landscaping will be required in this setback area.

Previously Approved Discretionary Permits
None

Public Safety Issues

The Code Enforcement Division has an open case for property maintenance. The Code Enforcement Division will be addressing the current illegal truck yard.

IV. Project Site and Surrounding Land Uses

The project site is located at 16804 S. Figueroa Street.

| Site Information | |
|-----------------------------|--|
| Existing Land Use | Diesel truck storage yard facility |
| Existing Zoning District | MH-D |
| Site Size | 1.2 acres |
| Present Use and Development | Truck storage yard and a 1,458-square-foot structure |
| Surrounding Uses/Zoning | North: Industrial uses zoned ML-D, East Dominguez St, South: Heavy Industrial uses zoned MH -D East: Heavy Industrial uses zoned MH-D West: Figueroa Street and Los Angeles County Property |
| Access | Ingress/Egress: Figueroa and 168 th Street |

V. Analysis

Logistics Moratorium

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. On May 2, 2017, the City Council approved Ordinance No. 17-1618U extending the moratorium until 10 months and 15 days following the May 2, 2017 date of ordinance adoption. Staff has determined the proposed project, pursuant to Section 4.B.4., is exempt from the ordinance since it has 5 or fewer loading doors.

Use

The applicant will provide 64 food truck parking stalls and a warehouse building that will provide food truck operators with storage space for utensils, packaged food goods, sodas, dairy and other supplies. In addition, the warehouse will be equipped with refrigeration/freezers for perishable item storage. The warehouse will be accessible daily from 5:00 a.m. to 5:00 p.m. and will have 24-hour security and surveillance. Each operator will be required to wear a badge while on site. The operator will pick up their food trucks and park their vehicles in their designated stalls.

Each truck will have access to water, waste disposal, electricity, and equipment wash areas. As trucks return to the site they will dispose their waste and take their cooking equipment to the designated wash area for cleaning. Excess garbage will be disposed of in trash containers at each stall. Food truck operators will mop and clean the inside of their trucks and rinse the pavement area. Runoff will be collected in gradient drains then filtered through a grease clarifier. At the end of this cleanup process, food trucks will plug into electrical outlets for recharging the truck generators.

The proposed facility will comply with all Los Angeles County Health Department regulations for clean and sanitary food truck commissary operations. Food trucks will be available for Health Department inspection on site in accordance with the California Retail Food/Health and Safety Code requirements

Site Plan

The 1.2 acre site is a corner lot with frontage along Figueroa and 168th Streets. The site includes existing masonry walls on the north, east and south property boundaries. A low masonry wall and wrought iron fencing exists along Figueroa Street to the immediate curved corner. The existing 6-foot high masonry wall along 168th Street does not meet the code requirements. Staff has added a condition of approval to remove this wall and reconstruct it with a 10' landscaped setback from the property line. The site includes two gates. A chain link gate exists along 168th Street that staff recommends replacing with a wrought iron gate. A wrought iron gate exists along Figueroa Street that will be preserved. The site is developed with an existing 1,458-square-foot structure that will be demolished. The site's existing concrete will be removed to accommodate the Los Angeles Health Department health and safety requirements for water and waste-water usage for the 64-food truck parking stalls.

Building

The proposed 4,430-square-foot steel building will be 18-feet high. The interior of the warehouse building will consist of areas for pallet racks displaying dry food goods, cashier/offices, soda pallets, restrooms, and walk-in coolers/freezer. The proposed steel building will be earth tones of tan/dark brown with a white roof.

Landscaping

A low masonry wall and wrought iron fencing exists along Figueroa Street to the immediate curved corner. Although this design meets minimum code requirements, it does not allow for landscaping along the property line to soften the streetscape view. At a minimum, staff is recommending adding additional landscaping behind this wall. Planning Commission could consider requiring the applicant to remove this wall and reconstruct it with a 10' setback to provide a more pleasing street scape.

As stated above, a new 10' landscaped planter will be required along 168th Street with the construction for the new wall. Additional landscaping including shrubs and colorful flowers is required at the corner of Figueroa and 168th Streets.

Access and Parking

Access to the site is available via two driveways on East 168th Street and one driveway on Figueroa Street. The project is proposing 7 parking spaces to meet the Carson Municipal 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 and existing wrought iron gates will require Fire Department safety/access apparatus approval.

