



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 10, 2017

SUBJECT: Design Overlay Review No. 1655-17

APPLICANT: Pacific Design Group
18071 Irvine Boulevard
Tustin, CA 92780

PROPERTY OWNER: JDC Group LLC
25 San Clemente Drive
Rancho Palos Verdes, CA 90275

REQUEST: To construct a new 14,623 warehouse/office building on a 2.3 acre project site with an existing warehouse/office building within the ML-D Zoning District.

PROPERTY INVOLVED: 16200 South Figueroa Street

COMMISSIONERS' ACTION

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Pimentel			Post
		Andrews			Thomas
		Fe'esago, Jr.			
		Guidry			

Item 7A

I. Introduction

Property Owner

JDC Group LLC – Duke Chao
25 San Clemente Drive
Rancho Palos Verdes, CA 90275
(310) 756-4458
jimchao@sunpkco.com
duke@sunpkco.com

Applicant

Pacific Design Group – David Hung
18071 Irvine Boulevard
Tustin, CA 92780
714- 832-5100 ext. 101
davidh@pdg-arch.com

Representative

Pacific Design Group – Brian Collins
18071 Irvine Boulevard
Tustin, CA 92780
(714) 832-5100 ext. 111
brianc@pdg-arch.com

II. Project Description

The applicant requests approval of Design Overlay Review (DOR) 1655-17 to develop a new 14,623 sf warehouse/office building located in the ML-D (Manufacturing, Light with a Design Review Overlay) zoning district.

Current Improvements

The project site contains an existing 35,000 sf warehouse/office building which will be preserved.

Previously Approved Discretionary Permits

On May 25, 1982, the Planning Commission approved Resolution No. 82-654 approving RIR 81-1982 for a warehouse/office building.

Public Safety Issues

None.

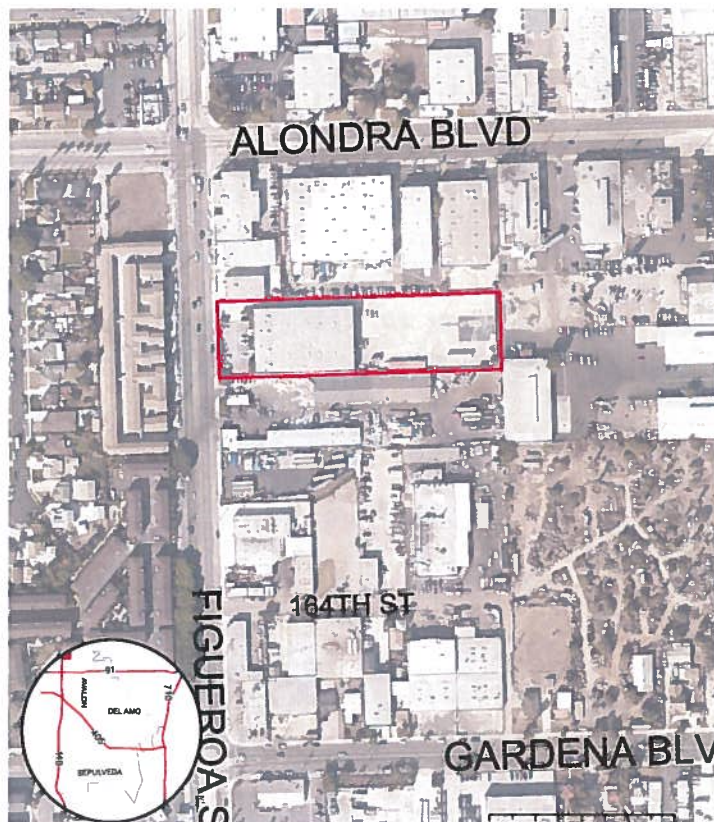
III. Project Site and Surrounding Land Uses

