



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 14, 2017

SUBJECT: Design Overlay Review No. 1658-17
Conditional Use Permit 1024-17
Conditional Use Permit 1027-17

APPLICANT: Levy Affiliated
201 Wilshire Boulevard Second Floor
Santa Monica, CA 90401

PROPERTY OWNER: CRICKM Carson Trust
c/o 500 Carson Town Center LP
201 Wilshire Boulevard Second Floor
Santa Monica, CA 90401

REQUEST: To remodel the existing 174,896 square foot K-mart building, operate a gym, and operate an arcade/entertainment facility within this building on a 17.6 acre site located within the Carson Town Center

PROPERTY INVOLVED: 500 Carson Town Center North

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

Item 7B

I. Introduction

Property Owner

CRICKM Carson Trust – Jacob Levy
c/o 500 Carson Town Center LP
201 Wilshire Boulevard Second Floor
Santa Monica, CA 90401
(310) 883-7900
jacob@levyre.com

Applicant

Levy Affiliated – Jonathan Kohn
201 Wilshire Boulevard Second Floor
Santa Monica, CA 90401
(310) 883-7900
jonathan@levyre.com

Representative

McKently Malak Architects – Ken McKently
35 Hugus Alley, Suite 200
Pasadena, CA 91103
(626) 583-8348
ken@mckently.com

II. Project Description

The applicant requests approval of Design Overlay Review (DOR) No. 1658-17 to remodel an existing 174,896 square foot building (formerly K-mart) and modify landscape areas throughout the existing parking lot, Conditional Use Permit (CUP) No. 1024-17 to operate a gym, and CUP No. 1027-17 to operate an arcade/entertainment facility located in the Carson Town Center Specific Plan (SP-3) Zoning District. The Carson Town Center Specific Plan was formerly known as the Golden Eagle Center Specific Plan.

Three new retail tenants John's Incredible Pizza, Planet Fitness, and Floor & Décor will occupy the former K-mart building.

Current Improvements

The project site contains an existing 174,896 square foot commercial building which will be preserved.

Previously Approved Discretionary Permits

On September 27, 1994, the Planning Commission approved Resolution No. 94-1563 approving Ordinance No. 94-1044 to adopt and Golden Eagle Center Specific Plan (SP No. 3-90) and certifying the EIR.



On February 11, 1997, the Planning Commission approved Resolution No. 97-1664 approving Conditional Use Permit (CUP) No. 449-97 for the establishment of an arcade within K-mart.

Public Safety Issues

None.

III. Project Site and Surrounding Land Uses

The project site is located in the western part of the City near the intersection of South Figueroa Street and West Torrance Boulevard, at the city limits boundary with unincorporated County of Los Angeles. Surrounding land uses include churches and light industrial to the north, vacant commercial to the east, industrial and single-family residential to the south, and commercial and Interstate 110 to the west. The following provides a summary of the site information:

Site Information	
General Plan Land Use	General Commercial
Zone District	Carson Town Center Specific Plan (SP-3) Zoning District
Site Size	17.9 acre
Present Use and Development	Former K-mart/vacant pad building in existing Carson Town Center
Surrounding Uses/Zoning	North: Torrance Blvd./MU Business Park; religious facilities; antiques South: Light Industrial/Industrial Park/Manufacturing East: Light Industrial/Vacant property/Industrial Buildings/Main St./Auto Repair/Church West: Uninc. LA County/110 Freeway
Access	Ingress/Egress: S. Figueroa Street and W. Torrance Boulevard





IV. Analysis

Use

The project site is located in the Carson Town Center Specific Plan (SP-3) zoning district, which permits retail commercial uses by right and requires conditional use permits for arcade/entertainment facilities, and gyms. Staff has determined the proposed uses are consistent with the character of the area and will be compatible with the existing uses on the remainder of the shopping center.

Site Plan

The existing building sits on the eastern half of an existing Carson Town Center shopping center on the southeast corner of Figueroa Street and Torrance Boulevard, and adjacent to Carson Town Center North. The existing building is 174,896 square feet. The size of the building will not be altered by this project. The proposed site plan remains unchanged except for landscape improvements proposed to remove the existing half-mansard roof and arcade feature, thus improving the navigable pedestrian zone between storefronts.

The top of the parapet for each tenant is 38 feet in height at the tallest point, and the west elevation of the building is approximately 600 feet in length.

Transportation, Access, and Parking

Access to the project site is available via two existing driveways from Figueroa Street and two existing driveways from Torrance Boulevard.