Development Impact Fees

The City is in the process of developing and adopting an Interim Development Impact Fees (IDIF) that new developments would have to pay to mitigate the impacts of projects on City's infrastructure. Currently, the City is collecting \$2/square-foot of gross building area. Appropriate credits will be provided to the applicant as permitted by law for the existing on-site structures.

VI. Environmental Review

Pursuant to CEQA Section 15332, (a), IN-FILL DEVELOPMENT PROJECTS, Class 32, the proposed project is consistent with the General Plan land use designation of heavy industrial and applicable zoning and will not have a significant adverse effect on the environment and is therefore Categorically exempt from CEQA.

VII. Recommendation

That the Planning Commission:

- **WAIVE** further reading;

- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and

ADOPT Resolution No. 17-, "A Resolution approving Design Overlay Review No. 1614-16 and Conditional Use Permit No. 1004-16 to operate a food commissary facility within a new warehouse building with 4,430-square-feet with overnight parking for sixty-four (64) food trucks to be located at 16804 South Figueroa Street."

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
PLANNING COMMISSION
RESOLUTION NO. 17-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1614-16 AND CONDITIONAL USE PERMIT NO. 1004-16 TO OPERATE A FOOD COMMISSARY FACILITY WITHIN A NEW WAREHOUSE BUILDING WITH 4,430-SQUARE-FEET WITH OVERNIGHT PARKING FOR SIXTY-FOUR (64) FOOD TRUCKS, FOR PROPERTY LOCATED AT 16804 S. FIGUEROA 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, Arthur Gvavech, on behalf of the property owner, Michael Schatachian, Trust, with respect to real property located at 16804 S. Dominguez Street and described in Exhibit "A" attached hereto, requesting approval of a food commissary facility within a new 4,430-square-foot warehouse building with overnight parking for sixty-four (64) food trucks. The request includes:

- Design Overlay Review No. 1614-16 to construct a new warehouse building with 4,430-square-feet
- Conditional Use Permit No. 1004-16 for the operation of a food commissary facility with overnight parking for sixty-four (64) food trucks

A Planning Commission meeting was duly held on June 13, 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 the Design Overlay Review and 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 Figueroa and 168th Streets. 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 existing and anticipated development in the vicinity relative to a harmonious and attractive development of the area.

EXHIBIT NO. 2 -



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.

Section 4. With respect to Ordinance No. 17-1618U, an urgency ordinance of the City of Carson, California, implementing a 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 that extends said moratorium until 10 months and 15 days following the May 2, 2017 date of said ordinance adoption 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, pursuant to Section 4.B.4.

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 15332., IN-FILL DEVELOPMENT PROJECTS (a) , Class 32.

Section 6. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1614-16 and Conditional Use Permit No. 1004-16 for the construction of a 4,430-square-foot warehouse commissary building for the operation of food truck parking with 64-parking spaces 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 13th DAY OF JUNE, 2017

CHAIRPERSON

ATTEST:

SECRETARY



"EXHIBIT A"

LEGAL DESCRIPTION:

Lots 3 and 4 of Tract No. 2161, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 22, Page 8 of Maps, in the Office of the County Recorder of said county, and that portion of Lot 9 of Tract No. 2161, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 22, Page 8 of Maps, in the Office of the County Recorder of said county, lying northerly of the easterly prolongation of the southerly line of Lot 4 of said Tract, except the Westerly 38 feet of the northerly 103.8 feet of said Lot 9.



**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

EXHIBIT "B"

**CONDITIONS OF APPROVAL
DESIGN OVERLAY NO. 1614-16 AND
CONDITIONAL USE PERMIT NO. 1004-16**

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1614-16 and Conditional Use Permit No.1004-16 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 Parties 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/ABATEMENT OF ILLEGAL USE

14. Exterior building elevations showing building wall materials, roof types, exterior colors and appropriate vertical dimensions shall be included in the development construction drawings.
15. 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).
16. At building corners where conditions exist that would allow the public to view the back interior side of parapet walls resulting from change in parapet height the raised parapet area shall be constructed so as to be a full three dimensional four sided element of the building to the satisfaction of the Planning Division.
17. 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..
18. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
19. 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.)
20. 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.
21. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
22. The applicant shall remove all illegally stored semi-diesel trucks from project site immediately.



