



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 24, 2017

SUBJECT: Conditional Use Permit No. 1028-17

APPLICANT: Paul Blanco's Good Car Sales
Kevin Knox
P.O. Box 305
Perris, CA 90248

PROPERTY OWNER: Stan Lucas
2404 W. Lincoln Avenue
Montebello, CA 90640

REQUEST: To operate a used car dealership including auto repair within an existing 40,440-square-foot building on a 2.8-acre site in the CA (Commercial, Automotive) zoning district.

PROPERTIES INVOLVED: 2009 E. 223rd Street

COMMISSION ACTION

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

I. Introduction

Property Owner:

Stan Lucas, Trust, 2850 Temple Avenue, Long Beach, CA 90806

Applicant:

Paul Blanco Good Car Company, P.O. Box 305, Perris, CA 92570

Project Address:

2009 E. 223rd Street, Carson, CA 90745

II. Project Description

The applicant is requesting approval of CUP No. 1028-17 to operate a used car sales dealership within an existing 40,440-square-foot commercial building on a 2.8 acre site in the CA (Commercial, Automotive) zoning district including:

1. 50 parking spaces for customers and employees and 74 parking spaces for used cars being sold and trade-in vehicles;
2. Exterior/interior remodeling of an existing 40,440-square-foot commercial building;
3. New landscaping improvements along 223rd Street

III. Background

The subject site is developed with a vacant commercial building, parking lot, and related site improvements.

Current Improvements:

The site is currently improved with a 40,440-square-foot commercial building which is vacant. This structure will be remodeled as part of the project.

Previously Approved Discretionary Permits

None

Public Safety Issues

The Code Enforcement Division has been notified that there is an illegal truck storage yard operation on the subject site and will pursue code enforcement action.

IV. Project Site and Surrounding Land Uses

The project site is located at 2009 223rd Street.

Site Information	
Existing Land Use	Vacant commercial building and parking lot
Existing Zoning District	CA
Site Size	2.8 acres
Surrounding Uses/Zoning	North: 405-Freeway South: Heavy Industrial uses zoned MH -D East: Commercial uses zoned CA West: Commercial uses zoned CA
Access	Ingress/Egress: 223 rd Street

V. **Analysis**

Use

The applicant proposes to operate a used car dealership on the site. The CMC Section 9138.15.C.3.e. and 9133 require approval of a Conditional Use Permit for sales of used automobiles, recreation vehicles, and trucks not over two (2) ton capacity in the CA Zone only provided the site is a minimum of two (2) acres in area. This property is 2.8 acres and meets the Carson Municipal Code requirement for minimum lot size.

The dealership would consist of sales offices and eleven (11) vehicle work bays for repairs to used cars for sale. Trade-in cars will be shipped off site once DMV/financial documents are received. The dealership will provide point of sales tax for all cars sold (estimated to be 150 cars per month) and will employ approximately twenty (20) people. The hours of operation will be from 7:00 a.m. to 8:00 p.m. Monday's through Sunday.

Site Plan

The 2.8 acre site has frontage along 223rd Street. The existing building is set back approximately 67 feet from the street and is surrounded by a large parking lot. The existing site will be improved through the remodel of the building, changes to the fencing, addition of landscape planters, and repair of parking lot paving surfaces.

Building

The existing building was originally constructed in 1963. The proposal includes interior and exterior improvements. The interior remodel will consist of improvements to flooring, lighting fixtures and restroom facilities. The exterior remodel includes new paint on the building and minor cosmetic repairs.

Signage

Carson Municipal Code Section 9138.15 (E) (3) "Freestanding Pylon Signs" states that one (1) pylon sign per automobile dealership shall be permitted at the rear of the property facing the 405 Freeway. The applicant is aware of this provision; however,

their used car sales business is based primarily on appointments from their radio advertising. Therefore, freeway oriented signage is not proposed by the applicant and a condition of approval has been added that the applicant will not request such signage in the future. The applicant is proposing building façade signage to identify the business.

Fencing

The existing fencing on the site includes a 5-foot- high wrought iron fence fronting 223rd Street and a 6-foot high chain link fence with razor wire along the eastern and northern property boundaries. The wrought iron fence along 223rd Street will be removed and the existing chain link fencing with razor wire will be replaced with wrought iron fencing.

Landscaping

The existing site provides minimal landscaping. The proposal includes over 6,500 sf of landscaping (5% of site) installed in front yard planters and around the main entrance of the building. Prior to building occupancy, the applicant will be required to submit and obtain approval for the construction level landscape plans.

Access and Parking

Access to the site is available via three (3) driveways on East 223rd Street. 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.