This site currently has 1,240 parking stalls. The project proposes to slightly reduce the number of parking stalls to 1,233 to allow for additional accessible stalls and modification of landscaping throughout the entire parking area. With this change, the proposed project still exceeds the minimum parking requirements.

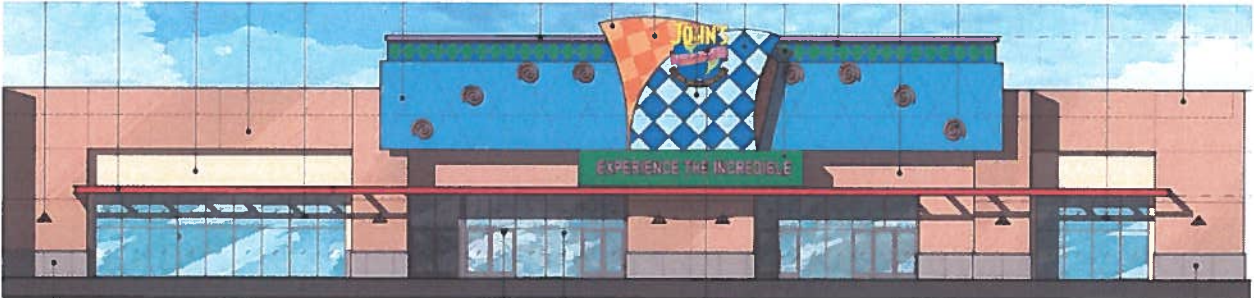
The site is served by Carson Circuit and Carson North-South Shuttle via two bus stops in close proximity to the building along Figueroa Street and along Torrance Boulevard.

Building and Architecture

The façade remodel will utilize upgraded building finish materials. The project will also include modification of landscaping throughout the entire parking area. The project includes façade renovations replacing the current ‘Spanish/Mediterranean’ architectural style façade with three distinct ‘Contemporary’ style treatments. The applicant has incorporated a number of new window features and cantilevered canopy systems that aid in improving the human scale of the overall west elevation and portions of the north elevation.

Building Exterior Elevations:

Tenant A – John’s Incredible Pizza



Tenant B – Planet Fitness



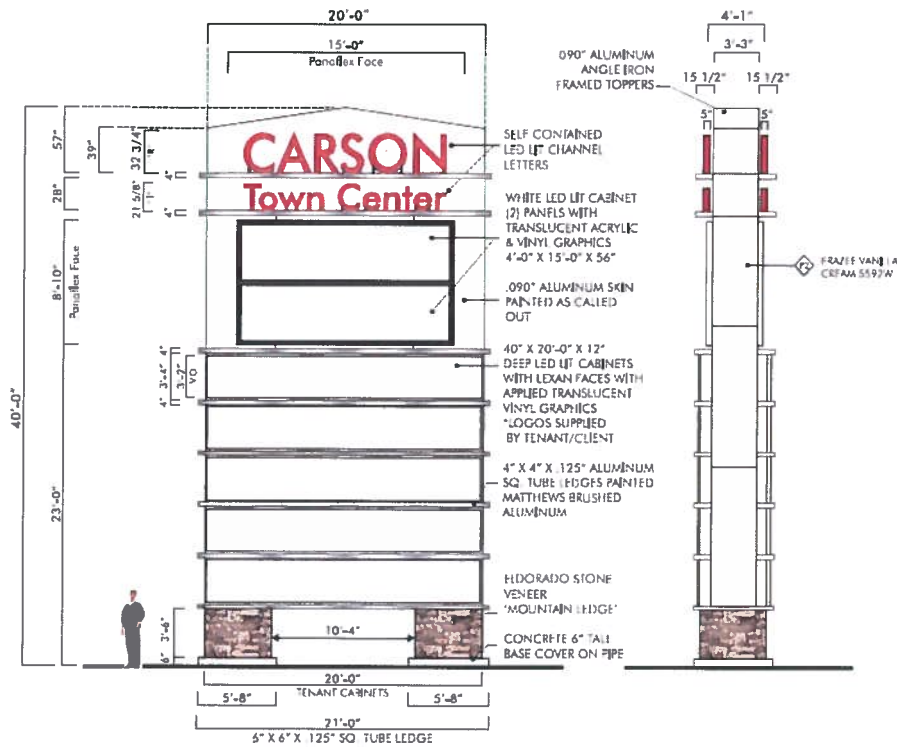
Tenant C – Floor & Décor



The applicant complied with staffs’ comment to create more amenities for the pedestrians by providing varying surfaces, materials, colors, at the tenant entries including pots, benches, green screens, and bike racks.

