



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 28, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1806-19

APPLICANT: CT Realty Investors
 C/o Dave Ball
 4343 Von Karman Avenue, Suite 200
 Newport Beach, California 92660

PROPERTY OWNER: The Iskenderian Family Gardena Properties, LLC
 16020 S Broadway, Gardena, California 90248

John F. Atwill, trustee of the John F. Atwill Family Trust
 15600 New Century Drive, Gardena, California 90248

CT Realty Investors
 4343 Von Karman Avenue, Suite 200
 Newport Beach, California 92660

REQUEST: Consider approval of a Site Plan and Design Review No. 1806-19 for a proposed tilt-up warehouse.

PROPERTY INVOLVED: 333 W. Gardena Boulevard

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Palmer
		Vice-Chair Madrigal			Rahman
		Cainglet			Rashad
		Fe'esago			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

Item No. 5A

I. Introduction

Applicant

CT Realty Investors
Attn: Dave Ball
4343 Von Karman Avenue, Suite 200
Newport Beach, California 92660

Property Owner

The Iskenderian Family Gardena
Properties, LLC
16020 S Broadway, Gardena, California
90248

John F. Atwill, trustee of the John F.
Atwill Family Trust
15600 New Century Drive, Gardena,
California 90248

II. Project Description

The applicant, CT Realty Investors is under contract with the property owners for the purchase of this property. In light of this, the applicant requests approval of DOR No. 1806-19 to demolish a former salvage yard, two single-family residential dwellings with associated ancillary structures, and construct a new 145,840-square foot, tilt-up warehouse with surface parking. The applicant intends to lease the facility to 24-hour operator that may include uses such as freight forwarding, warehousing, delivery or manufacturing.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

CT Realty is a national real estate investment and development company specializing in logistics and e-commerce solutions with their headquarters in Newport Beach, CA. CT Realty serves the evolving logistics needs of a dynamic supply chain marketplace, developing bulk industrial buildings and regional distribution facilities in Tier One markets, whether coastal ports or inland intermodal locations. CT Realty was established in 1994, and together with its affiliates and principals have developed, acquired and managed over \$8 billion in industrial and office properties.

III. Project Site and Surrounding Land Uses

The subject property site is located in the ML-D zone and is designated Light Industrial under the Land Use Element of the General Plan. The subject property is located on the north side of Gardena Boulevard between Figueroa Street and Broadway.

Land uses surrounding the proposed project site are primarily light-industrial uses.



Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing, Light; Design Overlay District)
Site Size	286,679 Square feet (6.58 ac)
Present Use and Development	salvage yard/ single family residential
Surrounding Uses/Zoning	North: Light Industrial, ML-D South: Light Industrial, ML-D East: Light Industrial, ML-D West: Light Industrial, ML-D
Access	Ingress/Egress: Gardena Boulevard

IV. Analysis

Site History

The subject property has historically been an agricultural property until late 1940s with the single family homes established in 1925 and 1926 respectively. Starting 1950, it was used as a salvage facility. Although present, the salvage facility is no longer in operation today. Along with the salvage facility, two of the six parcels have currently existing single family homes which have been purchased by the developer and plans are being currently worked out for the relocation of the families living in these homes.

Currently, groundwater monitoring wells are also present on the site. Remediation and monitoring activities by Regional Water Quality Control Board (RWQCB) are ongoing due to the proximity of the site to a former ANCO Metal Improvement Company.



Site Plan

The subject property measures approximately 6.58 acres. The proposed warehouse with office facility includes approximately 137,340 square feet of warehouse space with 8,500 square feet of two-story office space. A new parking lot will be installed that will include accessible American with Disabilities (ADA) and Clean Air and Electric Vehicle (EV) parking. Landscape planters with permanent irrigation and a trash enclosure will also be installed. The public right-of-way will be improved with the removal and replacement of broken sidewalks, curbs, gutters and curb cuts adjoining the subject property. The applicant will remove and replace the public alley adjoining the western property line and install new street trees and tree wells with permanent irrigation adjoining the southern property line. The project involves the complete demolition and removal of the existing salvage facility and two single family dwellings currently existing on the site.

Access

The proposed warehouse facility will have pedestrian and two vehicular access points from Gardena Boulevard. Both vehicular driveways will be restricted to right-in and right-out movements. The eastern driveway will be used primarily for truck traffic and the western driveway primarily for passenger vehicle traffic.

Fencing

An 8' foot high block wall will be installed along the eastern property line facing adjoining businesses. An 8' foot high tubular metal fence will be installed along the northern and western property line facing adjoining businesses. An 8' foot high wrought iron fence will be installed along that portion of the western property line that faces a public alley.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 1,500 square-feet of gross floor area for warehouse purposes and 1 space for every 300 square feet of office space. The proposed warehouse and office facility requires 120 parking spaces: 92 for warehouse ($137,340 \text{ sf} / 1,500 = 91.56$) and 28 for office ($8,500 \text{ sf} / 300 = 28.33$). The applicant proposes 153 parking spaces; 129 standard stalls, 11 clean air vehicle stalls, 8 ADA compliant parking stalls and 3 electric vehicle stalls.

Building and Architecture

The project is designed in a modern architectural style combining painted concrete blocks, metal canopies, clear anodized mullions, and blue reflective glazing. Large openings with reflective glass have been used along the Gardena Boulevard façade to create an office-like appearance. Articulation of the concrete panels interspersed with bright orange columns and the use of different color tones effectively breaks-up the façade and creates an interesting design aesthetic. The project is compatible with the surrounding area in that it is in keeping with other light-industrial uses and will be a significant improvement to the overall area.

Signage

Carson Municipal Code Section 9146.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage for the first one hundred (100) feet, plus one-half (1/2) times the frontage in excess of one hundred (100) feet. The proposed warehouse facility has approximately 460 feet of lot frontage along Gardena Avenue allowing 380 (calculations) square feet of signage. The applicant has not proposed signage at this time.

Landscaping

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires automobile parking facilities and any parking facilities visible from the public right-of-way to have interior landscaping with permanent irrigation of not less than 5%. The project proposes to install approximately 31-feet of landscaping in the front, adjacent to Gardena Boulevard, over and above the required 20 feet of front yard setback. In addition, interior parking lot landscaping is provided all along the periphery of the property on the North and East side and along the interior lot line on the west side. A total of 21,798 square feet of landscaping is provided which totals to about 7.6% of the land area.

New 24-inch box London Plane Trees will be installed along Gardena Boulevard (25' feet on center). Permanent irrigation utilizing best water conservation practices will be installed for both on-site and off-site landscaped areas.

V. CFD/DIF Discussion

Interim Development Impact Fee: In accordance with Article XI of the Carson Municipal Code (Interim Development Impact Fee Program), the applicant must pay an estimated one-time development impact fee of \$355,849.60 (\$2.44 per square foot of building constructed) to fund the development's proportional share of city-wide capital infrastructure improvements. The development impact fee amount may be reduced if the applicant is eligible for development impact fee credits for the demolition of an existing permitted structure or structures.

Funding Mechanism for Ongoing Services / Community Facilities District: The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") is responsible to establish a funding mechanism to provide an ongoing source of funds for city services including the maintenance of parks, roadways, and sidewalks. A uniformed-standardized rate for ongoing city services was adopted by the City pursuant to Resolution No. 19-009 and accompanying Fiscal Impact Analysis ("FIA") report. Under the adopted Resolution and FIA report, the subject property falls under Industrial Zone 1 with a rate of \$2,616.10 per acre per year. Based on a 6.58 acre site, the current estimated annual amount is \$17,213.94. Developer is required to mitigate its impacts on city services either through: 1) Annexing into a City established Community Facilities District (CFD) or 2) Establishing a funding mechanism to provide an ongoing source of funds for ongoing services, acceptable to the City.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the ML (Manufacturing, Light) zoning designation and Light Industrial General Plan land use designation and will remain consistent with the surrounding uses.

VII. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration was prepared and made available for public review from March 13, 2020 through April 13, 2020. A Notice of Intent to Adopt a Draft Mitigated Negative Declaration was posted with the City Clerk, LA County Clerk, Carson Library, on-site, and sent to responsible agencies. An electronic copy of the document was also posted on the Planning Division website (<http://ci.carson.ca.us/CommunityDevelopment/CTWarehouse.aspx>). No comments were received recommending that an Environmental Impact Report (EIR) should be prepared.

Potentially significant impacts of Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation and Tribal Cultural Resources were identified during the Initial Study. Per the Negative Declaration, with the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible and below a level of significance.

VIII. Public Notice

Notice of public hearing was published in the newspaper on April 9, 2020. Notices were mailed to property owners and occupants within a 750' radius and posted to the project

site by April 16, 2020. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 20-____, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1806-19, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED TILT-UP WAREHOUSE FACILITY AT 333 W GARDENA BOULEVARD.”

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans

Prepared by: Manraj G. Bhatia, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 20-2694

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1806-19, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A PROPOSED TILT-UP WAREHOUSE FACILITY AT 333 W GARDENA BOULEVARD.

WHEREAS, on October 29, 2019, the Department of Community Development received an application from CT Realty Investors, LLC for real property located at 333 W Gardena Boulevard and legally described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1806-19 to demolish a former salvage yard, two residential dwellings and associated ancillary structures and construct a new 145,840 square foot tilt-up warehouse with surface parking; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 28th day of April, 2020, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was originally published in the newspaper on April 9, 2020, and posted and mailed to property owners and properties within a 750-foot radius of the project site by April 16, 2020; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the proposed tilt-up warehouse and associated offices are compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed project consists of developing a 137,340 square foot warehouse with 8,500 square feet of offices on two levels and associated 153-stall parking area. The project is compatible with the surrounding area in that it is in keeping with other light-industrial uses and will be a significant improvement to the overall area.

- c) The proposed development provides for convenience and safety of circulation for pedestrians and vehicles. The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The project site will be accessed through two driveways off of Gardena Boulevard, one each on the east and west end. Both the driveways will be restricted to right-in/ right-out movements only. The eastern driveway will be used primarily for both ingress and egress of truck traffic, with the western driveway primarily to be used for vehicular traffic. Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 1,500 square-feet of gross floor area for warehouse purposes and 1 space for every 300 square feet of office space. The proposed warehouse and office facility requires 120 parking spaces: 92 for warehouse (137,340 sf/1,500 =91.56) and 28 for office (8,500 sf/300 = 28.33). The applicant proposes 153 parking spaces; 129 standard stalls, 11 clean air vehicle stalls, 8 ADA compliant parking stalls and 3 electric vehicle stalls.
- d) The proposed warehouse facility has approximately 460 feet of lot frontage along Gardena Avenue, allowing 380 (2 X 100 + 0.5 X 360) square feet of signage. All signage associated with this project will be reviewed and approved as a separate application and will ensure that the signage complies with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed warehouse facility will be constructed in one single phase.
- f) The proposed landscape plan will comply with applicable water conservation requirements. Permanent irrigation utilizing best water conversation practices will be installed for both on and off-site landscaped areas. New landscape will be installed throughout the site providing shade to vehicles and enhancing the visual attractiveness from adjoining streets and walkways.

SECTION 3. The Planning Commission finds that the proposed project, as mitigated pursuant to the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, which are available for public review at <http://ci.carson.ca.us/CommunityDevelopment/Billboards.aspx> and are incorporated into this Resolution by reference (“MND”), will not have a significant effect on the environment and a Notice of Determination shall be filed with the County Recorder’s office.

SECTION 4. Design Overlay Review No. 1806-19 complies with the City’s Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve the MND and Design Overlay Review No. 1806-19 for a proposed warehouse and associated office building at 333 W Gardena Boulevard, subject to the Conditions of Approval contained in Exhibit “B,” attached hereto.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 28th day of April, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL A:

THE WEST 132 FEET OF THE EAST 10 ACRES OF LOT 43 OF GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 52 PAGE 73 OF MISCELLANEOUS RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID LOT IS SHOWN IN LAND REGISTRAR'S OFFICE, CASE NO. 429. SAID EAST 10 ACRES BEING COMPUTED TO CENTER LINE OF 165TH STREET, (FORMERLY PALM AVENUE).

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF 164TH STREET, 40 FEET WIDE, AS SHOWN ON MAP OF [TRACT NO. 2619](#), RECORDED IN [BOOK 26 PAGE 99 OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

PARCEL 1:

THAT PORTION OF LOT 43 OF GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 52 PAGE 73 OF MISCELLANEOUS RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 43; THENCE ALONG THE SOUTH LINE OF SAID LOT, BEING ALSO THE CENTER LINE OF PALM AVENUE (60 FEET WIDE), SOUTH 88° 01' 45" WEST 198.23 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE CO-31338 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID LAND, NORTH 1° 59' 25" WEST 30.00 FEET TO A TWO INCH IRON PIPE SET IN CONCRETE; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 1° 59' 25" WEST 180 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 210.00 FEET NORTHERLY AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF SAID LOT 43; THENCE ALONG SAID PARALLEL LINE, SOUTH 88° 01' 45" WEST 45.00 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF SAID LAND, SOUTH 1° 59' 25" EAST 210.00 FEET TO THE CENTER LINE OF SAID PALM AVENUE; THENCE NORTH 88° 01' 45" EAST 45.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTH 30 FEET INCLUDED WITHIN THE LINES OF PALM AVENUE.