CMC Section 9138.15.D.6. provides parking requirements for car dealerships as follows:

Code Requirement	Square Feet/Number of Bays	Parking Spaces Required	Parking Spaces Provided
Six (6) parking spaces reserved and labeled accordingly for customers of new vehicle purchases	N/A	6	6
One space per one thousand (1,000) square feet of interior or exterior covered display floor area;	2,000	2	2
One space per four hundred (400) square feet for buildings used for supplies and vehicle storage;	4,719	12	12
One space per Two (2) spaces per repair and service bay, plus one (1) space per five hundred (500) square feet of nonservice bay area;	0 square feet/ 11 Bays	22	22
One space per three hundred (300) square feet for buildings used for office and administration.	2,400	8	8

TOTAL	N/A	50	50
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As demonstrated above, the project is proposing 50 parking spaces for customers and employees to meet the Carson Municipal code requirements. The proposed project also provides 74 additional spaces for trade-in cars and used cars for sale for a total of 124 spaces. The 50 parking spaces will be marked for employees/customers.

The dealership would consist of sales offices and eleven (11) vehicle work bays for repairs to used cars for sale. The total service area is 25,981 square feet including 4,125 square feet for the bay areas. The remaining 21,856 area will be used for incidental uses for the dealership and has not been assigned parking spaces. Therefore, a total of 22 parking spaces have been assigned to the service area. According to the applicant the largest shift in the bay area includes 12 employees. Staff has determined 22 spaces will meet the need for the dealership since the parking spaces for the service area are mainly for the employees of the service area. In addition, this dealership differs from the typical new car dealership that may have customers waiting for repairs to their cars. According to the applicant, the service area will be used mainly for reconditioning the cars for the dealership and occasionally for repairs of cars purchased by their customers. The service area is not open to the public.

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 commercial regional 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 Conditional Use Permit No. 1028-17 to operate a used car sales including auto repair within an existing 40,440-square-foot building on a 2.8 acre site zoned CA (Commercial, Automotive) to be located at 2009 E. 223rd Street."

VIII. Exhibits

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

Prepared by: Zak Gonzalez II, Associate Planner

2009 East 223rd Street

Parcel APN(s): 7315040004



EXHIBIT NO. 1 -



CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 17-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1028-17 TO OPERATE A USED CAR SALES, INCLUDING AUTO REPAIR, WITHIN AN EXISTING 40,440-SQUARE-FOOT BUILDING ON A 2.8-ACRE SITE, ZONED CA (COMMERCIAL, AUTOMOTIVE), FOR PROPERTY LOCATED AT 2009 E. 223RD 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, Paul Blanco's Good Car Sales, on behalf of the property owner, Stan Lucas, with respect to real property located at 2009 E. 223rd Street and described in Exhibit "A" attached hereto, requesting approval of a used car sales operation including auto repair within an existing 40,440-square-foot building, on a 2.8 acre site zoned CA (Commercial, Automotive). The request includes:

- Conditional Use Permit No. 1028-17, to permit used cars sales including auto repair within an existing 40,440-square-foot building on a 2.8-acre site zoned CA (Commercial, Automotive)

A Planning Commission meeting was duly held on October 24, 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 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 Commercial Regional 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 223rd 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. 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 5. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 1028-17 for the operation of used car sales including auto repair within an existing 40,440-square-foot building with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF OCTOBER, 2017

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 4 IN BLOCK "C" OF THE SUBDIVISION OF A 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:

COMMENCING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT NORTH 89° 50' 16" EAST 17.81 FEET THEREON FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 17° 10' 26" EAST, 358.97 FEET, ON THE EASTERLY LINE OF THE WESTERLY 17.00 FEET OF SAID LOT; THENCE NORTH 52° 29' 29" EAST 24.47 FEET; THENCE NORTH 87° 48' 21" EAST 549.31 FEET; THENCE NORTH 85° 32' 55" EAST 490.85 FEET, TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO WOODROW W. CRONE, RECORDED ON MARCH 28, 1962 AS INSTRUMENT NO. 1460, IN BOOK D1558 PAGE 802, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 85° 32' 55" WEST, 382.83 FEET; THENCE SOUTH 0° 09' 44" EAST 385.05 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 89° 50' 16" EAST ALONG SAID SOUTHERLY LOT LINE, 381.76 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND OF CRONE, THENCE NORTH 0° 09' 44" WEST, ALONG THE WESTERLY LINE OF SAID LAND OF CRONE, 413.68 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM, THAT PORTION WHICH LIES EASTERLY OF THE WESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO BOLO CORPORATION RECORDED JULY 7, 1966 AS INSTRUMENT NO. 620, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID WESTERLY LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE HEREINABOVE DESCRIBED PROPERTY DISTANT THEREON SOUTH 85° 32' 55" WEST 350.70 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0° 09' 44" EAST 394.93 FEET TO THE SOUTHERLY LINE OF SAID LOT.