Signage

Conceptual designs for building mounted signage are included in the proposed elevations. Specific designs for the signs will be submitted at a later date and reviewed and approved by staff in compliance with the Sign Program for the Carson Town Center Specific Plan. The applicant is proposing a new 40’ high pylon sign that is 362’ from the existing 62’ high pylon sign at the northwest corner of Figueroa Street and Torrance Boulevard. Even though the approval of the Sign Program and the pylon sign is done at staff level, staff felt the pylon sign is a significant feature of the project and the Commission should be informed that it is being proposed. It should also be noted that the current sign program allows for three pylon signs. Staff will be amending the Sign Program to eliminate the third pylon sign from being built.



View from the
110 Harbor Freeway
of location for the
proposed Pylon Sign



Landscaping

The site currently provides approximately 41,680 square feet of landscaping that provides screening of the parking areas that are visible from the street and provides shade for the parking lot. To enhance existing landscaping, new landscaping is proposed near the building entrances and walkways, as well as throughout the parking lot.

Zoning and General Plan Consistency

The existing building was constructed with a General Plan Land Use designation of General Commercial, and Carson Town Center Specific Plan (SP-3) and it remains consistent with the surrounding uses.

V. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (a), Class 1 for Existing Facilities.

VI. Public Notice

Public notice was posted to the project site on October 25, 2017. Notices were mailed to property owners and occupants on November 2, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1658-17; Conditional Use Permit No. 1024-17; Conditional Use Permit No. 1027-17; 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. 1658-17 TO REMODEL AN EXISTING 174,896 SQUARE-FOOT COMMERCIAL BUILDING, CONDITIONAL USE PERMIT NO. 1024-17 TO OPERATE A GYM, AND CONDITIONAL USE PERMIT NO. 1027-17 TO OPERATE AN ARCADE/ENTERTAINMENT FACILITY ON A 17.6-ACRE SITE, LOCATED IN THE CARSON TOWN CENTER SPECIFIC PLAN (SP-3) ZONING DISTRICT, FOR A 17.6-ACRE PROPERTY LOCATED AT 500 CARSON TOWN CENTER."

VIII. Exhibits

1. Draft Resolution
2. Zoning Map
3. Development Plans
4. Color Material Board

Prepared by: Leila Carver, Contract 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. 1658-17 TO REMODEL AN EXISTING 174,896 SQUARE-FOOT COMMERCIAL BUILDING, CONDITIONAL USE PERMIT NO. 1024-17 TO OPERATE A GYM, AND CONDITIONAL USE PERMIT NO. 1027-17 TO OPERATE AN ARCADE/ENTERTAINMENT FACILITY ON A 17.6-ACRE SITE, LOCATED IN THE CARSON TOWN CENTER SPECIFIC PLAN (SP-3) ZONING DISTRICT, FOR A 17.6-ACRE PROPERTY LOCATED AT 500 CARSON TOWN CENTER

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, Levy Affiliated, on behalf of the property owner, CRICKM Carson Trust, with respect to real property located at 500 Carson Town Center and described in Exhibit "A" attached hereto, requesting approval to remodel an existing commercial building on a 17.6 acre site zoned Carson Town Center Specific Plan (SP-3). The request includes:

- Design Overlay Review No. 1658-17 to remodel an existing 174,896 square foot commercial building (formerly K-mart) and modify landscape areas throughout the existing parking lot on a 17.6-acre site, located in the Carson Town Center Specific Plan (SP-3) Zoning District;
- Conditional Use Permit No. 1024-17 to operate a gym;
- Conditional Use Permit No. 1027-17 to operate an arcade/entertainment facility.

A Planning Commission meeting was duly held on November 14, 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 No. 1658-17, the Planning Commission finds that:

- a) The proposed map and design will be compatible with General Plan Land Use Designation of General Commercial, the Carson Town Center Specific Plan, and surrounding uses.
- a) The proposed project is within the Carson Town Center and the proposed remodel is compatible with the architecture and design with existing and



anticipated development in the Carson Town Center, including site planning, land coverage, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.

- b) The project site circulation will remain unchanged. The project site is within the Carson Town Center and parking areas will not be altered by the proposed remodel.
- c) The project will have direct access to Figueroa Street and Torrance Boulevard.
- d) All signage associated with this project will comply with the Carson Town Center Specific Plan, and 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.