PARCEL 2:

THAT PORTION OF LOT 43 IN THE GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 43, PAGES 5 AND 6](#) AND IN [BOOK 52 PAGE 73 OF MISCELLANEOUS RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 43; BEING THE CENTER LINE OF PALM AVENUE (60 FEET WIDE); DISTANT SOUTH 88° 01' 45" WEST 330.32 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1° 59' 24" WEST 30.00 FEET TO A TWO INCH PIPE SET IN CONCRETE; THENCE CONTINUING NORTH 1° 59' 24" WEST 629.36 FEET TO A TWO INCH PIPE SET IN NORTHERLY LINE OF SAID LOT 43; THENCE ALONG SAID NORTHERLY LINE NORTH 88° 03' 55" EAST 132.09 FEET TO A TWO INCH PIPE SET IN CONCRETE; THENCE ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE CO-31338 ON FILE IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, SOUTH 1° 59' 25" EAST 449.28 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 210.00 FEET NORTHERLY AT RIGHT

EXHIBIT A
(Continued)

ANGLES FROM SAID SOUTHERLY LINE OF SAID LOT 43; THENCE ALONG SAID PARALLEL LINE SOUTH 88° 01' 45" WEST 45.00 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF SAID SOUTH 1° 59' 25" EAST 210.00 FEET TO THE CENTER LINE OF SAID PALM AVENUE; THENCE SOUTH 88° 01' 45" WEST 87.09 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHERLY 30.00 FEET WITHIN THE BOUNDS OF PALM AVENUE, NOW 165TH STREET.

PARCEL C:

PARCEL 1:

THE EAST 132 FEET OF THE WEST 5 ACRES OF THE EAST 10 ACRES OF LOT 43 OF GARDENS TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 52 PAGE 73 OF MISCELLANEOUS RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID LOT IS SHOWN IN LAND REGISTRAR'S OFFICE, CASE NO. 429, SAID EAST 10 ACRES BEING COMPUTED TO THE CENTER LINE OF 165TH STREET (FORMERLY PALM AVENUE).

EXCEPT THE SOUTH 30 FEET THEREOF, INCLUDED WITHIN THE LINES OF SAID 165TH STREET.

PARCEL 2:

THE WEST 5 ACRES OF THE EAST 10 ACRES OF LOT 43 OF GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 52 PAGE 73 OF MISCELLANEOUS RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID LOT IS SHOWN IN LAND REGISTRAR'S OFFICE, CASE NO. 429, SAID EAST 10 ACRES BEING COMPUTED TO THE CENTER LINE OF 165TH STREET (FORMERLY PALM AVENUE) .

EXCEPT THE WEST 132 FEET THEREOF.

ALSO EXCEPT THE EAST 132 FEET THEREOF.

ALSO EXCEPT FROM THE REMAINDER THE SOUTH 30 FEET THEREOF, INCLUDED WITHIN THE LINES OF SAID 165TH STREET.

ALSO EXCEPTING ONE HALF OF ALL OIL, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND WITHOUT THE RIGHT TO ENTER ON THE SURFACE THEREOF, AS RESERVED BY MARY M. POLACHEK, A MARRIED WOMAN, RECORDED DECEMBER 10, 1952.

APN: 6125-019-024,041,042,043,044

EXHIBIT "A"

LEGAL DESCRIPTION

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

THE WEST 132 FEET OF THE EAST 10 ACRES OF LOT 43 OF GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 52, PAGE 73 OF MISCELLANEOUS RECORDS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CASE NO. 429. SAID EAST 10 ACRES BEING COMPUTED TO CENTER LINE OF 165TH STREET (FORMERLY PALM AVENUE).

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF 164TH STREET, 40 FEET WIDE, AS SHOWN ON MAP OF [TRACT NO. 2619](#), RECORDED IN [BOOK 26 PAGE 99 OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO EXCEPT THE SOUTH 30 FEET OF SAID LAND INCLUDED WITHIN THE LINES OF SAID 165TH STREET.

APN: **6125-019-050**

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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1806-19**

I. GENERAL CONDITIONS

1. ***Interim Development Impact Fee:*** In accordance to Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2019-2020 fees (effective through June 30, 2020) the applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible for payment of a one-time development impact fee at the rate of \$2.44 per square foot of building constructed. The Developer will be responsible for development impact fees of \$355,849.60 ($\$2.44 \times 145,840\text{sq.ft.} = \$355,849.60$). If the Project increases or decreases in size, the development impact fee amount will be adjusted accordingly at the same rate.

Additionally, subject to the review, verification, and approval of the Community Development Director, the Developer may be eligible for development impact fee credits for demolition of an existing permitted structure or structures. Awarded fee credits shall reduce the final development impact fee amount and are applied when development impact fees are due. Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the amount.

See the following City webpage for additional information:
<https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx>

2. ***Funding Mechanism for Ongoing Services/Community Facilities District:*** Funding Mechanism for Ongoing Services / Community Facilities District. The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the “CFD”) to fund the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). A uniformed-standardized rate was adopted pursuant to Resolution No. 19-009 (“Resolution”) and accompanying Fiscal Impact Analysis (“FIA”) report.

The Developer shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under “Industrial Zone 1 - Local Truck / Truck Oriented Routes (per acre)” rate at \$2,616.10 per acre through June 30, 2020. Based on a 6.58 acres total site area, the current estimated annual amount for ongoing services is \$17,213.94, subject to annual adjustments.

Prior to building permit issuance, Developer shall demonstrate compliance under this section either through: 1) Annexing into a City CFD or 2) Establishing a funding mechanism to provide an ongoing source of funds for ongoing services, acceptable to the City. See the

following City webpage for additional information:
<https://ci.carson.ca.us/communitydevelopment/CFD.aspx>

3. If a building permit for Site Plan and Design Review No. 1806-19 is not issued within **two years** of the effective date of the approved Planning Commission Resolution, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
4. 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.
5. Developer 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.
6. Developer shall comply with all city, county, state and federal regulations applicable to this project.
7. Any substantial project 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.
8. 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.
9. A modification of these conditions, 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, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer 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 these Conditions of Approval alter a commitment made by the Developer 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 therefor, or work may cease on the Project.

14. Certificate of Compliance. A Certificate of compliance for the proposed Lot Merger shall be recorded with the LA County Recorder's Office **prior to issuance of a building permit**. The lot merger shall be in compliance with the Subdivision Map Act and the City of Carson Municipal Code.
15. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City 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 attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

II. AESTHETICS

1. 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.
2. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
3. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
4. Graffiti shall be removed from all areas within twenty-four (24) hours 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.).
5. 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.
6. No outdoor storage of materials shall be permitted on the property at any time.

III. FENCE/WALLS

1. Perimeter walls and fences shall be architecturally coordinated with the project building and subject to the approval of the Planning Division.
2. **An 8-foot high block wall shall be installed along the east property line, to the satisfaction of the Planning Division.**
3. **An 8-foot high wrought-iron fence shall be installed along west property line adjacent to the alley, to the satisfaction of the Planning Division.**
4. **An 8-foot high tubular fencing shall be installed along remaining west property line (immediately north of the alley) and the north property line, to the satisfaction of the Planning Division.**

IV. LANDSCAPE/IRRIGATION

1. 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.
2. Installation of 6" x 6" concrete curbs is 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.
3. The proposed irrigation system shall include best water conservation practices.
4. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
5. **All new and retrofitted landscape area of 500 square feet or greater (in the aggregate) is subject to the Model Water Efficient Landscape Ordinance (MWELO) per Department of Water Resources (Chapter 2.7 of Division 2 of Title 23 of the California Code of Regulations).**
6. Maintenance and repair of all landscaping shall be the responsibility of Developer.
7. Prior to Issuance of Building Permit, the Developer 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.

V. LIGHTING

1. Developer shall provide adequate lighting for the parking areas.
2. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
3. 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.

VI. PARKING/TRAFFIC

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.

2. 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.
3. **Both driveways along Gardena Boulevard shall be right in/ right out turns only.**
4. **Developer shall post signs to indicate the right in/right out turns only, to the satisfaction of the City's Traffic Engineer.**

VII. TRASH

1. Trash collection from the project site shall comply with the requirements of the City's trash collection company.

VIII. UTILITIES

1. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
2. 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.

IX. BUILDING AND SAFETY DIVISION

1. Applicant shall submit development plans for plan check review and approval.
2. Developer shall obtain all appropriate building permits and an approved final inspection for the proposed project.
3. Prior to issuance of building permit, proof of worker's compensation and liability insurance for Developer must be on file with the Los Angeles County Building and Safety Division.

X. FIRE DEPARTMENT

The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

XI. ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

1. 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.
2. A construction permit is required for any work to be done in the public right-of-way.
3. A construction bond for all work to be done within the public right of way shall be submitted by Developer and approved by Engineering Division prior to issuance of any permit by Engineering Division.
4. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of any permit by Engineering Division.
5. 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.
6. 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 the issuance of construction permits.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

7. Per City of Carson Municipal Code Section 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.
8. Per City of Carson Municipal Code Section 5809(d)(2), Developer shall comply with the requirement that all street and road construction of 10,000 sq. ft. or more of impervious surface shall follow USEPA Guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets.
9. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
10. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
11. 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 to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us.
12. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division, and shall deliver a copy to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us.
13. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.
14. 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.
15. If or when required, as determined by the City Engineer, provide CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities.
16. A 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. Developer shall comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
17. 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 the development that is the subject of these conditions. 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.
18. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City or other appropriate agency or entity.
19. **Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5-ft of additional right-of-way abutting the development along the alley. New Right-of-Way line shall be 15-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and**

Recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.

20. 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. The following are required as a part of the project's improvement plans:
- a. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along W. Gardena Blvd. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b. **Install full-width sidewalk with tree wells along W. Gardena Blvd abutting this proposed development per City of Carson PW Standard Drawing No. 115, case 2, and Drawings No. 118 and to the satisfaction of the City Engineer.**
 - c. **Install curb and gutter within the public right-of-way along W. Gardena Blvd. abutting the proposed development per City of Carson PW Standard Drawing No. 108A and to the satisfaction of the City Engineer.**
 - d. Remove unused driveway approach if any, within the public right of way along W. Gardena 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.
 - e. Construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with 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.
 - f. Install striping and pavement legend per City of Carson PW Standard Drawings.
 - g. Paint Curbs Red along W. Gardena Blvd. within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
 - h. **Developer shall re-pave and re-grade the entire roadway width of existing alley, abutting the proposed development, from W Gardena Blvd to 164th street per City of Carson PW Standards Drawing No. 103 and to the satisfaction of the City Engineer.**
 - i. Sewer Main Improvements (if any) along W. Gardena Blvd. and 164th Street as determined by the aforementioned sewer area study.
 - j. Storm Drain Improvements (if any) along W. Gardena Blvd and 164th Street and existing Alley as determined by the aforementioned study.
 - k. **Due to the nature and extent of the proposed Storm Drain improvements on 164th Street as a part of this proposed development, Developer shall re-pave and re-grade the entire roadway width of 164th Street from the proposed development to the ultimate point of connection on Figueroa Street per City of Carson PW Standards and to the satisfaction on the City Engineer.**
 - l. **Improvements to the roadway on 164th Street and abutting alley shall be subject to "Green Street" requirements pursuant to Carson Municipal Code §5809 Storm Water Pollution Control Measures for New Development and Redevelopment Projects.**

- m. **Plant approved parkway trees along Gardena Boulevard 25-feet to center per City of Carson PW Standard Drawings Nos. 117, 132, 133, and 134.**
 - n. Install a permanent irrigation system for the purpose of maintaining the parkway trees to be planted within the public right-of-way along Gardena Blvd. abutting this proposed development.
 - o. **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).**
21. Off-site improvements (*e.g. 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.
22. **All existing overhead utility lines 12 kilovolts and less along W. Gardena 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.**

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

- 23. 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.
- 24. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzale@carson.ca.us
- 25. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
- 26. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
- 27. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
- 28. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.
- 29. 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.
- 30. New Storm Drain main lines and structures proposed within the public right of way, shall be annexed into the Los Angeles County Flood Control District.

31. 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. Developer shall comply with all mitigation measures recommended by the water purveyor.
32. The Developer shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Carson Public Works Inspector and the City Engineer.
33. The Developer shall construct and guarantee the construction of all required drainage infrastructure in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
34. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
35. Developer shall comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
36. If or when required, as determined by the City Engineering, the Developer shall grant an easement to the City, and any other appropriate regulatory agency, or entity to the extent reasonably necessary, for the purposes of ingress, egress, construction and maintenance of all infrastructures constructed and handicap access to ensure the safety of the public, for this development, to the satisfaction of the City Engineer.
37. 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.

XII. BUSINESS LICENSE

All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

XIII. MITIGATION MEASURES

1. ***Cultural Resources.*** If previously unidentified cultural resources are encountered during ground-disturbing activities, work in the immediate area shall halt and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate any significant impacts. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist shall consult with the project owner and City of Carson to implement Native American consultation procedures. Construction shall not resume until the qualified archaeologist states in writing that the proposed construction activities would not significantly damage any archaeological resources.
2. ***Geology and Soils.*** If evidence of subsurface paleontological resources is found during construction, excavation and other construction activity in that area shall cease and the construction contractor shall contact the City of Carson Community Development Director. With direction from the Community Development Director, a paleontologist certified by the

County of Los Angeles shall evaluate the find prior to resuming grading in the immediate vicinity of the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.

