


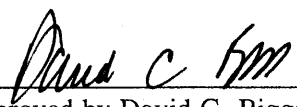


City of Carson Report to Redevelopment Agency

January 17, 2012
New Business Consent

SUBJECT: CONSIDER RESOLUTION NO. 12-02 APPROVING DESIGN OVERLAY REVIEW NO. 1414-11 FOR A FAÇADE REMODEL AND RELATED SITE UPGRADES FOR AN EXISTING MULTI-TENANT INDUSTRIAL PARK, LOCATED AT 21720 WILMINGTON AVENUE, IN THE ML (MANUFACTURING, LIGHT) ZONE AND WITHIN THE CARSON CONSOLIDATED REDEVELOPMENT PROJECT AREA


Submitted by Clifford W. Graves
Economic Development General Manager


Approved by David C. Biggs
City Manager

I. SUMMARY

On November 22, 2011, at a noticed public hearing, the Planning Commission recommended approval of Design Overlay Review No. 1414-11 for a façade remodel and related site upgrades for an existing multi-tenant industrial park, located at 21720 Wilmington Avenue, in the ML (Manufacturing, Light) zone and within the Carson Consolidated Redevelopment Project Area (Exhibit Nos. 1 and 2).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1414-11 subject to the conditions of approval attached as Exhibit "B" to the resolution.
2. WAIVE further reading and ADOPT Resolution No. 12-02, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1414-11 FOR A FAÇADE REMODEL AND RELATED SITE UPGRADES TO AN EXISTING MULTI-TENANT INDUSTRIAL PARK LOCATED AT 21720 SOUTH WILMINGTON AVENUE."

III. ALTERNATIVES

1. DENY Design Overlay Review No. 1414-11.
2. CONTINUE the request.
3. REFER the item back to the Planning Commission with direction for further consideration.
4. TAKE another action the Redevelopment Agency Board deems appropriate.

IV. BACKGROUND

The applicant, Watson Land Company, requests approval of a façade remodel and related site upgrades for an existing multi-tenant industrial park. The proposed project includes new landscaping and new monument/directional signs. One-hundred eighty-nine (189) parking spaces are required, and two-hundred seventy-one (271) spaces are provided. New landscaping will be provided along the perimeters of each building, and upgraded landscaping will be provided along Carson Street. The applicant proposes new office façades for three buildings fronting Carson Street and Wilmington Avenue and will include a painted beige plaster finish, blue window glazing, aluminum window elements and parapets.

The General Plan Land Use Element designates the property as Light Industrial. The proposed remodel of the existing multi-tenant industrial park will be complementary to the surrounding industrial uses and will be appropriate for the subject property. The subject property is bounded by Carson Street, a restaurant and a distribution facility to the north. To the south is the former Alpert & Alpert Iron and Metal Company property. To the east is a warehouse building, and to the west is a multi-tenant commercial center and single-family residential uses.

Development plans are included as Exhibit No. 4 under separate cover.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Planning Commission draft disposition dated November 22, 2011. (pg. 4)
2. Planning Commission Resolution No. 11-2410, recommending approval of Design Overlay Review No. 1414-11 to the Redevelopment Agency. (pgs. 5-12)
3. Draft Redevelopment Agency Resolution No. 12-02 approving Design Overlay Review No. 1414-11. (pgs. 13 -20)
4. Development Plans (pgs. 21-33). Provided in color under separate cover.

MC/d141411_21720SWilmington_a

Prepared by:



Max Castillo, Assistant Planner

TO:Rev102511

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by City Council

Date _____ Action _____



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 22, 2011

SUBJECT: Design Overlay Review No. 1414-11
Sign Program No. 11-11

APPLICANT: Watson Land Company
Attention: Craig Halverson
22010 South Wilmington Avenue
Carson, CA 90745

REQUEST: To consider a façade remodel and related site upgrades for an existing multi-tenant industrial park in the ML (Manufacturing, Light) zone and within the Consolidated Redevelopment Project Area

PROPERTY INVOLVED: 21720 S. Wilmington Avenue

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

Commissioner Williams moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution No. 11-2410; and moved to amend Condition No. 38, second bullet, deleting the words "Dominguez Street" and replacing it with "Carson Street and Wilmington Avenue." Motion carried, 8-0 (absent Commissioner Diaz.)