The project site is located in the northwest part of the City near the intersection of South Figueroa Street and West Alondra Boulevard, at the city limits boundary with City of Gardena. Surrounding land uses include light manufacturing to the north, east, south, and multifamily residential apartments to the west. The following provides a summary of the site information:

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October 10, 2017
DOR No. 1655-17



Site Information	
General Plan Land Use	Light Industrial
Zone District	Manufacturing Light Design Overlay (ML-D) Zoning District
Site Size	2.3 acre
Present Use and Development	Light Industrial/existing warehouse
Surrounding Uses/Zoning	North: ML-D/sheet metal contractors, photography studio, and tire shop South: ML-D/recycling center East: ML-D/other light industrial West: Gardena Royale Apartments/ Multifamily residential in City of Los Angeles
Access	Ingress/Egress: S. Figueroa Street



IV. Analysis

Use

The project site is located in the ML-D zoning district, which permits the existing and proposed use - storage of electronics equipment. Sunpark Electronics sells energy saving lighting fixtures across North America to customers such as major utility companies and OEM fixture companies. Sunpark needs more warehouse space in

addition to their existing facility to store new products due to expanding product lines into more LED energy saving fixtures.

Sunpark currently has 19 full time staff in the existing facility and plans to hire 10 more local staff for the expanded area. Operating hours will be from 8:30 am to 5:00 p.m. Monday through Friday.

Site Plan

The existing building sits adjacent to S. Figueroa Street. The existing warehouse building is 35,000 sf with 25,200 sf of warehouse space and 9,800 sf of office space. The existing building square footage will not be altered by this project. The proposed building is 14,623 sf with 13,834 sf of warehouse space and 789 sf of office space.

The existing and proposed warehouse buildings will have a total of five (5) truck doors. The existing building has two loading dock doors and one grade door, and will remain unchanged. The new building will have one loading dock door and one grade door.

The proposed warehouse/office building is proposed to be located at the rear of the property behind the existing industrial warehouse building. The proposed building is 500 ft. back from Figueroa and hidden behind the existing 25-ft. tall warehouse building. Due to its proposed "back-of-house" location and existing light industrial structures surround the site, it will be minimally visible from S. Figueroa Street and other potential public view sheds.

Transportation, Access, and Parking

Access to the project site is available via an existing driveway on S. Figueroa Street. The entry gate at the access is opened by an employee at the beginning of the day, remains open all day for truck and car access, and closed by an employee at the end of the day. The business estimates an average of two truck trips per day.

This site currently has 45 parking stalls. The project proposes an additional 17 spaces for a total of 62 parking stalls satisfying the parking requirements including ADA parking for both buildings.

The two structures are proposed to be connected via an accessible pedestrian path of travel that extends from the public sidewalk on S. Figueroa and the accessible parking space at the front of the existing building, through the existing building, along the northern part of the property, and leads to the rear accessible parking space and front door of the new building at the rear of the property.