3. ***Hazards and Hazardous Materials.***

- a. Soil Management Plan. Prior to issuance of a grading permit, a Soil Management Plan (SMP) shall be prepared by a qualified environmental professional with Phase II/Site Characterization experience. The SMP shall be made available to the contractor and the City of Carson Engineer for use during grading and excavation activities. The SMP shall include guidelines for safety measures and soil management in the event that soils are to be disturbed, and for handling soil during any planned earthwork activities. The SMP shall also include a decision framework and specific risk management measures for managing soil, including any soil import/export activities, in a manner protective of human health and consistent with applicable regulatory requirements. Should any soils be disposed of at an off-site location, the construction contractor would verify that all exported soils are not contaminated with hazardous materials above regulatory thresholds in consultation with a Phase II/Site Characterization Specialist. If export soils are determined to be contaminated above regulatory thresholds, the Phase II/Site Characterization Specialist would recommend proper handling, use, and/or disposal of these soils.
- b. Soil Vapor Sampling. The Applicant shall retain a qualified Phase II/Site Characterization Specialist to conduct verification soil vapor sampling during any excavation activities at depth that which would present a concern to worker safety. Should any samples determine that residual contamination in soil vapor present a risk to construction workers during excavation activities, the Phase II/Site Characterization Specialist shall have the authority to either implement additional safety precautions and/or temporarily suspend construction activity at said location for the protection of workers or the public.
- c. Monitoring Wells Relocation. Prior to issuance of a Certificate of Occupancy, the project Applicant shall submit documentation as proof, to the Director of Community Development or City of Carson Engineer, that the closure/relocation of any monitoring wells or remedial equipment has been conducted in accordance to the standards and regulations established by the Los Angeles Regional Water Quality Control Board (RWQCB) and Los Angeles County Department of Public Health Environmental Health Division (LADPH).
- d. Asbestos Survey. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403.
- e. Lead-Based Paint Handling. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint

removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City of Carson Engineer.

- f. Vapor Barrier(s) Installation. The project Applicant shall install a passive vapor barrier beneath the office portions of the future warehouse structure, where chemical concentrations were detected in excess of regulatory screening levels. Vapor barrier design activities shall be required to include consideration of the materials and methods to be used, by a qualified remediation specialist, during vapor barrier installation. The vapor barrier shall be installed prior to emplacement of concrete floor slabs and footings. For the passive vapor barrier under the office portions of the building, below-ground ventilation lines shall also be required to be constructed, prior to concrete work, such that chemical vapors would not be trapped below the concrete floor slabs. The ventilation lines shall be required to be open to the exterior of the structure, preferably at least 8 feet above the ground surface, or as otherwise directed by a qualified environmental professional with Site Characterization/ Remedial experience. The remainder of the warehouse portions of the building foundation shall include appropriate vapor barrier without passive venting, as recommended by a qualified remediation specialist.

4. *Noise.*

- a. To reduce noise levels during construction activities, the Applicant must demonstrate, to the satisfaction of the City of Carson Community Development Director, that the project complies with the following:
 - i. Construction contracts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.
 - ii. A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator.
 - iii. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
 - iv. Per Section 5502 (c) of the Municipal Code, construction shall be limited to the hours between 7:00 a.m. and 8:00 p.m. daily (except Sundays and legal holidays). All construction activities shall be prohibited at night (between 8:00 p.m. and 7:00 a.m.) and on Sundays and legal holidays.

- b. Prior to the initiation of construction, the Applicant shall prepare a paving control plan to ensure that the paving process does not result in damage to the northern and eastern light industrial/commercial structures. The paving control plan shall be subject to the Building and Safety Department's approval prior to issuance of a grading permit. To reduce ground borne vibration levels, the paving control plan shall stipulate that static (non-vibratory) rollers shall be used as an alternative to vibratory rollers within 15 feet of the northern and eastern industrial structures.
5. **Transportation.** Prior to the initiation of construction, the project Applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Carson Traffic Engineer. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flag-person to direct traffic during heavy equipment use. The TMP shall specify that one direction of travel in each direction must always be maintained for W. Gardena Boulevard and Figueroa Street throughout project construction. For required lane closure along 164th Street, a flag-person must be present. The TMP shall be incorporated into project specifications for verification prior to final plan approval.
6. **Tribal Cultural Resources.** Prior to issuance of any grading permits, the project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC's) Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant shall be present on-site during the construction phases that involves ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs that provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.
 - a. Upon discovery of any tribal cultural or archaeological resources, all construction activities shall cease in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist (Mitigation Measure CUL-1) and the tribal monitor/consultant. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe requests preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource" (per Mitigation Measure CUL-1), time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be made available by the Applicant. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.
 - b. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of

- archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
- c. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, or associated grave goods defined in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.
 - d. Upon discovery of human remains, the tribal monitor/consultant and/or qualified archaeologist (Mitigation Measure CUL-1) shall immediately divert work at minimum of 150 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) shall then notify the Tribe, the qualified lead archaeologist, and the construction manager who shall call the coroner. Work shall continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner shall notify the NAHC as mandated by state law who shall then appoint a Most Likely Descendent (MLD).
 - e. If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.
 - f. Archaeological and Native American monitoring and excavation during construction shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The qualified archaeologist (Mitigation Measure CUL-1) shall ensure that all other personnel are appropriately trained and qualified.



TABULATION

footprint 143,340

SITE AREA	
Gross in s.f.	286,152 s.f.
Gross in acres	6.57 ac
Net in s.f.	284,604 s.f.
Net in acres	6.53 ac
BUILDING AREA	
Office - 1st floor	6,000 s.f.
Office - 2nd floor	2,500 s.f.
Warehouse	137,340 s.f.
TOTAL	145,840 s.f.
FLOOR AREA RATIO (Gross)	51.0%
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	28 stalls
Whse: 1/1,500 s.f.	92 stalls
TOTAL	120 stalls
AUTO PARKING PROVIDED	
Standard (8.5' x 18')	108 stalls
ADA Van (8.5' x 18')	2 stalls
ADA Std. (8.5' x 18')	3 stalls
ADA EV Van (8.5' x 18')	1 stalls
ADA EV Std. (8.5' x 18')	1 stalls
EV Std. (8.5' x 18')	7 stalls
Carpool (8.5' x 18')	10 stalls
CAV (8.5' x 18')	12 stalls
Total	144 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - ML-D	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - N/A	
LANDSCAPE REQUIREMENT	
Percentage - 5%	
LANDSCAPE PROVIDED	
Percentage	7.6%
In s.f.	21,798 s.f.
SETBACKS	
Building	Landscape
Front - 25'	5'
Side/Rear - 0'	5'



NORTH

Gardena Blvd and Broadway

Carson, CA

EXHIBIT NO. 2



Job No. 18329.00

CONCEPTUAL COLORED SITE PLAN



04.15.2020



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



4343 Von Karman
Suite 200
Newport Beach, CA. 92660
Direct: (949) 431-6422
Main: (949) 431-6400
dball@clinvestors.com

Project:

Gardena Blvd. &
Broadway

333 W. Gardena Blvd.
Carson, CA.

Consultants:

CIVIL Thienes
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE SPLA
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

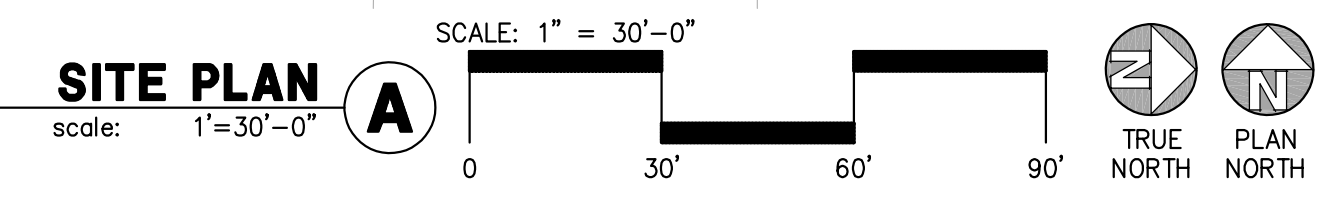
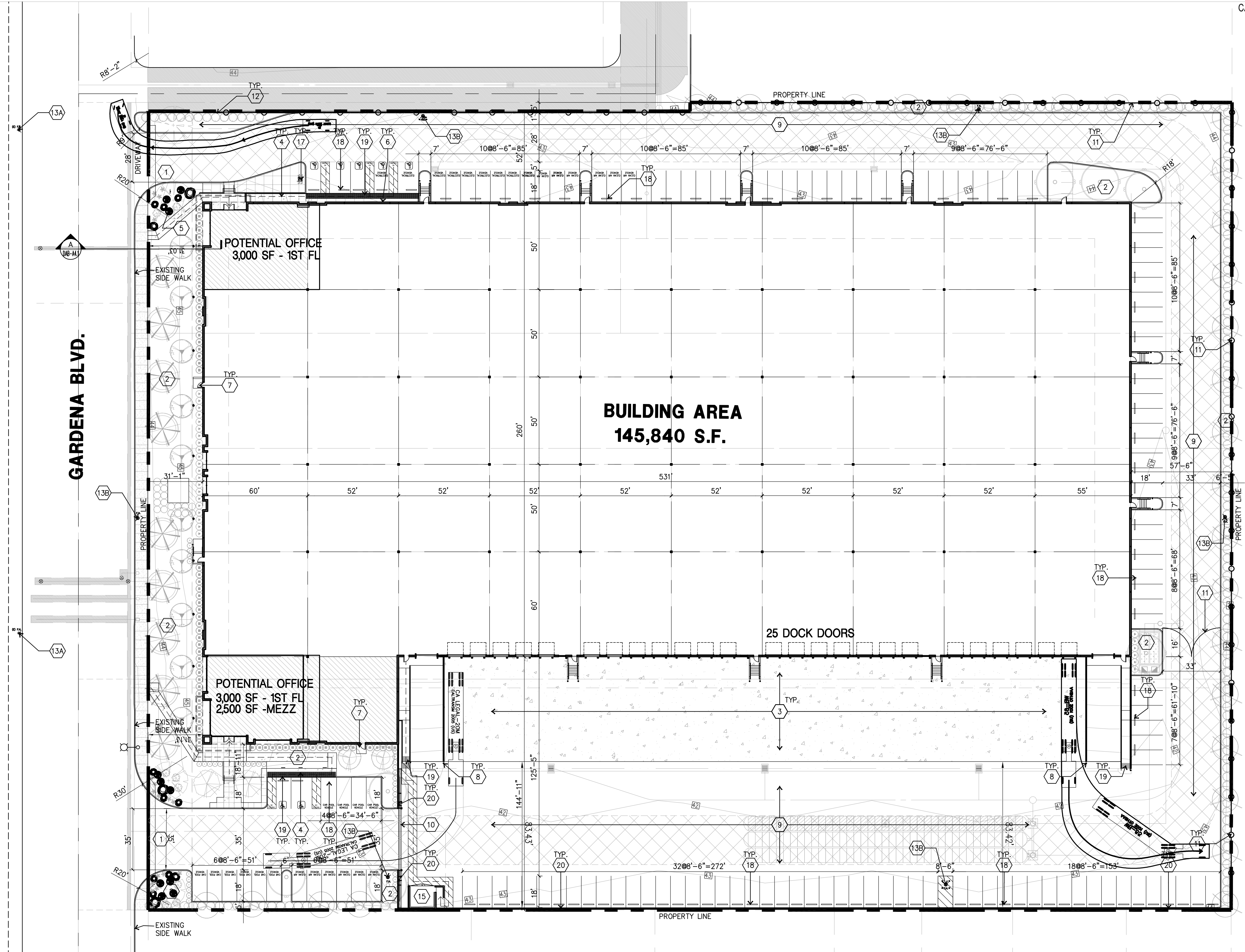
Title: OVERALL SITE PLAN

Project Number: 19329
Drawn by: JC
Date: 1/09/20

Revision:

Sheet:

DAB-A1.1



UTILITIES

AT&T BROADBAND
20930 BONITA ST., SUITE Z
CARSON, CA 90746
DIAL 611

CALIFORNIA WATER SERVICE COMPANY
(FORMERLY DOMINGUEZ WATER)
2632 W. 237TH ST.
Torrance, CA 90505
(310) 257-1400

EDCO WASTE SERVICES
6254 N. PARAMOUNT BLVD.
LONG BEACH, CA 90805
(310) 540-2977 / (562) 423-8161

GOLDEN STATE WATER COMPANY
17140 S. AVALON BLVD.
CARSON, CA 90746
(800) 999-4033
(24 HOUR CUSTOMER SERVICE)

SOUTHERN CALIFORNIA EDISON CO.
1924 CASHIDAN ST
COMPTON, CA 90220
(800) 655-4555

SOUTHERN CALIFORNIA GAS CO.
929 N. AVALON BLVD.
WILMINGTON, CA 90744
(800) 427-2200

TELEPHONE, EDISON, AND WATER (PAYMENT CENTER)
657 E. UNIVERSITY DR.
CARSON, CA 90746
(310) 323-6193

TIME WARNER CABLE
605 E. G STREET
WILMINGTON, CA 90744
(888) 892-2253

TRANSFER STATION (DUMP)
321 W. FRANCISCO ST.
CARSON, CA 90745
(310) 217-6300

WASTE MANAGEMENT
19503 S. MAIN ST.
CARSON, CA 90745
(310) 328-0900

TABULATION

SITE AREA	
Gross in s.f.	286,152 s.f.
Gross in acres	6.57 ac
Net in s.f.	284,604 s.f.
Net in acres	6.53 ac
BUILDING AREA	
Office - 1st floor	6,000 s.f.
Office - 2nd floor	2,500 s.f.
Warehouse	137,340 s.f.
TOTAL	145,840 s.f.
FLOOR AREA RATIO (Gross)	51.0%
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	28 stalls
Whse: 1/1,500 s.f.	92 stalls
TOTAL	120 stalls
AUTO PARKING PROVIDED	
Standard (8.5' x 18')	108 stalls
ADA Van (8.5' x 18')	2 stalls
ADA Std. (8.5' x 18')	3 stalls
ADA EV Van (8.5' x 18')	1 stalls
ADA EV Std. (8.5' x 18')	1 stalls
EV Std. (8.5' x 18')	7 stalls
Carpool (8.5' x 18')	10 stalls
CAV (8.5' x 18')	12 stalls
Total	144 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - ML-D	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - N/A	
LANDSCAPE REQUIREMENT	
Percentage - 5%	
LANDSCAPE PROVIDED	
Percentage	7.6%
In s.f.	21,798 s.f.
SETBACKS	
Building	Landscape
Front - 25'	5'
Side/Rear - 0'	5'