Section 4. With respect to the Conditional Use Permit No. 1024-17, the Planning Commission finds that:

- a) The proposed use and development to operate a gym is consistent with the General Plan Land Use Designation of General Commercial.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development to operate a gym.
- c) The proposed development will have adequate street access from Figueroa Street and Torrance Boulevard, and also adequate capacity for parking and traffic.
- d) There will be adequate water supply for fire protection per Los Angeles County Fire Department Land Development Unit.
- e) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- f) The proposed use is compatible with the surrounding uses.

Section 5. With respect to the Conditional Use Permit No. 1027-17, the Planning Commission finds that:

- a) The proposed use and development to operate an arcade/entertainment facility is consistent with the General Plan Land Use Designation of General Commercial.



- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development to operate an arcade/entertainment facility.
- c) The proposed development will have adequate street access from Figueroa Street and Torrance Boulevard, and also adequate capacity for parking and traffic.
- d) There will be adequate water supply for fire protection per Los Angeles County Fire Department Land Development Unit.
- e) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- f) The proposed use is compatible with the surrounding uses.

Section 6. 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 the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (a), Class 1 for Existing Facilities.

Section 7. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1658-17, Conditional Use Permit No. 1024-17, and Conditional Use Permit No. 1027-17 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. 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 14th DAY OF NOVEMBER, 2017

CHAIRPERSON

ATTEST:

SECRETARY



Exhibit A
Legal Description

All that certain real property in the County of Los Angeles, State of California, described as follows:

PARCEL 1:

BEING A PORTION OF LOTS 22, 23, 24, 25, 26 AND 33 OF TRACT 6378, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE LAND REFERRED TO AS PARCEL 1, BEING DESCRIBED IN WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 25 OF SAID TRACT 6378; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 25, 129.23 FEET TO A POINT; THENCE SOUTH 00° 00' 00" A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING, ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TORRANCE BOULEVARD (80 FEET WIDE) AS ESTABLISHED BY THAT CERTAIN DEED RECORDED SEPTEMBER 4, 1974 AS INSTRUMENT NO. 2866, IN BOOK D6403 PAGE 707, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; SAID POINT BEING THE EASTERLY LINE OF LOT 24B PER LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NO. 95-1158613. BEING THE TRUE POINT OF BEGINNING; THENCE

1ST: SOUTH 0° 00' 00" EAST A DISTANCE OF 881.45 FEET; THENCE

2ND: NORTH 90° 00' 00" WEST A DISTANCE OF 55.79 FEET; THENCE

3RD: NORTH 49° 13' 18" WEST A DISTANCE OF 61.85 FEET; THENCE

4TH: NORTH 90° 00' 00" WEST A DISTANCE OF 312.21 FEET; THENCE

5TH: SOUTH 00° 00' 00" EAST A DISTANCE OF 40.67 FEET; THENCE

6TH: NORTH 90° 00' 00" WEST A DISTANCE OF 493.33 FEET; THENCE

7TH: NORTH 00° 00' 00" EAST A DISTANCE OF 142.54 FEET: THENCE

8TH: NORTH 90°00' 00" WEST A DISTANCE OF 145,81 FEET TO THE BEGINNING OF A 1450.00 FOOT NON-TANGENT CURVE, CONCAVE TO THE EAST, A RADIAL TO SAID BEGINNING BEARS NORTH 84° 27' 42" WEST; SAID POINT BEING LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF FIGUEROA STREET (100 FEET WIDE) AS ESTABLISHED BY THAT CERTAIN DEED RECORDED AUGUST 9, 1935 IN BOOK 13459 PAGE 359, OFFICIAL RECORDS; THENCE

9TH: NORTHERLY, ALONG SAID CURVE; THROUGH A CENTRAL ANGLE OF 06° 20' 20" AN ARC DISTANCE OF 160.42 FEET; THENCE



10TH: NORTH 11° 52' 38" EAST A DISTANCE OF 231.94 FEET; THENCE

11TH: SOUTH 74° 19' 45" EAST A DISTANCE OF 71.65 FEET; THENCE

12TH: NORTH 45° 00' 00" EAST A DISTANCE OF 446.01 FEET; THENCE

13TH: NORTH 00° 00' 00" EAST A DISTANCE OF 51.78 FEET; TO THE SOUTHERLY LINE OF TORRANCE BOULEVARD (80 FEET WIDE) AS ESTABLISHED BY THAT CERTAIN DEED RECORDED SEPTEMBER 4, 1974 AS INSTRUMENT NO. 2866 IN BOOK D6403 PAGE 707, OFFICIAL RECORDS, THENCE