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
X		Chairman Faletogo	X		Saenz
X		Vice-Chair Gordon	X		Schaefer
X		Brimmer	X		Verrett
Absent		Diaz	X		Williams
X		Goolsby			

EXHIBIT NO. 1



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-2410

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1414-11 TO
THE CARSON REDEVELOPMENT AGENCY FOR A FAÇADE REMODEL AND
RELATED SITE UPGRADES TO AN EXISTING MULTI-TENANT INDUSTRIAL PARK
LOCATED AT 21720 SOUTH WILMINGTON AVENUE**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the applicant, Watson Land Company, with respect to real property located at 21720 South Wilmington Avenue, and described in Exhibit "A" attached hereto, to remodel the interior and exterior of an existing building located in the ML (Manufacturing, Light) zoning district and within the Consolidated Redevelopment Project Area.

A public hearing was duly held on November 22, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The General Plan Land Use Element designates the property as Light Industrial. The proposed remodel of the existing multi-tenant industrial park will be complementary to the surrounding industrial uses and will be appropriate for the subject property.
- b) The project will be 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, and other features relative to a harmonious and attractive development of the area. Site upgrades will include façade enhancements, new landscaping and new monument/directional signs.
- c) The site is six (6) acres, flat and located in an industrial area. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The adjacent land uses are primarily industrial uses and the proposed remodel of the multi-tenant industrial park is compatible with these uses.
- d) An adequate number of parking spaces will be provided on the subject property. Circulation on the adjacent public streets will not be adversely impacted.



- e) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign.
- f) Pursuant to the Redevelopment Plan for the Consolidated Redevelopment Project Area, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the project consists of a conforming and compatible industrial operation and improvement to the site, the proposed addition is consistent with the general intent of the Redevelopment Plan for the area.
- g) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds the proposed use will not alter the predominantly industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. The proposed project for the exterior remodel of an existing industrial building is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15301, Existing Facilities.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1414-11 to the Carson Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF NOVEMBER, 2011



CHAIRMAN

ATTEST:



SECRETARY

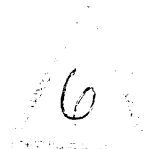


EXHIBIT "A"

Legal Description

PARCEL 1 OF PARCEL MAP NO. 15622, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 170, PAGE 95 OF PARCEL MAPS, RECORDS OF SAID COUNTY.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1414-11

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1414-11, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review and approval by the Planning Commission.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. 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 applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
9. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.



10. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
12. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1414-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
17. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
18. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.



LANDSCAPING/IRRIGATION

19. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
20. 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.
21. Upon submittal of final landscaping plans, a fee of \$720 is required for both landscape plan check and permit.

AESTHETICS

22. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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 modifications (i.e., fencing, landscaping, chemical treatment, etc.).
23. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
24. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits/business license.

FENCES/WALLS

25. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (Industrial Zones) of the Zoning Ordinance.

LIGHTING

26. Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
27. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the Zoning Ordinance.

TRUCK LOADING, MANEUVERING, AND STORAGE

28. Nothing contained herein shall be deemed to authorize or permit the storage of hazardous materials, substances or wastes which are capable of posing an unreasonable risk to health, safety or property, including, but not limited to, any radioactive material, poison, flammable gas, nonflammable gas, flammable liquid, oxidizer, flammable solid, corrosive material (liquid or solid), irritating materials, combustible liquids, explosives, blasting agents, etiologic agents, organic peroxides, hazardous wastes, and regulated materials of classes A, B, C, D and E, the definitions of which may from time to time be designated by the



United States Department of Transportation under Title 49 (commencing with Section 1801) of the United States Code and Title 49 (commencing with Section 107) of the Code of Federal Regulations, and adopted by the Commissioner of the California Highway Patrol pursuant to Section 2402.7 of the California Vehicle Code.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

29. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
30. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

PUBLIC SAFETY - CITY OF CARSON

31. Ensure compliance with current seismic mitigation codes.

BUILDING AND SAFETY

32. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

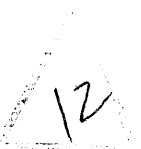
33. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
34. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
35. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
36. A construction permit is required for any work to be done in the public right-of-way.
37. Prior to issuance of Building Permit, the proposed development is subject to the following:
 - 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.
 - Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.