23. **FENCE/WALL**

23. Prior to the issuance of a building permit a Wall and Fence Plan shall be reviewed and approved by the Planning and Building Divisions. The plans shall indicate materials colors and height of proposed and existing walls fences and shall include a cross section of walls fences indicating adjacent grades. Walls shall be designed as an integral part of the architecture for the development and shall be constructed of tilt up concrete brick split face or slump block or other decorative material approved by the Planning Division.
24. Chain-link fencing/gates, 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

25. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
26. 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.
27. The proposed irrigation system shall include best water conservation practices.
28. 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.
29. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
30. 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.
31. The minimum mix of tree sizes shall be provided as follows and shall conform to the following minimum measurements (individual family home projects excluded):



| <i>Minimum Tree Quantity and Size Specifications (Palms are not included)</i> | | | | |
|---|-------------|----------------------|---------------|---------------|
| <i>Minimum on-site Trees</i> | <i>Size</i> | <i>Trunk Caliper</i> | <i>Height</i> | <i>Spread</i> |
| 5% | 48-inch box | 3.50-inches | 14 to 16 FT | 7 to 8 FT |
| 10% | 36-inch box | 2.50-inches | 12 to 14 FT | 6 to 7 FT |
| 30% | 24-inch box | 1.50-inches | 9 to 11 FT | 4 to 5 FT |
| 55% | 15-gallon | 1.0-inch | 7 to 8 FT | 2 to 3 FT |

32. The minimum mix of tree species shall be provided as follows:

| <i>Minimum Tree Species Mix (Palms are not included)</i> | |
|--|--|
| <i>Number of Trees</i> | <i>Minimum Number of Tree Species Required</i> |
| 20 or Fewer | 3 |
| 21 to 30 | 4 |
| 31 to 40 | 5 |
| More than 40 | 6 |

33. Shrubs shall be five (5) gallon container size minimum and are to be spaced 2/3 of mature size. One (1) gallon containers may be used for perennials and groundcovers.
34. Shredded mulch within planter areas is required at a depth of 3" for shrubs and 1" for groundcover. Shredded bark with a tackifier shall be used on 3:1 slopes or greater, not wood chips. Soil shall not be visible. Keep mulch 3" clear of plant stem, 6" of trees.
35. Groundcovers from flats shall be spaced at 10" on center. Low groundcovers shall not exceed an 18" width in front of larger shrubs. One (1) gallon containers shall be used for larger groundcover areas. Perennials or annual color shall be spaced at 8".

LIGHTING/SECURITY/HOURS OF OPERATION

36. Site lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
37. Exterior lights shall be arranged or shielded in such a manner as to contain direct illumination on the parking area and avoid glare on an adjoining site.
38. Applicant shall provide adequate lighting for the parking areas. Security cameras shall be provided via coordination/linkage with the Los Angeles County Sheriff's Department.
39. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.



40. 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.
41. The hours of operation shall be limited to M-Sunday 5:00 a.m. to 5:00 p.m.

PARKING

42. All driveways shall remain clear. No encroachment into driveways shall be permitted.
43. 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.
44. ***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/LOT MERGER

45. 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.
46. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.
47. The applicant shall file an application with the Planning Division for a Lot Merger.

TRASH

48. Trash collection shall comply with the requirements of the City's trash collection company.
49. 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.
50. 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.
51. 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.
52. Prior to Issuance of Building Permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

BUILDING AND SAFETY DIVISION/LA COUNTY DEPARTMENT OF HEALTH

53. Submit development plans for plan check review and approval.
54. Obtain all appropriate building permits and an approved final inspection for the proposed project.
55. 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.
56. Prior to issuance of a building permit provide written proof of plans approval from the County of Los Angeles Department of Health/Environmental Health
57. The proposed facility shall comply with all Los Angeles County Health Department regulations for clean and sanitary food truck commissary operations. Food trucks will be available for Health Department inspection on site in accordance with the California Retail Food/Health and Safety Code requirements.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

58. 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.
59. A construction permit is required for any work to be done in the public right-of-way.
60. 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

61. 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

62. 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.
63. 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.