SITE PLAN KEYNOTES

- 1 DRIVEWAY APRONS TO BE CONSTRUCTED PER CITY STANDARDS.
- 2 LANDSCAPE. SEE LANDSCAPE DWGS.
- 3 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 4 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 5 HANDICAP ENTRY SIGN
- 6 HANDICAP PARKING STALL SIGN
- 7 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 8 CONCRETE FILLED GUARD POST *6 DIA. 48"HT.
- 9 ASPHALT CONCRETE (AC) PAVING
- 10 8' HIGH TUBULAR STEEL GATES WITH KNOX-BOX PER FIRE DEPARTMENT STANDARDS AT EA. DRIVEWAY ENTRANCE. AN ADDITIONAL CONDUIT SHALL BE PROVIDE FOR FUTURE GATE MOTOR.
- 11 8' HIGH TUBULAR STEEL FENCE.
- 12 8' HIGH CHAIN LINK FENCE WITH SLATS.
- 13A EXISTING STREET FIRE HYDRANTS.
- 13B PROPOSED STREET AND SITE FIRE HYDRANTS.
- 14 ELECTRICAL UTILITY VAULT.
- 15 TRASH ENCLOSURE, PER CITY STANDARDS
- 16 KNOCKOUT PANEL FOR FUTURE DOCK DOOR
- 17 BIKE RACK TYPICAL. SEE LANDSCAPE PLAN.
- 18 PRE-CAST CONC. WHEEL STOP.
- 19 TRUNCATED DOME.
- 20 8' HIGH CONCRETE BLOCK WALL. SCREENED AND SECURED PARKING AND OUTDOOR STORAGE AREA

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
2. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK WITH TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EACH WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
3. ALL CONCRETE CURBS, GUTTERS AND SWALES SHALL BE PER CITY/COUNTY STANDARDS.
4. ALL OFF-SITE UTILITY CONNECTIONS SHALL BE FIELD VERIFIED.
5. ALL BUILDINGS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
6. ALL HORIZONTAL CONTROL DIMENSIONS SHALL BE DESIGN BY CIVIL ENGINEER. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
7. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
8. FIRE LANES ARE TO BE DELINEATED WITH PAINTED CURBS AND SIGNS OR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

PROJECT INFORMATION

OWNER / APPLICANT
CT REALTY
4343 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 431-6422
FAX: (949) 431-6400
CONTACT: DAVID BELL

PROPERTY ADDRESS
333 W. GARDENA BLVD.
CARSON, CA.

ASSESSORS PARCEL NUMBERS
7315-007-903

CONSTRUCTION TYPE
II-B

ZONING
MANUFACTURING, HEAVY

LEGAL DESCRIPTION
PARCEL 2 OF PARCEL MAP NO. 61063, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 355, PAGES 81 THROUGH 83, INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

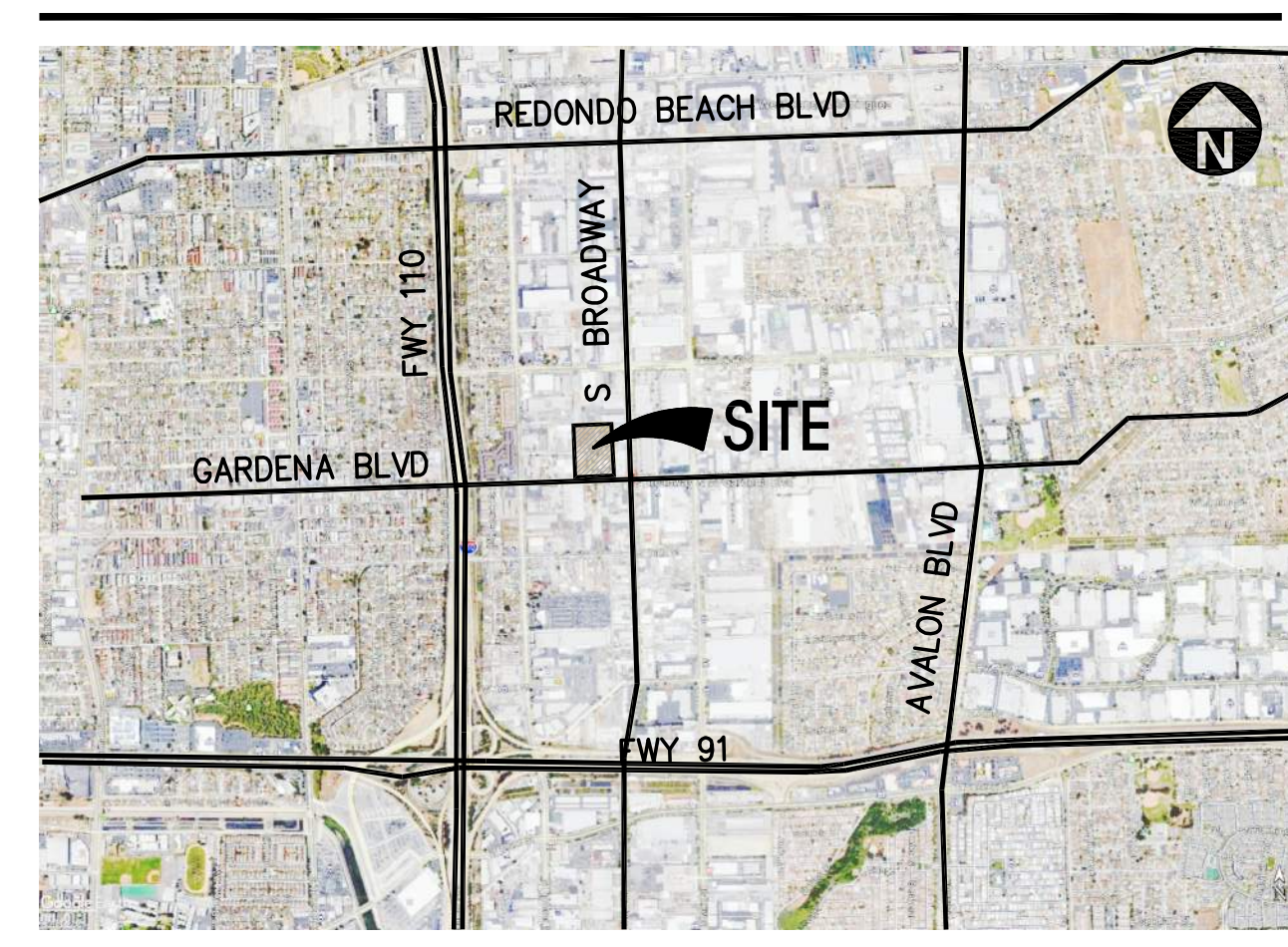
APPLICANT'S REPRESENTATIVE
HPA, INC.
18831 BARDEEN AVE. - STE# 1
IRVINE, CA 92612
PHONE: (949) 863-1770
FAX: (949) 863-0851
CONTACT: STEPHEN AQUINO

NOTE:
VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION TO ALL REQUIRED FIRE HYDRANTS. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.

SITE PLAN GENERAL NOTES

- CONCRETE PAVING - SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL 9'-0" X 18'
- COMPACT PARKING STALL 8'-0" X 15'
- HANDICAP PARKING STALL, 9' X 18' + 5' W ACCESSIBLE AISLE
- HANDICAP PARKING STALL, 12' X 18' + 5' W ACCESSIBLE AISLE
- FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- CATCH BASIN APPROX. LOCATION
- WATER LINE - SEE CIVIL
- GAS LINE - SEE CIVIL
- SEWER LATERAL SEE CIVIL

VICINITY MAP





hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
 25 YEARS

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Direct: (949) 431-6422
Main: (949) 431-6400
dball@ctinvestors.com

Project:
Gardena Blvd. & Broadway

333 W. Gardena Blvd.
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Consultants:
CIVIL Thiens
STRUCTURAL
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FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL FIRE SITE PLAN

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FIRE NOTES

WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACES OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATE INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6, THE MEANS OF EMERGENCY OPERATION, AND THE REQUIREMENT THAT IT BE MAINTAINED OPERATIONAL AT ALL TIMES.

STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.8 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY FIRE MARSHALL.

THE AREA OF FIRE FIGHTING OPERATIONS, AS DETERMINED BY FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.2.9

FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING: CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES AS REQUIRED BY FIRE CODE 503.3.1. SPECIFIC SIGN LOCATIONS SHALL BE DETERMINED BY FIRE INSPECTOR.

APPROVED BUILDING ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS 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 503.3

AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY FIRE INSPECTOR.

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR BEGINNING CONSTRUCTION. FIRE CODE 501.4

ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TEST AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1

PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR INSTALLATION. FIRE CODE 90.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7

PROVIDE AN APPROVED FIRE ALARM OR AUTOMATIC SMOKE DETECTION IN ACCORDANCE WITH PROVISIONS SET FORTH IN FIRE CODE 907 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4 PLUS THE OCCUPANCY GROUPS AND USES SPECIFIED IN FIRE CODE 907.2 THROUGH 907.2.29 FIRE ALARM AND SMOKE DETECTION PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2

THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT WALKING SURFACE AS REQUIRED BY BUILDING CODE 1006.1 AND 1006.2

IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1006.3 AND 1006.3.1

DOORS IN THE MEANS OF EGRESS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORTS AS SET FORTH IN BUILDING CODE 1008.1.9

IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1006.3

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3

SITE PLAN GENERAL NOTES

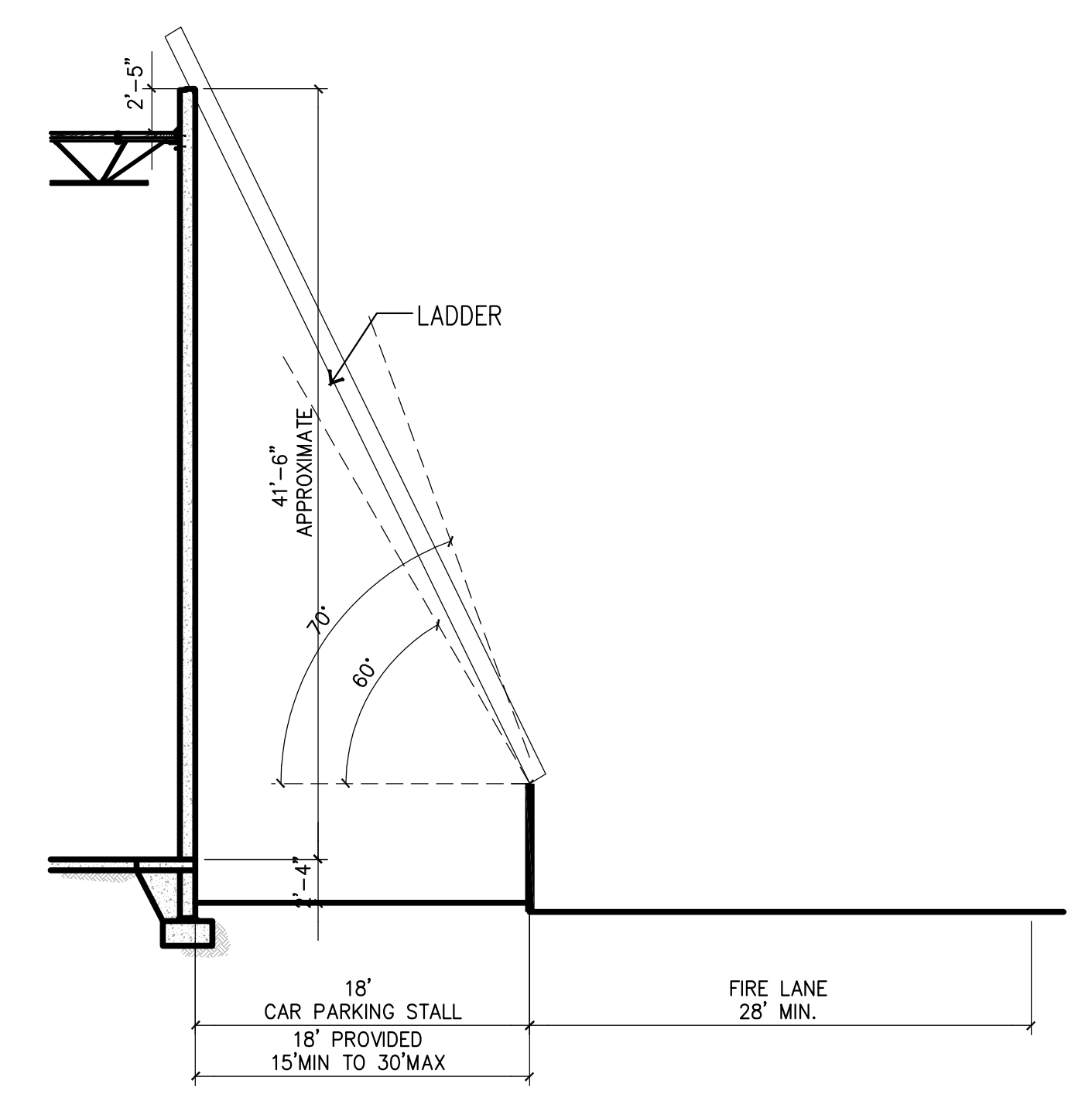
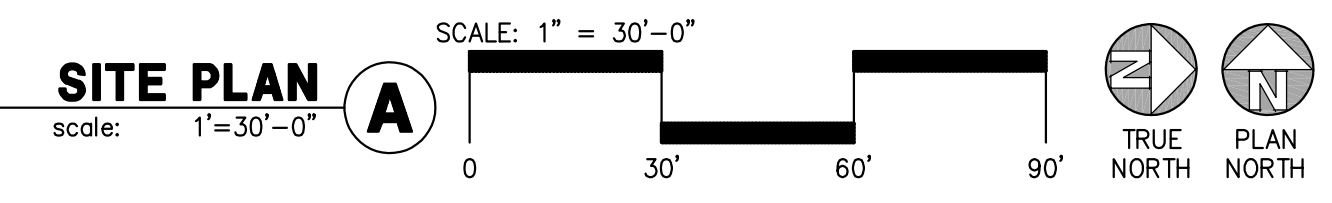
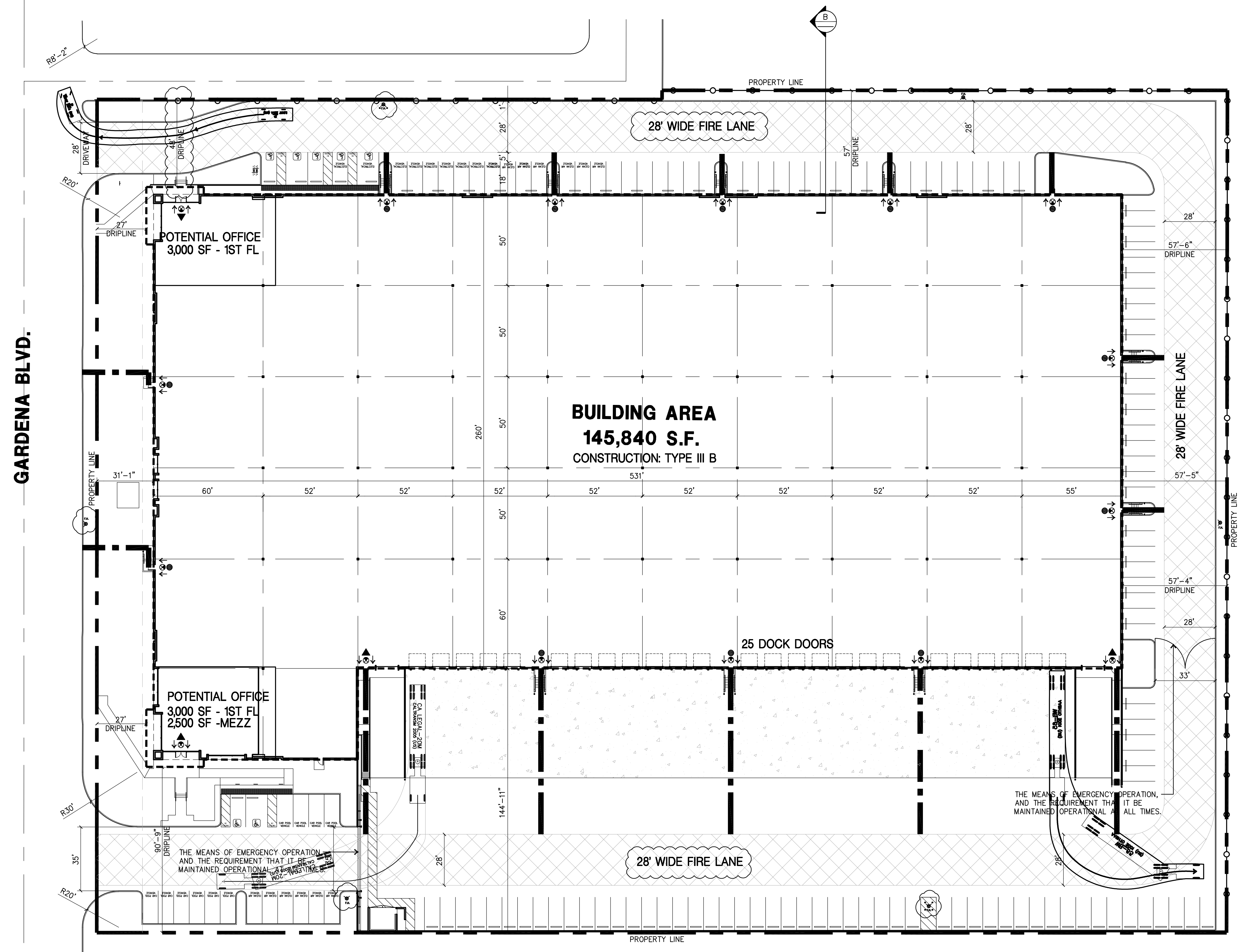
28' MIN. FIRE LANE REQUIRED AND SHOWING ON PLAN
NOTE THAT THE ENTIRE CLEAR WIDTH OF THE DRIVE AISLE CAN BE USED FOR FIRE ACCESS
THE SITE IS PAVED WITH