- Proof of Worker's Compensation and Liability Insurance.
38. Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:
- The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-months in length).
 - Install streetlights on concrete poles with underground wiring in the public right of way along Carson Street and Wilmington Avenue abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow (626)300-4753.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

39. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



CITY OF CARSON
REDEVELOPMENT AGENCY
RESOLUTION NO. 12-02

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1414-11 FOR A FAÇADE REMODEL AND RELATED SITE UPGRADES TO AN EXISTING MULTI-TENANT INDUSTRIAL PARK LOCATED AT 21720 SOUTH WILMINGTON AVENUE

THE CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Watson Land Company, with respect to real property located at 21720 South Wilmington Avenue, and described in Exhibit "A" attached hereto, to remodel the interior and exterior of an existing building located in the ML (Manufacturing, Light) zoning district and within the Carson Consolidated Redevelopment Project Area.

The Planning Commission held a duly noticed public hearing on November 22, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearing. At the conclusion of said hearing, the Planning Commission adopted Resolution No. 11-2410 recommending approval of Design Overlay Review No. 1414-11 to the Carson Redevelopment Agency.

Evidence, both written and oral, was duly presented to and considered by the Redevelopment Agency at the aforesaid meeting.

Section 2. The Carson Redevelopment Agency finds that:

- a) The General Plan Land Use Element designates the property as Light Industrial. The proposed remodel of the existing multi-tenant industrial park will be complementary to the surrounding industrial uses and will be appropriate for the subject property.
- b) The project will be 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, and other features relative to a harmonious and attractive development of the area. Site upgrades will include façade enhancements, new landscaping and new monument/directional signs.
- c) The site is six (6) acres, flat and located in an industrial area. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The adjacent land uses are primarily industrial uses and the proposed remodel of the multi-tenant industrial park is compatible with these uses.



- d) An adequate number of parking spaces will be provided on the subject property. Circulation on the adjacent public streets will not be adversely impacted.
- e) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign.
- f) Pursuant to the Redevelopment Plan for the Consolidated Redevelopment Project Area, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the project consists of a conforming and compatible industrial operation and improvement to the site, the proposed addition is consistent with the general intent of the Redevelopment Plan for the area.
- g) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 3. Based on the aforementioned findings, the Redevelopment Agency hereby approves Design Overlay Review No. 1414-11 for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 4. The Agency Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED and ADOPTED this 17th day of January, 2012.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

Agency Counsel



EXHIBIT "A"

Legal Description

PARCEL 1 OF PARCEL MAP NO. 15622, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 170, PAGE 95 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

CITY OF CARSON

REDEVELOPMENT AGENCY

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1414-11

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1414-11, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review and approval by the Planning Commission.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. 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 applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
9. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.

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10. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
12. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1414-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
17. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

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18. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

19. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
20. 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.
21. Upon submittal of final landscaping plans, a fee of \$720 is required for both landscape plan check and permit.

AESTHETICS

22. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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 modifications (i.e., fencing, landscaping, chemical treatment, etc.).
23. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
24. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits/business license.

FENCES/WALLS

25. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (Industrial Zones) of the Zoning Ordinance.

LIGHTING

26. Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
27. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the Zoning Ordinance.

TRUCK LOADING, MANEUVERING, AND STORAGE

28. Nothing contained herein shall be deemed to authorize or permit the storage of hazardous materials, substances or wastes which are capable of posing an

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unreasonable risk to health, safety or property, including, but not limited to, any radioactive material, poison, flammable gas, nonflammable gas, flammable liquid, oxidizer, flammable solid, corrosive material (liquid or solid), irritating materials, combustible liquids, explosives, blasting agents, etiologic agents, organic peroxides, hazardous wastes, and regulated materials of classes A, B, C, D and E, the definitions of which may from time to time be designated by the United States Department of Transportation under Title 49 (commencing with Section 1801) of the United States Code and Title 49 (commencing with Section 107) of the Code of Federal Regulations, and adopted by the Commissioner of the California Highway Patrol pursuant to Section 2402.7 of the California Vehicle Code.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

29. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
30. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

PUBLIC SAFETY - CITY OF CARSON

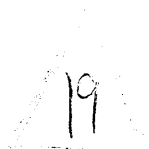
31. Ensure compliance with current seismic mitigation codes.