14TH: NORTH 89° 26' 00" EAST A DISTANCE OF 597.63 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL GAS, AND OTHER HYDROCARBON SUBSTANCES, AND ALL OTHER MINERALS IN AND UNDER ALL OF SAID REAL PROPERTY, LOCATED BELOW 500 FEET FROM THE SURFACE OF SAID REAL PROPERTY, TOGETHER WITH THE PERPETUAL AND EXCLUSIVE RIGHT OF SUBSURFACE PASSAGE THROUGH ALL OF SAID REAL PROPERTY BELOW SAID DEPTH OF 500 FEET FROM THE SURFACE, FOR THE PURPOSE OF DRILLING AN UNLIMITED NUMBER OF WELLS AND THE PRODUCING OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS FROM SAID REAL PROPERTY, AS RESERVED IN DEED RECORDED APRIL 3, 1958 AS INSTRUMENT NO. 1679 OF OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS FOR VEHICULAR INGRESS AND EGRESS, PARKING ALL AS MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED JULY 18, 1995 AND RECORDED JULY 18, 1995 AS INSTRUMENT NO. 95-1158621 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED LAND:

BEING A PORTION OF LOTS 25, 30, 31, 32, 33, 34 AND 35 OF TRACT 6378, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 68 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 25 OF SAID TRACT 6378; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 25, 129.23 FEET TO A POINT; THENCE SOUTH 00° 00' 00" A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING, ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF TORRANCE BOULEVARD (80 FEET WIDE) AS ESTABLISHED BY THAT CERTAIN DEED RECORDED SEPTEMBER 4, 1974 AS INSTRUMENT NO. 2866, IN BOOK D 6403 PAGE 707, OFFICIAL RECORDS; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE



1ST: NORTH 89° 26' 00" EAST A DISTANCE OF 696.82 FEET TO THE BEGINNING OF A 27.00 FOOT TANGENT CURVE, CONCAVE TO THE SOUTHWEST; THENCE

2ND: SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87° 40' 15" AN ARC DISTANCE OF 41.31 FEET; THENCE

3RD: SOUTH 02° 53' 45" EAST A DISTANCE OF 1303.12 FEET TO THE BEGINNING OF A 2914.93 FOOT TANGENT CURVE, CONCAVE TO THE EAST, THENCE

4TH: SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 37' 20" AN ARC DISTANCE OF 489.53 FEET; THENCE

5TH: SOUTH 12° 31' 05" EAST A DISTANCE OF 44.97 FEET; THENCE

6TH: NORTH 89° 51' 42" WEST A DISTANCE OF 920.96 FEET; THENCE

7TH: NORTH 00° 00' 00" EAST A DISTANCE OF 964.97 FEET: THENCE

8TH: NORTH 90° 00' 00" EAST A DISTANCE OF 55.79 FEET; THENCE

9TH: NORTH 00° 00' 00" EAST A DISTANCE OF 881.45 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

EASEMENT FOR VEHICULAR INGRESS AND EGRESS, PARKING.

ALL AS MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 18, 1995 AS INSTRUMENT NO. 95-1158617, OVER THE FOLLOWING DESCRIBED LAND:

BEING A PORTION OF LOTS 26 TO 33 INCLUSIVE OF TRACT 6378, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 68 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29, THENCE;

1ST: NORTH 89° 51' 42" WEST A DISTANCE OF 940.13 FEET; TO THE EASTERLY RIGHT OF WAY LINE OF FIGUEROA STREET AS ESTABLISHED IN INSTRUMENT NO. 1338 BOOK D 742 PAGE 790 OF OFFICIAL RECORDS.

2ND: NORTH 00° 33' 34" WEST A DISTANCE OF 950.78 FEET TO THE BEGINNING OF A 1450.00 FOOT TANGENT CURVE, CONCAVE TO THE EAST; THENCE

3RD: NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 05' 52" AN ARC DISTANCE OF 154.32 FEET; THENCE



4TH: NORTH 90° 00' 00" EAST A DISTANCE OF 145.81 FEET; THENCE
5TH: SOUTH 00° 00' 00" EAST A DISTANCE OF 142.54 FEET; THENCE
6TH: NORTH 90° 00' 00" EAST A DISTANCE OF 493.33 FEET; THENCE
7TH: NORTH 00° 00' 00" EAST A DISTANCE OF 40.67 FEET; THENCE
8TH: NORTH 90° 00' 00" EAST A DISTANCE OF 312.21 FEET; THENCE
9TH: SOUTH 49° 13' 18" EAST A DISTANCE OF 61.85 FEET, THENCE
10TH: SOUTH 00° 00' 00" WEST A DISTANCE OF 964.97 FEET; THENCE
11TH: NORTH 89° 51' 42" WEST A DISTANCE OF 55.48 FEET TO THE POINT OF BEGINNING.