ALSO EXCEPT ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER HYDROCARBONS AND MINERALS, WHETHER SIMILAR TO THOSE THEREIN SPECIFIED OR NOT, UNDER AND IN SAID LAND, PROVIDING THAT GRANTORS SHALL HAVE NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND OR THAT PORTION OF SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS RESERVED BY CHARLES G. KAHLERT AND HOLLY H. KAHLERT, HUSBAND AND WIFE, MARTHA MAYFIELD, A SINGLE WOMAN, WADE H. RENICK AND VERA L. RENICK, HUSBAND AND WIFE, AUDLEY LYTAL AND EVANGELINE H. LYTAL, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 29, 1963 AS INSTRUMENT NO. 990.

APN: 7315-040-005

PARCEL 2:

THAT PORTION OF LOT 4 IN BLOCK "C" OF THE SUBDIVISION OF THE RANCHO SAN PEDRO, ALSO KNOWN AS DOMINGUEZ COLONY TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 601 TO 602 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:



EXHIBIT A
(Continued)

BEGINNING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO LOUIS WALTER ET AL, RECORDED APRIL 10, 1961 AS INSTRUMENT NO. 1593 IN BOOK D1183 PAGE 15 OFFICIAL RECORDS OF SAID COUNTY; THENCE THE BOUNDARY LINE OF SAID LINE AS FOLLOWS:

NORTH 17° 10' 36" EAST 358.97 FEET; NORTH 52° 29' 29" EAST 24.47 FEET; NORTH 87° 48' 21" EAST 549.31 FEET; THENCE STILL FOLLOWING THE BOUNDARY LINE OF SAID LAST MENTIONED LAND, NORTH 85° 32' 55" EAST 108.02 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO GEORGE WERNER AND BESSIE WERNER, RECORDED JANUARY 29, 1963 AS INSTRUMENT NO. 990 IN BOOK D1901 PAGE 641 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG SAID LAND OF WALTER AS FOLLOWS: SOUTH 85° 32' 55" WEST 108.02 FEET; SOUTH 87° 48' 21" WEST 124.36 FEET; THENCE SOUTH 0° 09' 44" EAST 372.56 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE NORTH 89° 50' 16" EAST 232.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND OF WERNER; THENCE NORTH 0° 09' 44" WEST 385.05 FEET ALONG THE WESTERLY LINE OF SAID LAND OF WERNER TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER HYDROCARBONS AND MINERALS UNDER AND IN SAID LAND, HUT WITH NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND OR THAT PORTION OF SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS RESERVED BY WADE IL RENICK, ET AL, IN THE DEED RECORDED APRIL 10, 1963 AS INSTRUMENT NO. 1972, IN BOOK D1986 PAGE 597 OFFICIAL RECORDS.

APN: 7315-040-004



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CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 1028-17

GENERAL CONDITIONS

1. If a building permit for Conditional Use Permit No.1028-17 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

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.

FENCE/WALL

22. 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.
23. 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.
24. **The existing wrought iron fence fronting the existing building shall be removed.**

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".
36. **Landscape plans shall include the following:**
- a. **New landscaping shall be provided along 223rd Street frontage and next to existing driveways.**



- b. Landscape and irrigation plans to be signed by a licensed landscape architect and shall be approved by the Planning Division.

LIGHTING/SECURITY/HOURS OF OPERATION

37. Site lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
38. 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.
39. 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.
40. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
41. 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.
42. The used cars sales hours of operation shall be limited to Monday-Sunday 7:00 a.m. to 8:00 p.m.

PARKING

43. All driveways shall remain clear. No encroachment into driveways shall be permitted.
44. 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.
45. **The applicant will provide 50 vehicle parking spaces for customers and employees and shall be marked as such. Required parking spaces shall not be used for storage of vehicles/trucks or any other equipment.**
46. **The applicant shall provide 74 vehicle parking spaces for cars for sale and trade-in vehicles.**
47. **Auto repair shall not be open to the general public. Dealership cars including trade-ins and customers' cars purchased at the dealership are permitted to be repaired in the service bays.**

SIGNS

48. 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.

49. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.
50. **The applicant shall not request a freestanding freeway oriented sign in the future.**

TRASH

51. Trash collection shall comply with the requirements of the City's trash collection company.
52. 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.
53. 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.
54. 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.
55. Prior to Issuance of Building Permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

COMPLIANCE

56. **At all times, the applicant shall provide City staff access to the site. City staff reserves the right to visit the site as frequently as deemed necessary by staff to determine whether the conditions of approval are being adhered to. If City staff determines the applicant is in violation of the conditions of approval, Code Enforcement staff shall be notified immediately to take further action. Ultimately, the failure to comply with the conditions of approval may result in the revocation of the Conditional Use Permit.**

BUILDING AND SAFETY DIVISION

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

59. 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

Prior to Issuance of Building Permit

60. 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.
61. 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.
62. 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.
63. A construction permit is required for any work to be done in the public right-of-way.
64. 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.
65. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

FIRE DEPARTMENT

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

BUSINESS LICENSE

68. 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.