64. 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.
65. A construction permit is required for any work to be done in the public right-of-way.
66. 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.
67. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
68. 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.
69. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
70. 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.
71. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
72. 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 Figueroa Street and 168th Street
 - b. Sewer Main Improvements (if any) along Figueroa Street and 168th Street as determined by the aforementioned sewer area study.



- c. Storm Drain Improvements (if any) along Figueroa Street and 168th Street as determined by the aforementioned requirement.
73. 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

74. 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.
75. 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 each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
76. 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.
77. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Figueroa Street and along 168th Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
78. Fill in any missing sidewalk within the public right of way along Figueroa Street and along 168th Street abutting this proposed development
79. Remove and replace any broken/damaged driveway approach within the public right of way along Figueroa Street and 168th Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
80. Remove unused driveway approach if any, within the public right of way along Figueroa Street and along 168th 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.

81. The Developer shall modify existing driveways within the public right of way along Figueroa Street and along 168th Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
82. 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.
83. Install/If necessary, modify existing wheelchair ramp at the southeast corner of Figueroa Street and 168th Street per City of Carson Standard, in compliance with ADA requirements.
84. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
85. 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.
86. Install striping and pavement legend per City of Carson standard.
87. Paint Curbs Red along Figueroa Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
88. 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.
89. Streets abutting 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)
90. 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

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



BUSINESS LICENSE

93. 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.

DEVELOPMENT IMPACT FEE (DIF)

94. 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, parkways 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. Any such appeal must be provided in writing to the City Clerk no later than 20 days following the date of notification of the amount from the Planning Department, stating the reasons for the appeal and including all the relevant evidence in support thereof. The City Clerk shall set the appeal for public hearing before the Planning Commission.





New Century Catering

16804 S. Figueroa St. Gardena CA 90248

Ph: 310-515-8888 Fax: 310-515-8808

Statement of Operations

- Business Name:** New Century Catering
- Business address:** 16804 S. Figueroa Ave, Gardena CA 90640
- Business Type:** Food Truck Parking and Commissary
- Hours of Operation:** 5:00am-5:00pm Monday – Friday
- Business Contact:** Art Gvavech, Vice President

Business Operations Overview:

New Century Catering will be a new business built in the City of Carson to be operated as a Food Truck Commissary with overnight food-truck parking for its customers. Doors to the facility will be open from 5am to 5pm where truck operators will pick up their food trucks, replace their vehicles in their respected spot #, buy commodities from the commissary as necessary, and go on route to respected stops. Each truck will have access to water, garbage, electricity, space for truck parking, truck regeneration, pot/pan wash areas, 24 hour security and surveillance. The warehouse of the commissary will provide food truck operators with utensils, packaged goods, sodas, dairy, and other supplies as needed for their specific food truck. The warehouse will also be equipped with refrigeration and freezers for perishable item storage. The warehouse will not have a kitchen, of any kind. Proposed number of parking stalls is 64 trucks.

New Century Catering will abide by all Los Angeles County Health Department regulations for clean and sanitary food truck commissary operations. Food trucks will be available for Health Department inspection on site at any time or upon scheduled visits in accordance to the health law. All participating food trucks will sign a company mandated agreement to abide by all rules and regulations in accordance to health regulations and New Century Catering policy and procedures.



Commissary / Parking:

All goods and necessities will be serviced at the beginning of each day and in accordance with lunch truck operator needs. Food truck operators will have access to refrigerated items, dry packaged goods, commodities, ice, and other items needed for daily operations from the commissary grounds.

Each parking stall will have access to electricity, potable water for truck storage tanks, water to clean the inside of their trucks. Numbers designated for single food truck parking, and garbage disposal. As trucks return to the commissary, they will dispose of their waste and take their cook-wear (pots and pans) to the designated wash area for washing and sanitation. Excess garbage will be disposed of in individual trash containers per stall. Trucks will mop and clean the inside of their trucks and rinse the floors of which runoff will be collected in gradient drains then filtered through grease clarifier.

Food trucks will then report to the commissary office for daily checkout and services rendered. A checklist of cleanliness, purchased goods, and services will be addressed at time of check out each day per truck.