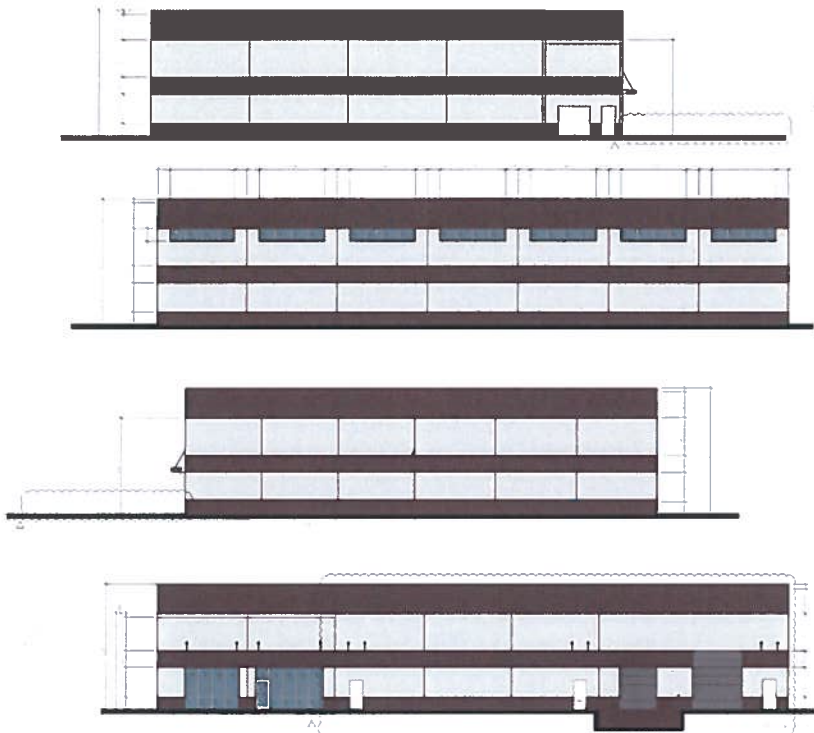
Building and Architecture

The project is designed in a contemporary architectural style consisting of a series of painted concrete tilt-up panels that are similar to the existing industrial building located at the front of lot. The applicant has proposed varying the color/painting scheme by introducing horizontal color bands that help to define the base/bulkhead



and cap of the structure. The colors proposed for the new structure are considered appropriate as they match the existing structure on-site.

New Building Exterior Elevations:



Due to the building design, tilt-up panels limit the amount of articulation and massing variation that can be applied to an industrial building. The applicant has proposed clerestory windows located at the upper wall elevations along the east elevation and primary building entry along the west elevation. The applicant considered staff comments to add canopies on the building elevations, and provided entry canopies above the three man doors, and a shade canopy above the aluminum storefront on the west elevation.

Fence and security gate

There is an existing 7' high wrought iron fence on concrete block wall on the project site that is the 165' in length. The fence is approximately 5' from the front property line. The fence has a driveway entry gate is opened by an employee at the beginning and end of the day.



Signage

Sunpark Electronics has a building identification sign and address directly mounted on the existing building directly facing Figueroa. The new warehouse building will be part of Sunpark's existing business and will use the identification sign and address currently provided on the existing building.

Landscaping

The site currently provides approximately 2,200 sf of landscaping that provides screening of the parking areas that are visible from the public right-of-way.

Development Impact Fees

Currently, the City is collecting \$2/square-foot of gross building area which will be applicable to this project (applicable only to the new building). However, staff expects the City Council to adopt an Interim Development Impact Fee (IDIF) later this year based on City's IDIF study. IDIF will replace the \$2/square-foot fee for industrial properties and will introduce new fees on other types of development. Furthermore, after the City adopts its General Plan, a new Development Impact Fee (DIF) study will be conducted to adopt City's permanent DIF.

Community Facilities District

Community Facilities Districts (CFDs) can be used as a tool by cities to assess property owners, proposing new developments, to pay a fair share of their impacts on City services. The City has been requiring new development projects to participate in CFDs to pay a fair share of their impacts on City services such as sheriff, street and sidewalk maintenance, street sweeping and sidewalk cleaning, median and parkway maintenance, as well as street tree maintenance. The City intends to form a Citywide CFD and require new development projects to annex into the CFD. However, staff has determined that due to the small size of the proposed project, the CFD would not generate enough money to justify the administrative costs for CFD.

Logistics Facilities 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 for both buildings combined.

V. Zoning and General Plan Consistency

The existing Sunpark Electronics warehouse building was constructed with a General Plan Land Use designation of Light Industrial and it remains consistent with the surrounding uses. The new Sunpark building will be constructed within the Light



Industrial General Plan Land Use designation and Manufacturing Light Design Overlay, and will remain consistent with the surrounding uses.