- CONCRETE
- ASPHALT CONCRETE
- FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT. REQUIREMENT
- DRIP LINE
- 5' WIDE FIREFIGHTER ACCESS

- REQUIRED EXIT AS ACCESSIBLE MEANS OF EGRESS TO BE CONNECTED TO DISABLED ACCESS PATH OF TRAVEL
- EXIT DOORS NOT ACCESSIBLE SIGN TO BE INSTALLED. THE WORD TEXT AND EXIT NAME DOWN WILL BE PROVIDED. THE WORD TEXT STAIR DOWN OR EXIT STEP DOWN WILL BE PROVIDED.

FIRE FLOW NOTES:

TYPE OF CONSTRUCTION PER THE BUILDING CODE	TYPE: III-B
FIRE-FLOW CALCULATION AREA	AREA: 145,840 SQ.FT.
FIRE-FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	8,000 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	4,000 GPM
TOTAL FIRE-FLOW REQUIRED.	4,000 GPM





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18831 bardeen avenue, - ste. #100
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tel: 949-863-1770
fax: 949-863-0851
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Consultants:

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STRUCTURAL
MECHANICAL
PLUMBING
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LANDSCAPE SPLA
FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL FLOOR PLAN

Project Number: 19329

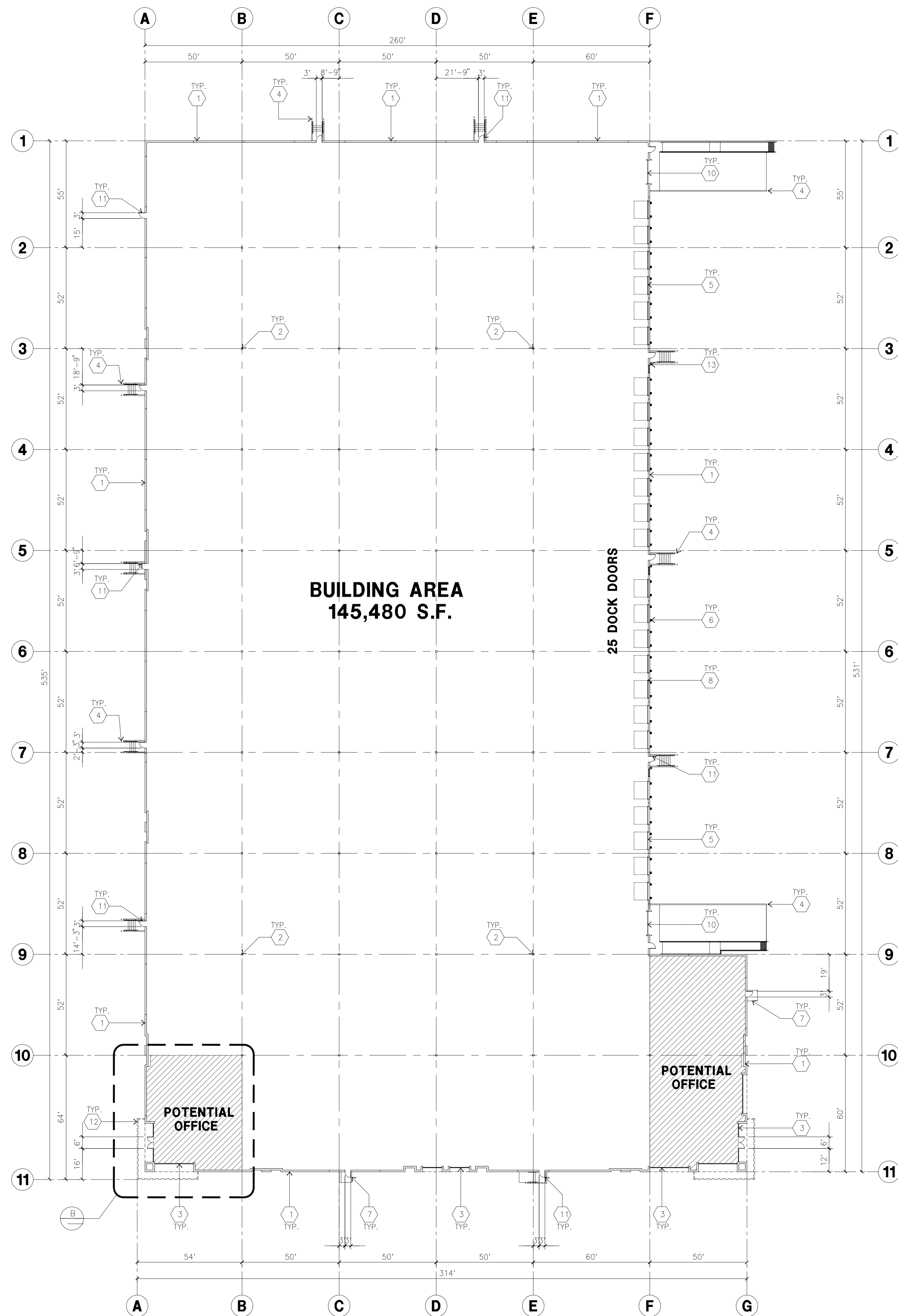
Drawn by: JC

Date: 1/09/20

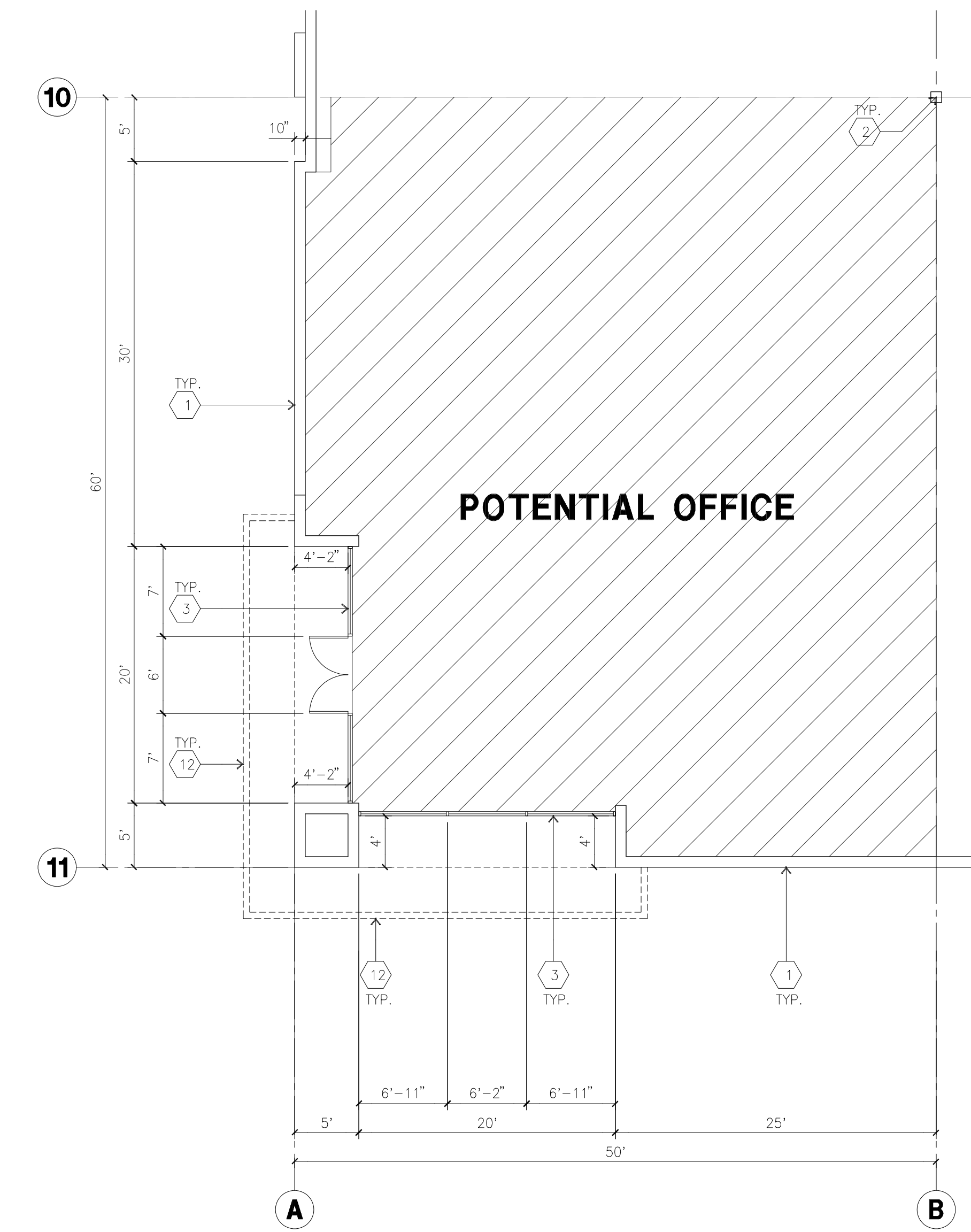
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Sheet:

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OVERALL FLOOR PLAN
scale: 1" = 30'-0"
A



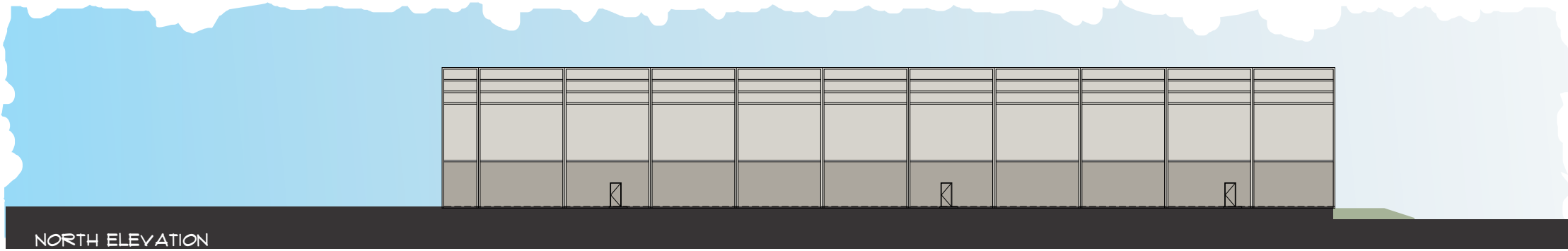
ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"
B