At the end of cleanup and check out, lunch trucks will plug into electrical outlets for in truck generator recharge. Food truck operators then leave their trucks on site over night for recharge as security will be present on duty 24 hours. No unauthorized person will be available on site without prior knowledge of New Century Catering for security and liability purposes. Each operator and crew member will be required to wear a badge while on site.

Facility/Grounds:

The commissary grounds will be managed by a facilities manager. His/her team will be responsible for proper maintenance of the grounds including trash disposal, proper sweep water runoff, drain cleaning, and grease trap collection removal. Facilities team will also ensure commissary equipment is in working order including ice machine, lighting, water outlets, electrical power stations, wash area and restroom sanitation, and landscape upkeep. A three shift, 24 hour security guard will report directly to the facilities manager or higher management during the beginning and end of their shift. 24 hour recorded surveillance system will also be running and automated.

Structures on the property include the Commissary building equipped with walk in freezers, adjacent room temperature storage racks, cashier department, and two internal office-operation areas. The property will also have cinder block structures to include a pot/pan dishwashing area, an Ice machine with attached 2 condenser ice-maker, and 1 designated trash area for debris disposal/ trash truck pickup.





COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
 ENVIRONMENTAL HEALTH
 BUREAU OF SPECIALIZED SURVEILLANCE AND ENFORCEMENT
 PLAN CHECK PROGRAM - BALDWIN PARK
 5050 COMMERCE DR, BALDWIN PARK, CA 91706
 PHONE: (626) 430-5560



WWW.PUBLICHEALTH.LACOUNTY.GOV/EH

OFFICIAL PLAN REVIEW REPORT

| | | | |
|-------------------|---|-----|------------|
| DATE | 01/31/2017 | EHS | CHENG SHAO |
| PLAN CHECK NUMBER | SR0086552 | | |
| PROGRAM ELEMENT | 1745 - COMMISSARY | | |
| OWNER / REQUESTER | FILIBERTO VIRRUETA, DESIGNER, 323 8361421 | | |
| DBA | NEW CENTURY CATERING COMMISSARY (64 TRUCKS) | | |
| ADDRESS | 16804 S FIGUEROA ST, GARDENA, CA 90248 | | |

REVISED PLAN REVIEW STATUS: APPROVED

| CORRECTIONS COMPLETED | | |
|--------------------------|-----------------|----------------|
| CORRECTION CATEGORY | DATE IDENTIFIED | DATE CORRECTED |
| PLAN SUBMITTAL / REMODEL | 11/07/2016 | 01/25/2017 |
| PLAN SUBMITTAL / REMODEL | 01/25/2017 | 01/31/2017 |

| ADDITIONAL REQUIREMENTS |
|-----------------------------------|
| PUBLIC USE COMMISSARY IS APPROVED |

| COMMENTS |
|--|
| <p>FOR FINAL INSPECTION, OWNER MUST CALL 626 430-5547/5560 TO MAKE AN APPOINTMENT AND PROVIDE THE FOLLOWING INFORMATION:</p> <ol style="list-style-type: none"> VALID CA DRIVER' LICENSE. IF CORPORATION OWNED: PROVIDE CURRENT CALIFORNIA CORPORATION DOCUMENT: <ol style="list-style-type: none"> ARTICLES, STATEMENT OF INFORMATION. EIN ON PAPER <p>*** DO NOT OPERATE WITHOUT PUBLIC HEALTH PERMIT.</p> |

Help us serve you better by completing a short survey. Visit our website at www.publichealth.lacounty.gov/eh.

EHS Signature



OFFICIAL PLAN REVIEW REPORT

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DISCLOSURES

Prior to construction and approval from the Los Angeles County Department of Public Health Environmental Health Division (DPH-EH) Plan Check Program, final inspections must be obtained from Building and Safety (mechanical, plumbing, electrical) and all other enforcement agencies.

Failure to obtain a Public Health Permit/ License prior to operation of the facility/establishment is a misdemeanor violation. Construction of the food facility/ establishment must be completed and approved within twelve (12) months from the date of approval to avoid submitting new plans.

A copy of the approved plans must be available at the time of the field construction review.

All utilities must be on and operational at the time of the field construction review.

Please contact your plan check inspector at least 3 days prior to the field construction review.

Two field inspections will be covered under the Plan Check fees assessed upon plan submission.