BUILDING AND SAFETY

32. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

33. 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.
34. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
35. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
36. A construction permit is required for any work to be done in the public right-of-way.
37. Prior to issuance of Building Permit, the proposed development is subject to the following:



- 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.
 - Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
 - Proof of Worker’s Compensation and Liability Insurance.
38. Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:
- The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-months in length).
 - Install streetlights on concrete poles with underground wiring in the public right of way along Carson Street and Wilmington Avenue abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow (626)300-4753.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

39. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

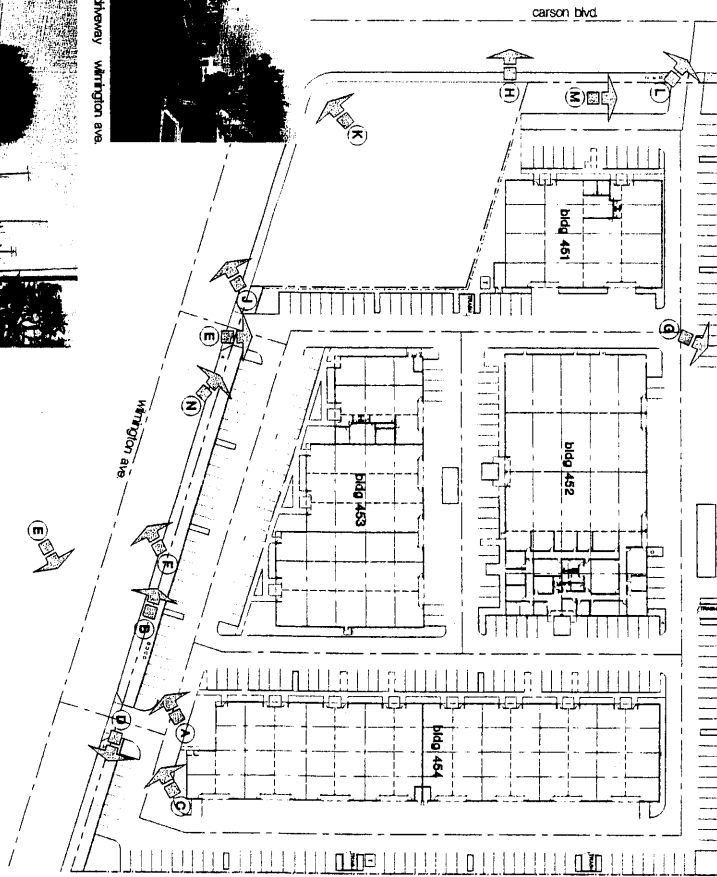
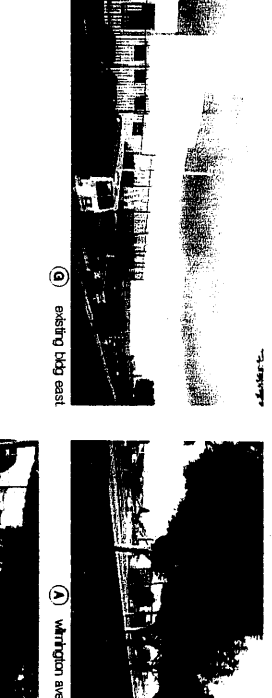
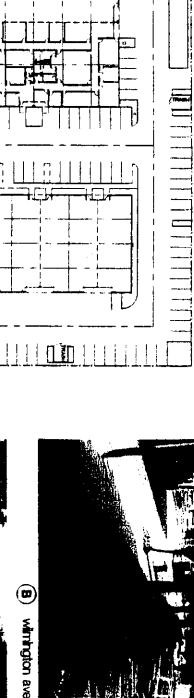
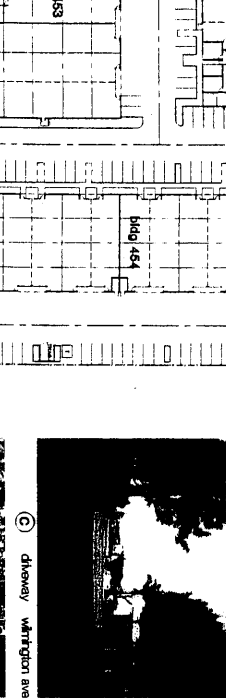
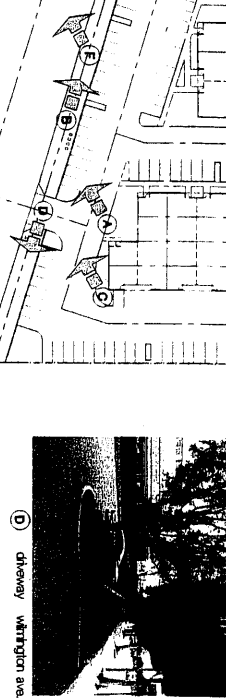
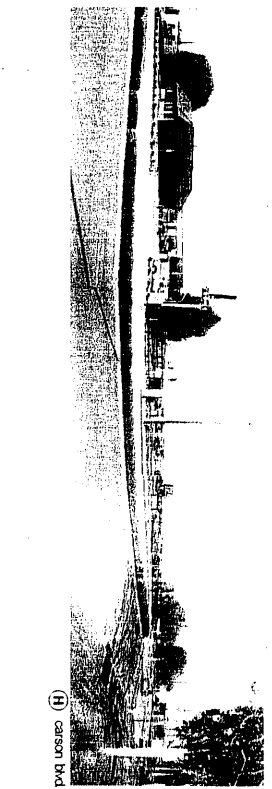
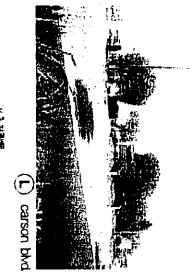
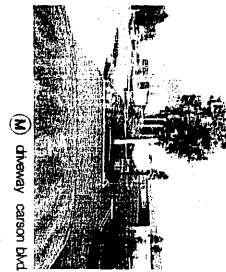
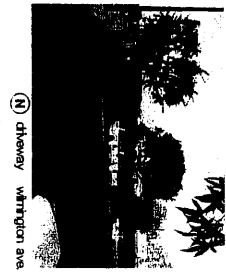
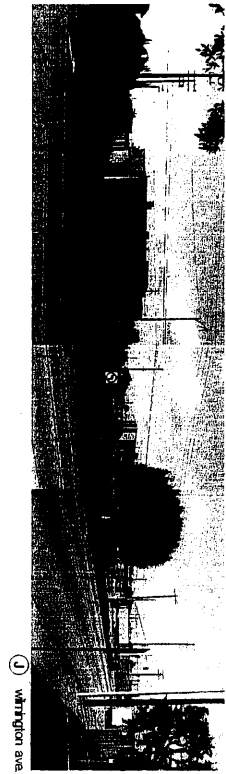
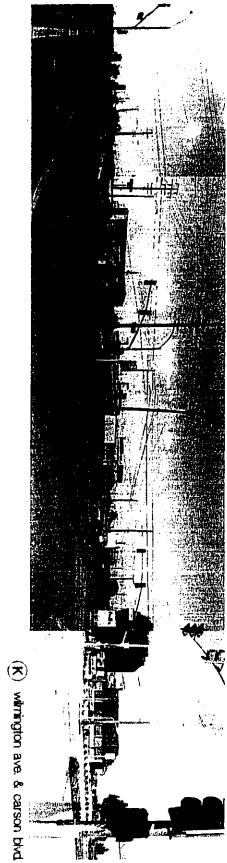