GENERAL NOTES - FLOOR PLAN

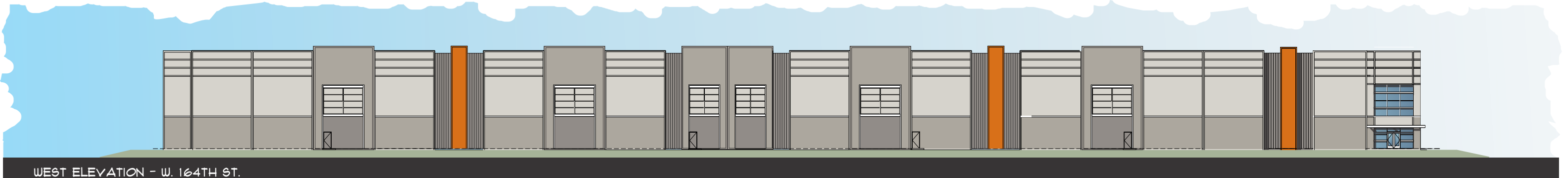
- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM D.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS FLAT.
- D. FLOOR SLAB SHALL BE SEALED WITH "SEAL HARD" OR APPROVED EQUAL.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. ALL STRUCTURAL STEEL TO RECEIVE GRAY PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.I.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

KEY NOTES - FLOOR PLAN

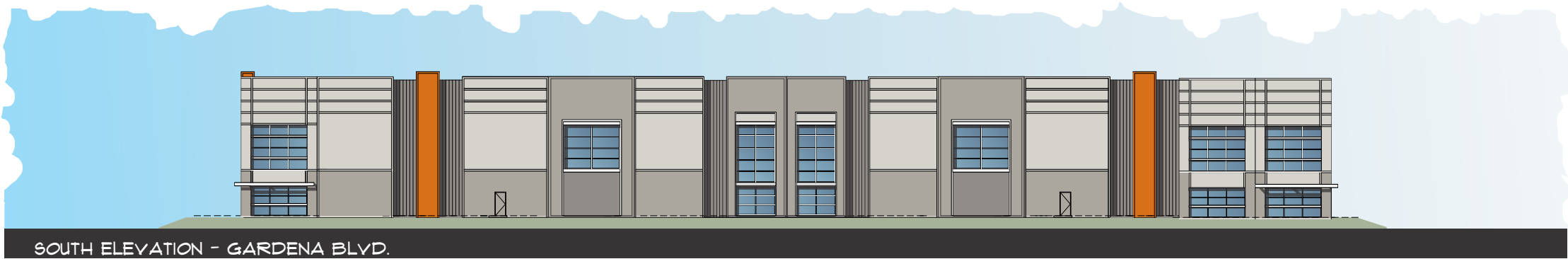
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE FILLED GUARD POST. 6" DIA. U.I.O.
- 5 9'X10' TRUCK DOOR, SECTIONAL, STANDARD GRADE.
- 6 DOCK DOOR BUMPER.
- 7 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 Z GUARD
- 9 5'X6' RECYCLING AREA
- 10 12'X14' GRADE LEVEL DOOR, SECTIONAL, STANDARD GRADE.
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 CANYON LINE ABOVE
- 13 EXTERIOR DOWNSPOUT WITH ONE (1) OVERFLOW SCUPPER.



NORTH ELEVATION



WEST ELEVATION - W. 164TH ST.

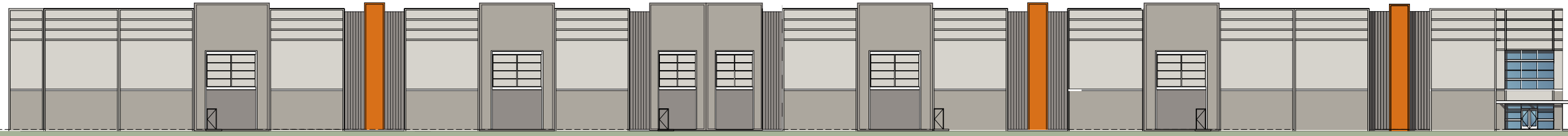


SOUTH ELEVATION - GARDENA BLVD.



EAST ELEVATION

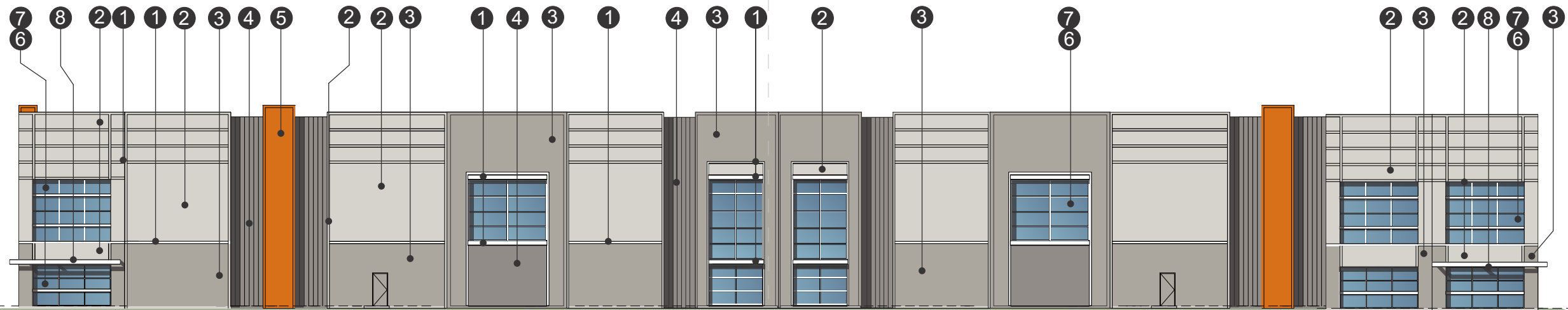
WEST ELEVATION - W. 164TH ST.

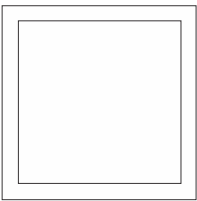
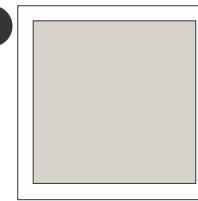
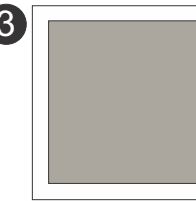
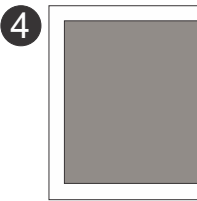
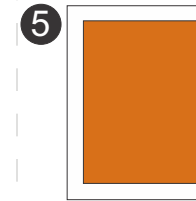
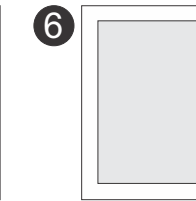
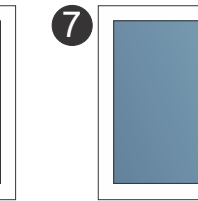
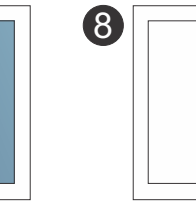


EAST ELEVATION



ENLARGED VIEW OF SOUTH ELEVATION - GARDENA BLVD.



- | | | | | | | | |
|---|--|--|---|--|---|---|--|
| <p>1</p>  <p>Sherwin Williams
SW 7005
Pure White</p> | <p>2</p>  <p>Sherwin Williams
SW 7674
Crushed Ice</p> | <p>3</p>  <p>Sherwin Williams
SW 7017
Dorian Gray</p> | <p>4</p>  <p>Sherwin Williams
SW 7018
Dovetail</p> | <p>5</p>  <p>Sherwin Williams
Custom to match-
Clarion CP Ochre
PMS 471 C
PMS 471 U
0/70/100/17
216/112/25
D87019</p> | <p>6</p>  <p>Clear Anodized
MULLIONS</p> | <p>7</p>  <p>Blue Reflective
GLAZING</p> | <p>8</p>  <p>Sherwin Williams
Acrylic Latex Systems
High Gloss/High performance
in color: SW 7005 Pure White
@ Metal AWNING</p> |
|---|--|--|---|--|---|---|--|



East Perspective view at gardena blvd.

CARSON GARDENA BLVD & BROADWAY, CA

DESIGN KEY NOTES:

- 1) TYPICAL VERTICAL TREE ALONG PROPERTY LINE PER LEGEND.
- 2) VERTICAL TREE AGAINST BLDG. PER LEGEND.
- 3) PARKING LOT CANOPY TREE PER LEGEND.
- 4) FENCE ALONG FIRE LANE PER ARCH. PLAN.
- 5) TYP. CONC. ENTRY PAVING AT BLDG. NATURAL CONC. WITH GRID PATTERN.
- 6) BACKDROP TREES ALONG BLDG. PER LEGEND.
- 7) CONC. SIDEWALK TO BE CONFIRMED WITH CIVIL.
- 8) PROPOSED STREET TREE PER LEGEND.
- 9) FLOWERING ACCENT TREES LOCATED WITH D.G. POCKETS AND ASSORTED SUCCULENTS.

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	TYP. STREET TREE ALONG GARDENA BLVD. PLATANUS ACERIFOLIA 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE.	9	M
	FLOWERING ACCENT TREE CERCIDIUM 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE.	4	VL
	LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 24" BOX SIZE.	2	M
	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	8	L
	VERTICAL TREE AGAINST P.L. QUERCUS ILEX, HOLLY OAK 15 GAL. SIZE.	30	L
	VERTICAL TREE AGAINST BLDG. TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	4	M
	EVERGREEN BACKDROP TREE PINUS ELDARICA, MONDELL PINE 24" BOX SIZE.	10	VL

SHRUBS		
SYMBOL	SHRUB NAME	WUCOLS
	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M

GROUND COVER AND SHRUB MASSES - SHALL BE SELECTED FROM THE FOLLOWING:		
SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	VL
	LANTANA 'NEW GOLD', YELLOW LANTANA 1 GAL. SIZE @ 30" O.C.	VL
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	L
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	VL
	DECOMPOSED GRANITE 3" DEPTH, CALIFORNIA 3/4" DESERT GOLD FROM SOUTHWEST BOULDER AND STONE.	

ACCENT SUCCULENT		
SYMBOL	TREE NAME	WUCOLS
	AGAVE AMERICANA 'CORNELIUS', CORNELIUS AGAVE 5 GAL. SIZE.	VL
	AGAVE 'BLUE GLOW', BLUE GLOW AGAVE 5 GAL. SIZE.	VL
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 24" O.C.	VL



- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

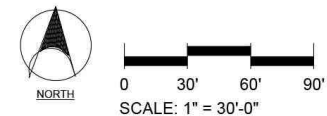
CONCEPTUAL PLAN NOTE:
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

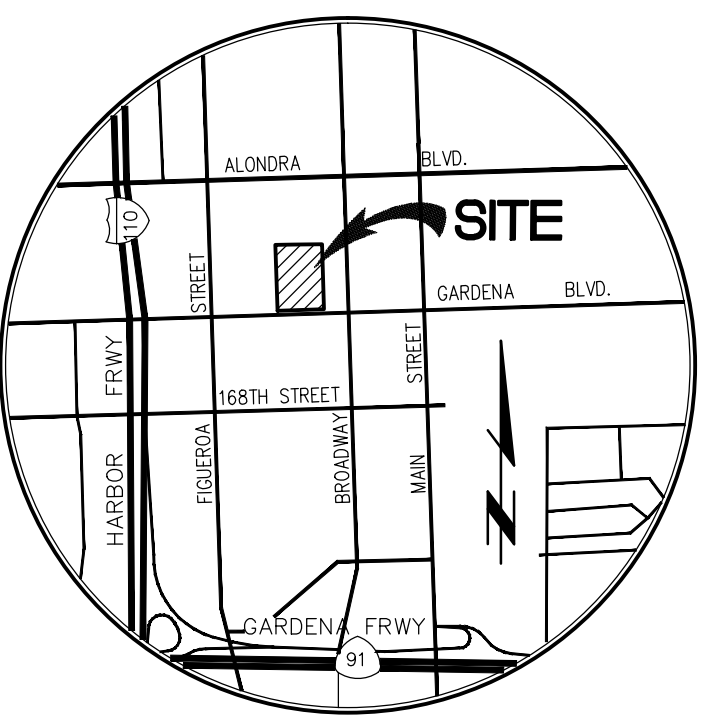
WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