A charge will be assessed for each subsequent field construction review.

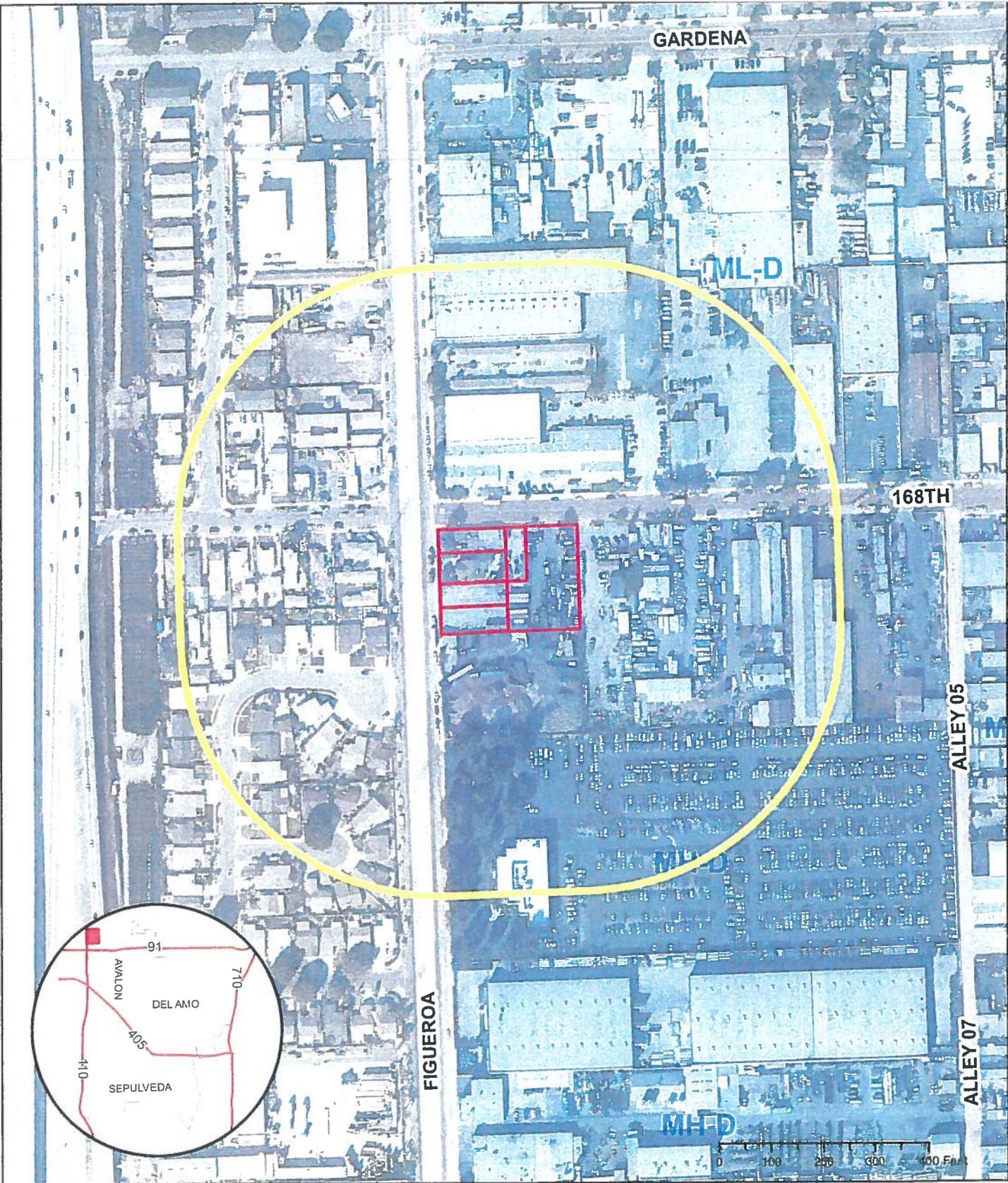
Help us serve you better by completing a short survey. Visit our website at www.publichealth.lacounty.gov/eh.



EHS Signature

Page 2 of 2





City of Carson
500 Foot Radius Map
16804 Figueroa Street

Date Printed: Tuesday, May 30, 2017

EXHIBIT NO. 1 -