VI. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects. The supporting factors for this CEQA exemption are as follows:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

VII. Public Notice

Public notice was posted to the project site on September 20, 2017. Notices were mailed to property owners and occupants on September 21, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VIII. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1655-17; and
- **WAIVE** further reading and **ADOPT** Resolution No. -___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1655-17 TO CONSTRUCT A NEW 14,623 SQUARE-FOOT WAREHOUSE/OFFICE BUILDING ON A 2.3 ACRE PROJECT SITE WITH AN EXISTING WAREHOUSE/OFFICE BUILDING LOCATED AT 16200 S FIGUEROA STREET."

IX. Exhibits

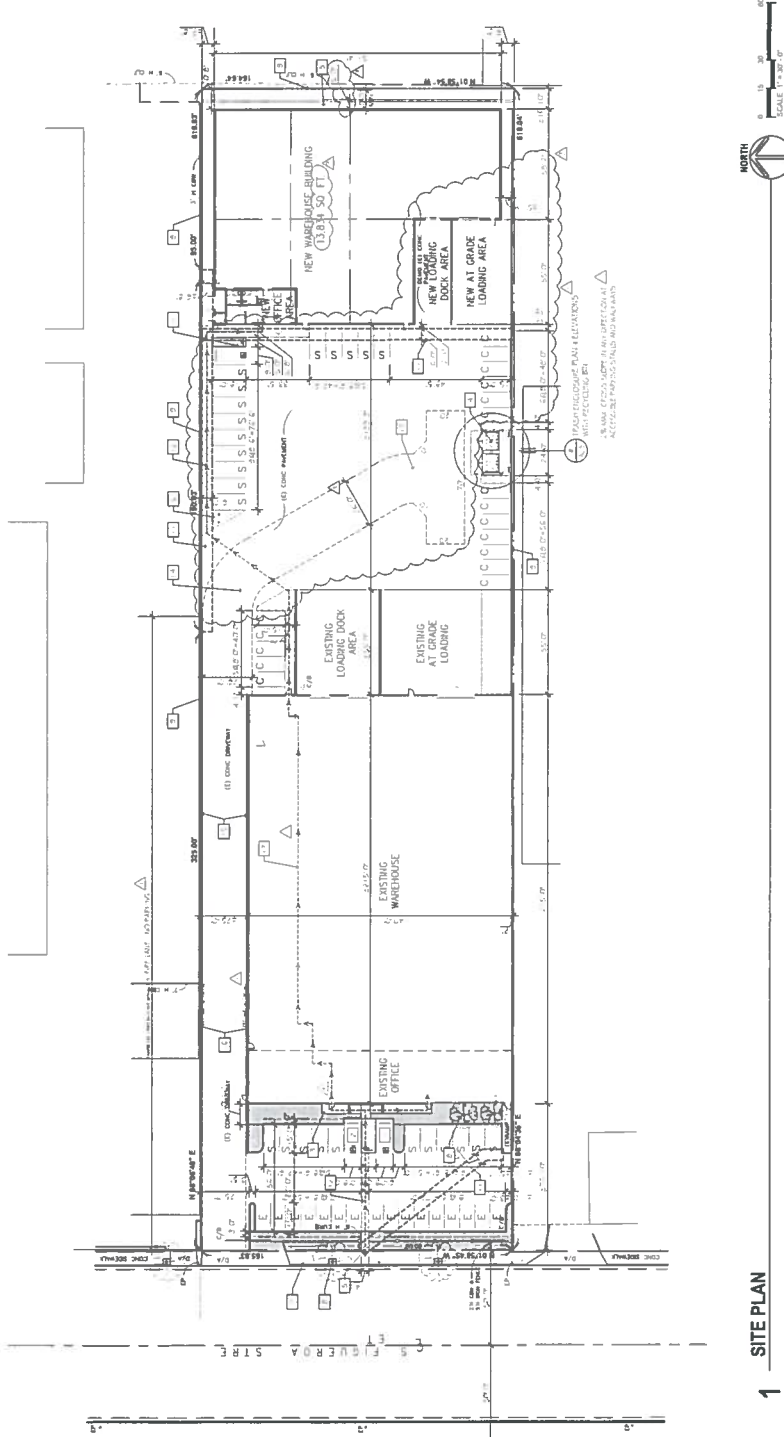
1. Development Plans
2. Zoning Map
3. Draft Resolution