**CONCEPTUAL LANDSCAPE PLAN
GARDENA BLVD AND BROADWAY**

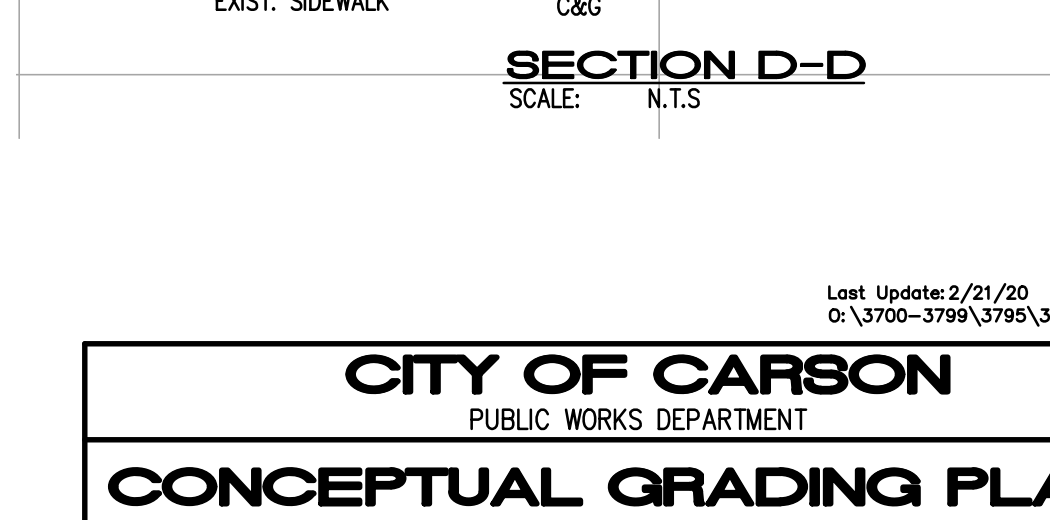
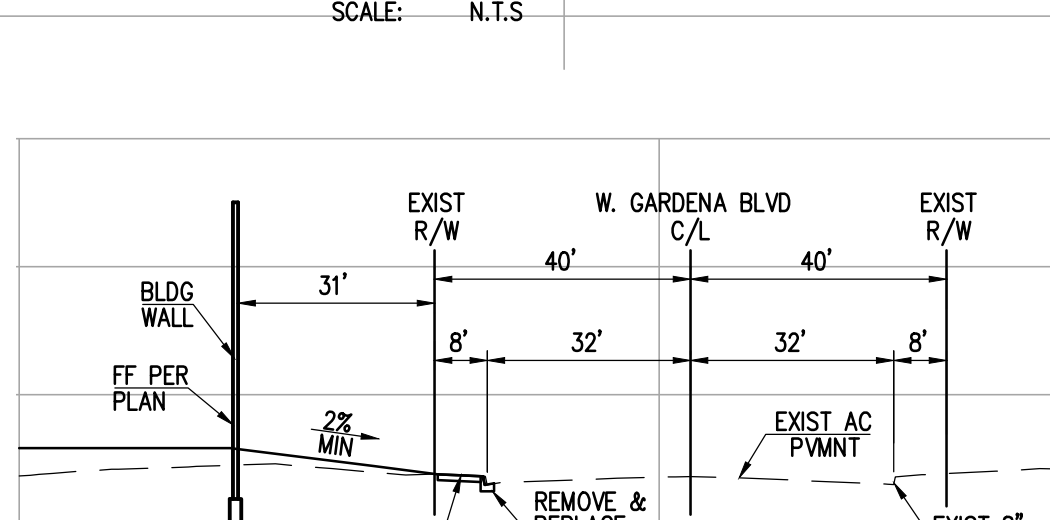
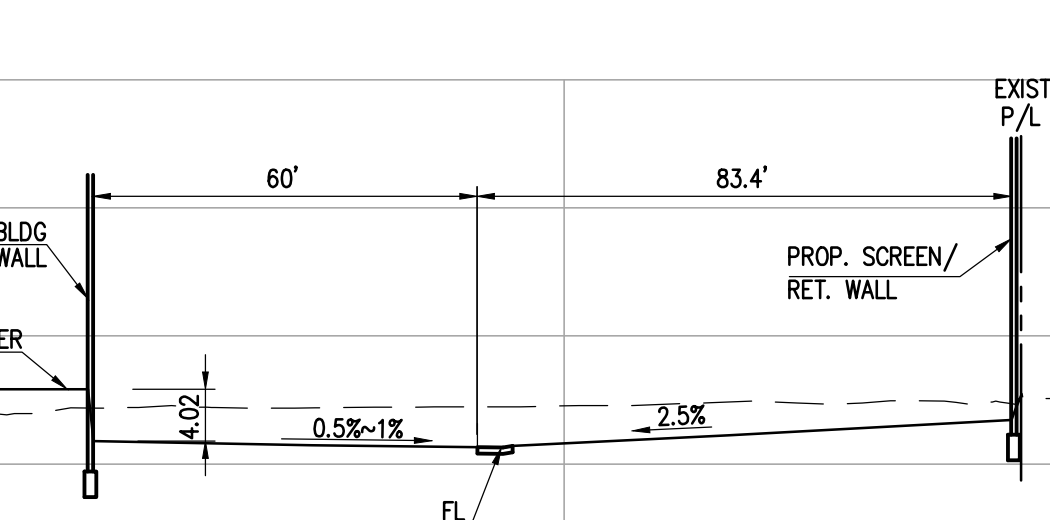
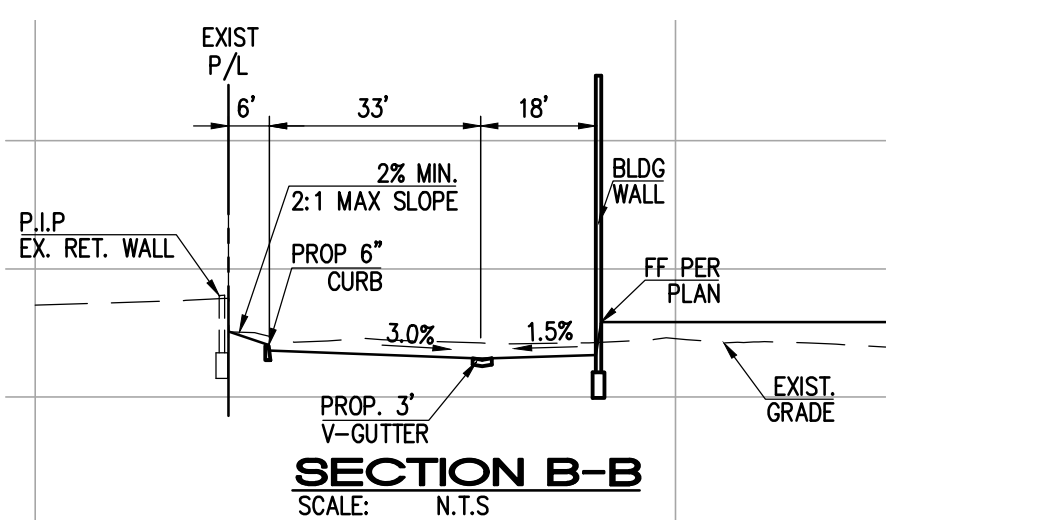
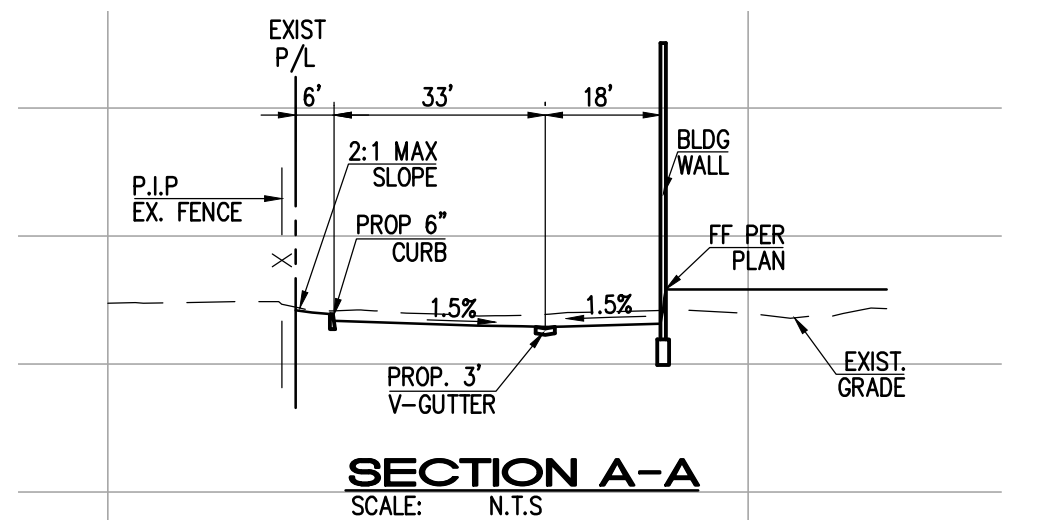
CARSON, CA



FEBRUARY 20, 2020



EARTHWORK BALANCE CALCULATIONS		1/17/2020
PROJECT:	JN 3795	
JOB#:	333 W. GARDENA BLVD	QUANTITY UNITS
K. SITE AREA:		286,152 SF
L. SUBSIDENCE FACTOR:		0.100
M. SHRINKAGE FACTOR:		10.00%
N. SITE STRIPPING FACTOR:		0.11
O. OVEREXCAVATION:		32,729.07 CY
A. CALCULATED CUT:		10,799 CY
B. BLDG SLAB-7" THICK		432 CY
C. FOOTING AND UTILITY SPOILS		1,925 CY
D. RECYCLE MATERIAL		1,852 CY
E. FILTER/AUGS-WOMP		1,852 CY
F. TOTAL CUT: (A+E)		15,008 CY
G. CALCULATED FILL:		8,055 CY
H. LIGHT PAVING FILL:		432 CY
I. SUBSIDENCE: (LxKxM)		1,060 CY
J. SHRINKAGE: (Mx100xN)		1,501 CY
K. SITE STRIPPING		1,060 CY
L. OVEREXCAVATION SHRINKAGE		3,273 CY
M. TOTAL FILL: (D+H+I+J+K)		14,948 CY
N. TOTAL (IMPORT) OR EXPORT:		60 CY
SITE ADJUSTMENT		0.01



FIGUEROA STREET

164TH STREET

W. 164TH ST.

W. GARDENA BOULEVARD

BROADWAY STREET

BUILDING AREA
145,840 S.F.

25 DOCK DOORS

45.84 FF
45.26 PAD

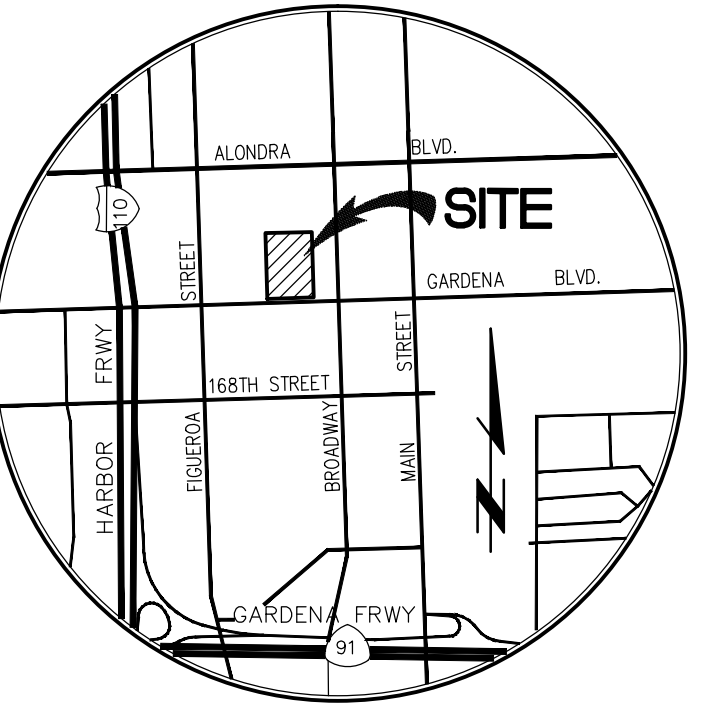
PREPARED FOR:
CT REALTY INVESTORS
4343 VON KARMAN AVE. STE. 200
NEWPORT BEACH, CA 92660
PHONE: 949-431-6422

Tai Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14740 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90639
PH: (714) 521-4811 FAX: (714) 521-4773

CITY OF CARSON
PUBLIC WORKS DEPARTMENT
CONCEPTUAL GRADING PLAN
CTCIP GARDENA BLVD
GARDENA BLVD AND BROADWAY

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____		
Checked by _____		
Date _____	Sheet 1 of 4	Sheets

JN 3795



VICINITY MAP
N.T.S.