APN: 7336-002-033, 7336-002-027, 7336-002-030 & 7336-002-037



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1658-17

CONDITIONAL USE PERMIT NO. 1024-17

CONDITIONAL USE PERMIT NO. 1027-17

GENERAL CONDITIONS

1. If building permits for Design Overlay Review No. 1658-17, Conditional Use Permit No. 1024-17, and Conditional Use Permit No. 1027-17, are not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall 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 Property Owner(s), 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.

AESTHETICS

14. Texture treatment shall be incorporated into building facades, subject to the Planning Division approval.
15. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
16. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
17. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
18. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
19. **Prior to issuance of a Building Permit, an equipment screening view analysis shall be submitted and approved by the Planning Division. The equipment screening view analysis shall demonstrate that all exterior equipment and associated screening is architecturally integrated into the building design.**

LANDSCAPE/IRRIGATION

20. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. 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.
22. 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.
23. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
24. The proposed irrigation system shall include best water conservation practices.
25. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.



26. Provide greenscreens on the west and north elevations, subject to the Planning Division approval.

LIGHTING

27. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
28. 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.

PARKING

29. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

SIGNS

30. **Prior to Certificate of Occupancy for the first retail tenant, a Sign Program amendment for the Specific Plan shall be submitted and approved by the Planning Division. Sign Program shall provide for two total pylon signs, and provide the minimum and maximum letter sizes, sign area allowances, and locations for each sign type.**

TRASH

31. Trash collection shall comply with the requirements of the City's trash collection company.
32. Trash and recycling areas shall be provided in accordance with Sections 9164.2 and 9164.4 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

BUILDING AND SAFETY DIVISION

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

UTILITIES

35. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
36. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.



37. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
38. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

General Conditions

39. 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.
40. A construction permit is required for any work to be done in the public right-of-way.
41. 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.
42. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

Prior to Issuance of Building Permit

43. 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 and along Torrance Blvd

Prior to Issuance of Certificate of Occupancy

44. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Figueroa Street and along Torrance Blvd abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
45. Fill in any missing sidewalk within the public right of way along Figueroa Street and along Torrance Blvd abutting this proposed development
46. Remove and replace any broken/damaged driveway approach within the public right of way along Figueroa Street and along Torrance Blvd abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
47. Remove unused driveway approach if any, within the public right of way along Figueroa Street and along Torrance Blvd 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.

48. The Developer shall modify existing driveways within the public right of way along Figueroa Street and along Torrance Blvd 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.
49. 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 40 feet.
50. Install/If necessary, modify existing wheelchair ramp at the corner of Figueroa Street and Torrance Blvd and per City of Carson PW Standard Drawings, in compliance with ADA requirements.
51. Plant approved parkway trees on locations where trees in the public right of way along Figueroa Street and along Torrance Blvd abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
52. Plant parkway grass in the public right of way along Figueroa Street and along Torrance Blvd abutting this proposed development to the satisfaction of the City Engineer.
53. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Figueroa Street and along Torrance Blvd abutting this proposed development.
54. Streets abutting the development shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet)

FIRE DEPARTMENT

55. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
56. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
57. Additional Fire Department requirements will be required when this land is further subdivided and or during the building permit process.
58. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a



grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3

59. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
60. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
61. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
62. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
63. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
64. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - a) Show on the site plan all existing fire hydrants within 300 feet of the lot frontage. Revise the site plan and submit 4 copies for additional Fire Department review.
 - b) All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
 - c) The fire flow is reduced based on the installation of an approved automatic fire sprinkler system and is required for the proposed development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON



65. 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.

CALIFORNIA EPA – DEPT. OF TOXIC SUBSTANCES CONTROL

66. Soil gas wells installed in the existing building need to remain and be protected.





City of Carson
EXHIBIT NO. 2 -
500 Carson Town Center

EXHIBIT NO. 2 -