Prepared by: Leila Carver, Contract Planner

Planning Commission Staff Report
October 10, 2017
DOR No. 1655-17

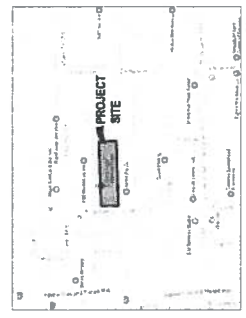


EXHIBIT NO. 1



1 SITE PLAN

VICINITY MAP



CONTACT LIST

OWNER: SUNPARK ELECTRONICS
PROJECT MANAGER: [Name]
DESIGNER: [Name]
DATE: [Date]

LEGAL DESCRIPTION

THE ABOVE DESCRIBED PARCEL IS LOCATED IN THE CITY OF CARSON, COUNTY OF SOUTHERN CALIFORNIA, STATE OF CALIFORNIA. THE PARCEL IS DESCRIBED AS FOLLOWS: [Legal Description Text]

PROJECT DATA

PROJECT NAME: SUNPARK ELECTRONICS
PROJECT ADDRESS: 15200 S. FLOURNOY ST., CARSON, CA 90746
PROJECT AREA: 13,811 SQ. FT.
PROJECT PERMIT: [Permit Number]

PROJECT DATA CONTINUED

PROJECT DATA CONTINUED: [Additional project details and notes]

KEYNOTES

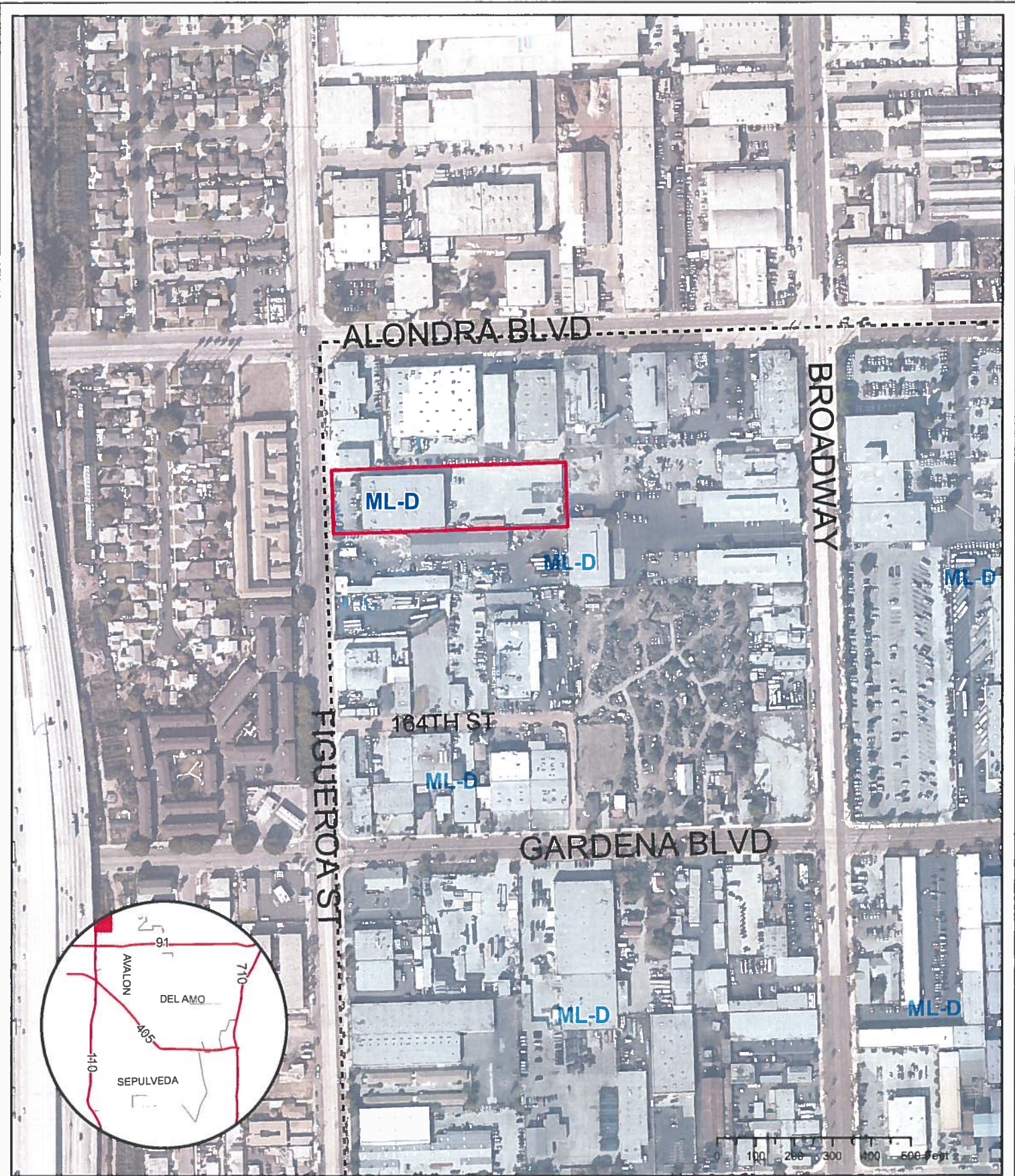
- 1. NEW WAREHOUSE BUILDING (13,811 SQ. FT.)
- 2. NEW LONGING DOCK AREA
- 3. NEW AT GRADE LOADING AREA
- 4. EXISTING WAREHOUSE
- 5. EXISTING DOCK AREA
- 6. EXISTING OFFICE