FIGUEROA STREET

164TH STREET

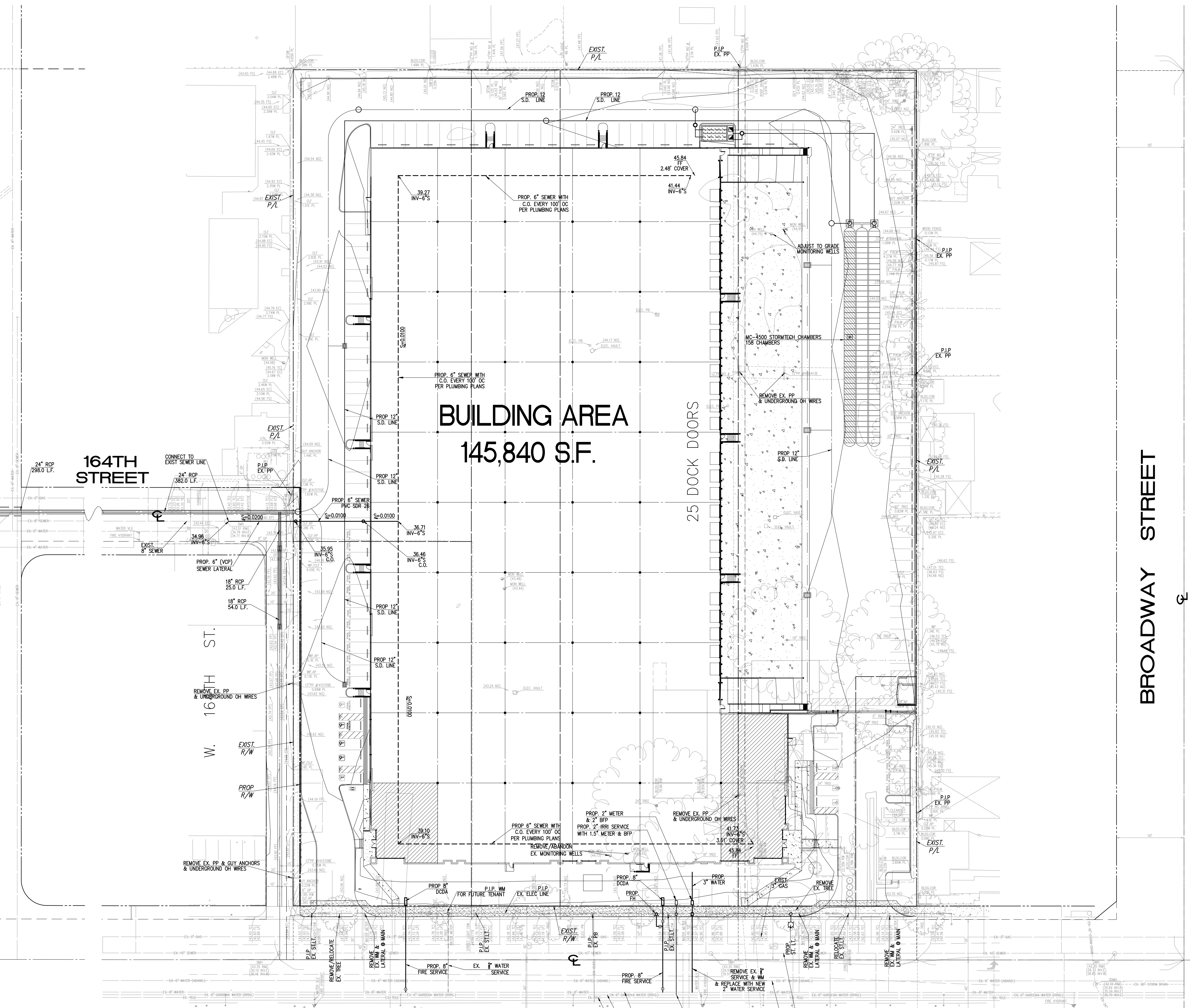
W. 164TH ST.

W. GARDENA BLVD

BROADWAY STREET

BUILDING AREA
145,840 S.F.

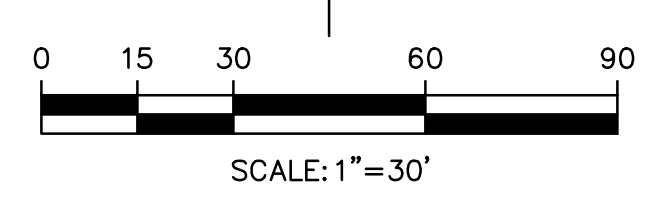
25 DOCK DOORS



Last Update: 2/21/20
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CITY OF CARSON
PUBLIC WORKS DEPARTMENT
CONCEPTUAL UTILITY PLAN
CTCIP GARDENA BLVD
GARDENA BLVD AND BROADWAY

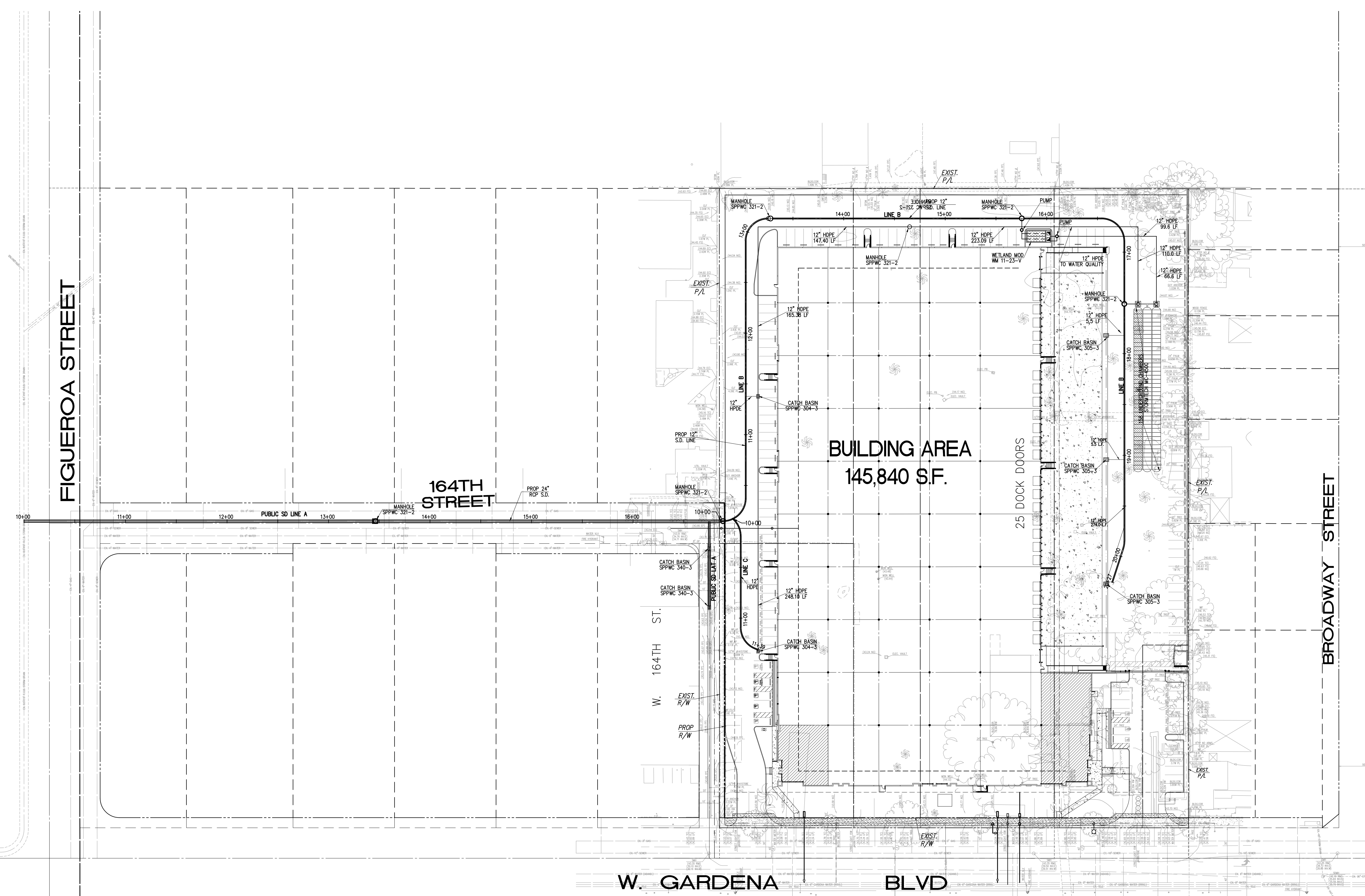
JN 3795



PREPARED FOR:
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Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____		
Checked by _____		
Date _____	Sheet 2 of 4	Sheets



**BUILDING AREA
145,840 S.F.**

25 DOCK DOORS

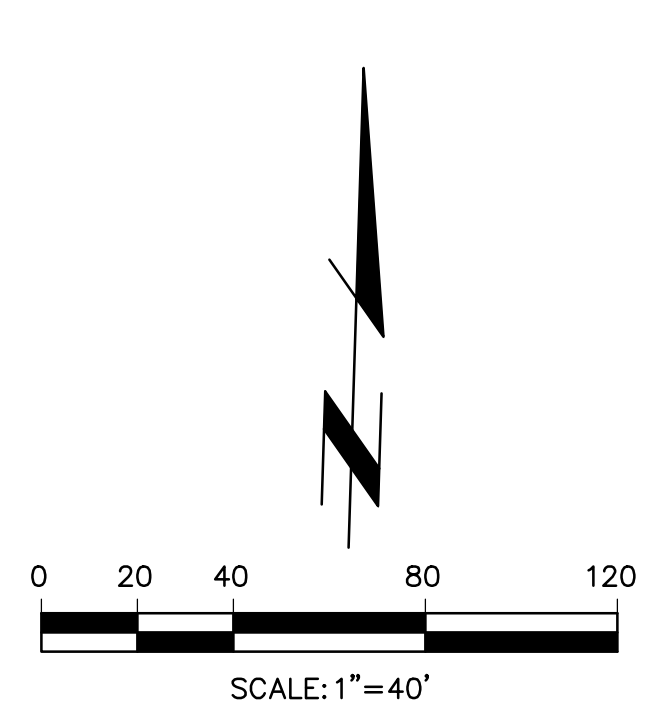
FIGUEROA STREET

164TH STREET

BROADWAY STREET

W. GARDENA BLVD

W. 164TH ST.



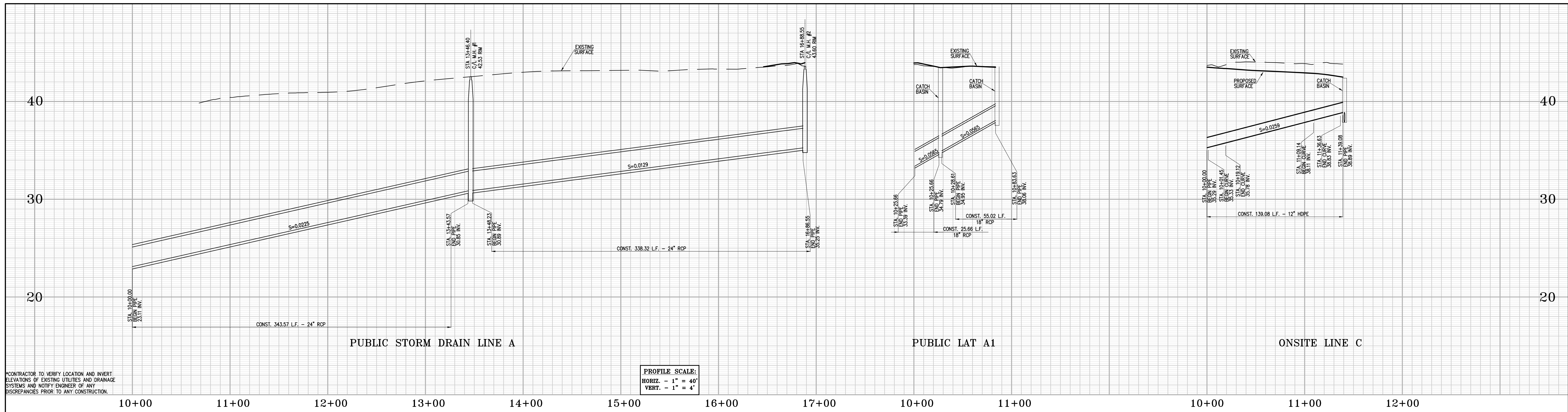
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T.E.I. Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14140 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4011 FAX: (714) 521-4173

CITY OF CARSON PUBLIC WORKS DEPARTMENT	
CONCEPTUAL STORM DRAIN PLAN CTCIP GARDENA BLVD GARDENA BLVD AND BROADWAY	
Designed by _____ Date _____	Approved by _____ Date _____
Checked by _____ Date _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____ Date _____	
Checked by _____ Date _____	
Sheet 3 of 4 Sheets	

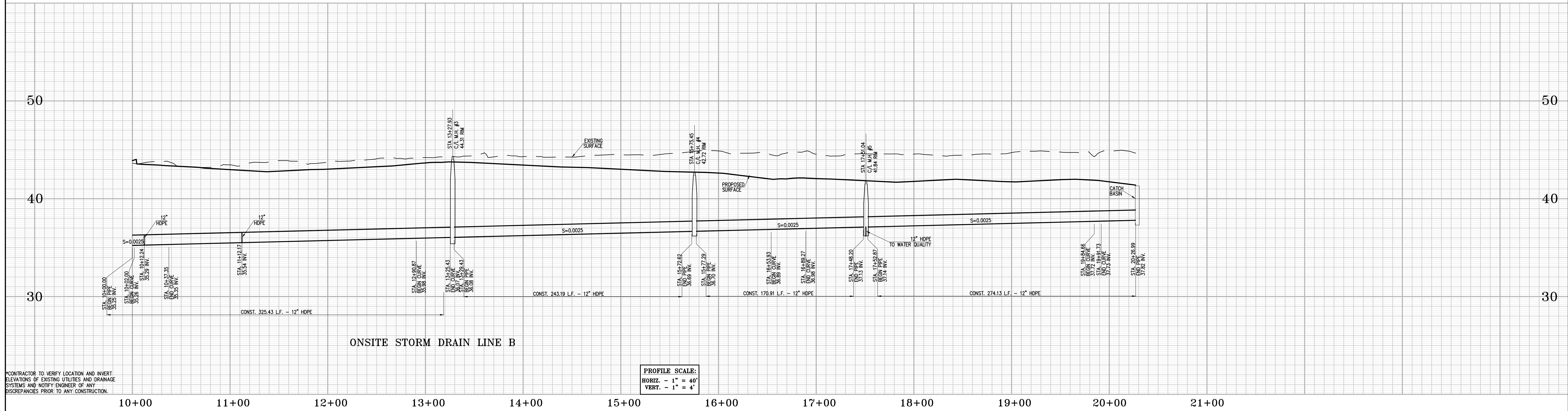
JN 3795

Last Update: 2/21/20
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*CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

PROFILE SCALE:
 HORIZ. - 1" = 40'
 VERT. - 1" = 4'



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Last Update: 2/21/20
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CITY OF CARSON
 PUBLIC WORKS DEPARTMENT
CONCEPTUAL STORM DRAIN PROFILES
 CTCIP GARDENA BLVD
 GARDENA BLVD AND BROADWAY

PREPARED FOR:
CT REALTY INVESTORS
 4343 VON KARMAN AVE, STE. 200
 NEWPORT BEACH, CA 92660
 PHONE: 949-431-6422



Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director _____	R.C.E. XXXXX
Designed by _____		
Checked by _____		
Date _____		
Sheet 4 of 4		Sheets

JN 3795