LEGEND

- 1. NEW WAREHOUSE BUILDING (13,811 SQ. FT.)
- 2. NEW LONGING DOCK AREA
- 3. NEW AT GRADE LOADING AREA
- 4. EXISTING WAREHOUSE
- 5. EXISTING DOCK AREA
- 6. EXISTING OFFICE

PROJECT: SUNPARK ELECTRONICS ADDRESS: 15200 S. FLOURNOY ST., CARSON, CA 90746 SHEET TITLE: SITE PLAN	DATE: [Date] REVISION: [Revisions]	PROJECT NO.: [Number] DATE: [Date] SCALE: 1" = 20'	PROJECT NO.: [Number] DATE: [Date] SCALE: 1" = 20'
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ALONDRA BLVD

BROADWAY

FIGUEROA ST

ML-D

ML-D

ML-D

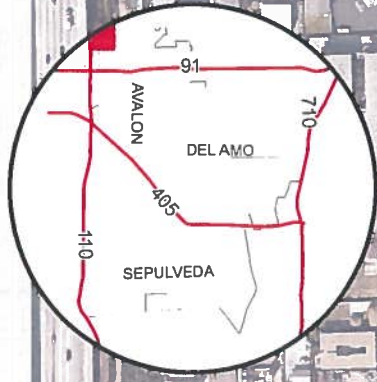
164TH ST

ML-D

GARDENA BLVD

ML-D

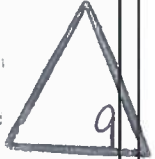
ML-D



0 100 200 300 400 500 Feet



City of Carson EXHIBIT NO. 2 - 16200 Figueroa St



**CITY OF CARSON
PLANNING COMMISSION**

RESOLUTION NO. 17-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1655-17 TO CONSTRUCT A NEW 14,623 SQUARE-FOOT
WAREHOUSE/OFFICE BUILDING ON A 2.3 ACRE PROJECT
SITE WITH AN EXISTING WAREHOUSE/OFFICE BUILDING
LOCATED AT 16200 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, Pacific Design Group, on behalf of the property owner, JDC Group LLC, with respect to real property located at 16200 South Figueroa Street and described in Exhibit "A" attached hereto requesting approval to construct a new warehouse/office building on a 2.3 acre project site with an existing warehouse/office building. The request includes:

- Design Overlay Review No. 1655-17 to construct a new 14,623 sf warehouse/office building on a 2.3 acre project site with an existing warehouse/office building located in the Manufacturing, Light with a Design Review Overlay zoning district.

Section 2. A public hearing was duly held on October 10, 2017, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed use and development is consistent with the General Plan Land Use Designation of Light Industrial use.
- b) The proposed project is on a site with an existing warehouse/office building and the proposed building is compatible with the architecture and design of existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The proposed development will have direct access to S. Figueroa Street. The proposed warehouse/office building will be located at the rear of the property behind the existing industrial warehouse building. The two structures are proposed to be connected via an accessible pedestrian path of travel that extends from the public sidewalk on S. Figueroa and the accessible parking space at the front of the existing building, through the existing building, along



the northern part of the property, and leads to the rear accessible parking space and front door of the new building at the rear of the property.

- d) 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.
- e) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- f) The applicant has agreed to pay a Development Impact Fee of \$2.00 per square-foot for the proposed new building.

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. Pursuant to Section 15332, Class 31 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines the project is categorical exempt. The proposed project to construct a new building on a site with an existing building reasonably falls within this exemption category and no foreseeable significant impacts would result. As such, the Planning Commission hereby approves the Categorical Exemption.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1655-17 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.

PASSED, APPROVED AND ADOPTED THIS 10th DAY OF OCTOBER, 2017

CHAIRPERSON

ATTEST:

SECRETARY



LEGAL DESCRIPTION

Real property in the City of Gardena, County of Los Angeles, State of California, described as follows:

THE WEST ONE-HALF OF FARM LOT 34 OF GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 5 AND IN BOOK 52 AND 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AREAS AND DISTANCE MEASURED TO THE CENTERS OF ADJOINING STREETS AS SHOWN ON SAID MAP.

EXCEPT THE NORTH 330 FEET THEREOF.

ALSO EXCEPT THE SOUTH 165 FEET THEREOF.

ALSO EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN SAID LAND AS RESERVED BY ETTA STRUTHERS, A MARRIED WOMAN, BY DEED FILED FOR RECORD MARCH 29, 1948 IN BOOK 26805 PAGE 249, OF OFFICIAL RECORDS.

APN: 6125-018-014



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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY NO. 1655-17**

GENERAL CONDITIONS

1. Development project approval shall become null and void one year following the effective date of application approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Commission. This Permit does not supersede an individual time limits specified herein for performance of specific conditions or improvements.
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. All construction documentation shall be coordinated for consistency including but not limited to architectural structural mechanical electrical plumbing landscape and irrigation, grading, utility, traffic signal, street lighting, traffic signing, traffic striping and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department Division.
7. 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.



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. 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 continuance. 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.

15. After project's entitlement approval, the applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council.

AESTHETICS

16. Exterior building elevations showing building wall materials, roof types, exterior colors and appropriate vertical dimensions shall be included in the development construction drawings.
17. 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).
18. 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.)
19. 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.

PARKING

20. All driveways shall remain clear. No encroachment into driveways shall be permitted.
21. 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.

SECURITY

22. If security gates are desired at any access points to the project, the Sheriff Department and Fire Department will be provided access by the Know submaster system. If gates are not electrically operated, a "KNOX" padlock



may be substituted for electrically operated override systems. Contact the Sheriff and Fire Departments for specific requirements.

SITE LIGHTING

23. Site lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
24. 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.
25. Along pedestrian movement corridors the use of decorative low mounted bollard light standards which reinforce pedestrian scale shall be used. Steps ramps and seat walls shall be illuminated with built in light fixtures.
26. All planned parking areas shall have a minimum maintained light level of one foot candle 1 (F.C.) or greater. The light shall be on from sunset to sunrise and be operated by a photocell. The site plan shall show all buildings, the parking areas, walkways, detailed landscaping and a point b point photometry calculation of required light levels.

TRASH

27. All refuse shall be stored in an appropriate container and maintained within a City approved enclosure. All on-site trash enclosures shall be design with solid cover roofs to prevent rainwater contact with waste materials. The trash enclosure and roof design shall be consistent with the design of the building architecture.

BUILDING AND SAFETY DIVISION

28. Submit development plans for plan check review and approval.
29. Obtain all appropriate building permits and an approved final inspection for the proposed project.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

30. 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.
31. 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 permit by Engineering Division.
32. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.



33. A construction permit issued by Engineering Division is required for any work to be done in the public right-of-way.
34. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
35. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
36. Street trees shall be replaced as determined by the City Engineer.

Prior to Issuance of Building Permit

37. 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.
38. 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.
39. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study, and stormwater quality plan.
40. 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.
41. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
42. The Developer shall submit improvement plans to the 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
 - b) Sewer Main Improvements (if any) along Figueroa Street as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (if any) along Figueroa Street as determined by the aforementioned requirement.



43. 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.
44. All existing overhead utility lines 12 kilovolts and less (including telecomm) along Figueroa Street shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
45. Per City of Carson ordinance 5809 developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
46. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
47. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site.
48. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Digital copy preferred.
49. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.

Prior to Issuance of Certificate of Occupancy

50. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
51. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a) Comply with mitigation measures recommended by the water purveyor.



52. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
53. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
54. Remove and replace any broken/damaged driveway approach within the public right of way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
55. Remove unused driveway approach, if any, within the public right of way along Figueroa Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
56. The Developer shall modify existing driveways within the public right-of-way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
57. The developer shall construct new driveway approaches per City of Carson PW Standard Drawings 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.
58. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
59. 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.
60. Install striping and pavement legend per City of Carson PW Standard Drawings.
61. 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.
62. 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.
63. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. (LADPW)



64. All remaining fees/ deposits required by the Engineering Department must be paid in full prior to issuance of a Certificate of Occupancy.
65. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
66. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.
67. Developer shall ensure Covenant and Agreement is addressed to:

City of Carson, Public Works Department, Engineering Services Division, 701 E. Carson Street, Carson, CA 90745
68. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City's engineering department. A digital copy preferred.

LA COUNTY DEPT. OF PUBLIC WORKS (LACDPW) STREET LIGHTING

Street Lighting - Conditions of Annexation

69. The project area will be required to be annexed to the County Lighting Maintenance District 1687. Therefore, submit a street lighting plan to LACDPW showing existing streetlights for the annexation process.
70. Provide business/property owners name, mailing address, site address, Assessor
71. Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be provided to LACDPW Street Lighting Section.
72. Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions.

Street Lighting - Conditions of Acceptance for Streetlight Transfer of Billing:

73. The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works (PW) approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per PW approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year.



Prior to Issuance of Certificate of Occupancy

74. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

FIRE DEPARTMENT

75. The proposed project shall comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant fire flow requirements).
76. No parking shall be permitted within areas identified by the Fire Department as "fire-lanes" to ensure emergency vehicles access.
77. Provide a red strip on each side of the existing drive aisle with the words "no parking and fire lane" for the length of the existing building.
78. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

BUSINESS LICENSE

79. 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)

80. The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. Cities have the authority to collect impact fees 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. The applicant shall pay the City \$2/square-foot of new gross building area.