EXHIBIT NO. 4 -

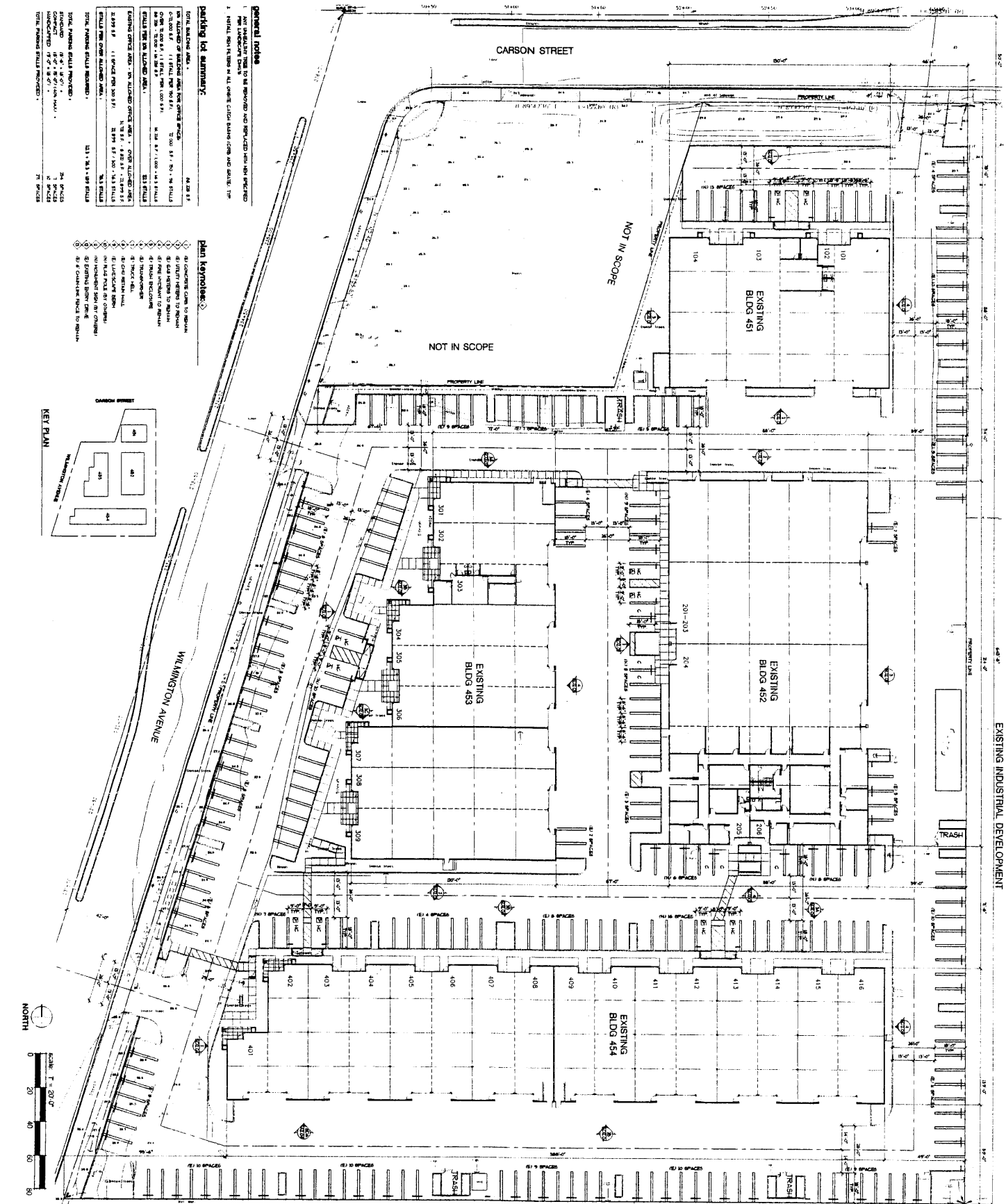

 Exterior Modernization of
WATSON COMPLEX 450
 Carson St. and Wilmington Ave. Carson, California 90745
 Owner: Watson Land Company
 22010 Wilmington Avenue, Carson, CA 90745

2511 W. 190th Street
 Torrance, CA 90505
 1 310 977 8225
 1 310 977 8200

complex 450 site -
 photographs
 SD00-01

SCHEMATIC
 DESIGN

LIST OF
 SHEETS
 SHEET NO.
 TOTAL SHEETS
 DATE
 DRAWN BY
 CHECKED BY
 APPROVED BY
 PROJECT NO.



EXISTING INDUSTRIAL DEVELOPMENT

Exterior Modernization of
WATSON COMPLEX 450
 Carson St and Wilmington Ave. Carson, California 90745
 Owner: Watson Land Company
 22010 Wilmington Avenue, Carson, CA 90745

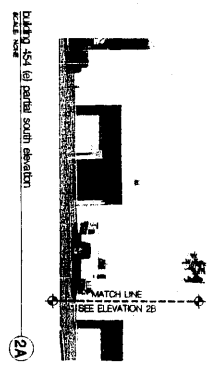
WILHE MALCOLM ARCHITECTS, LLP
 2251 W. 180th Street
 Torrance, CA 90504
 310.207.0255

SDP-02
 schematic design
 proposed site plan

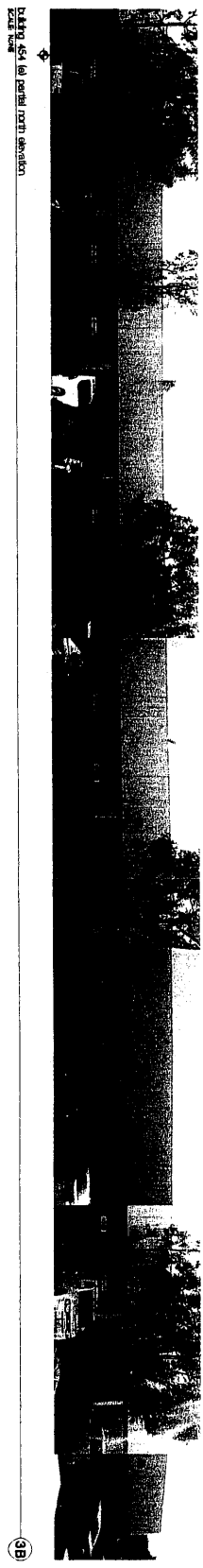
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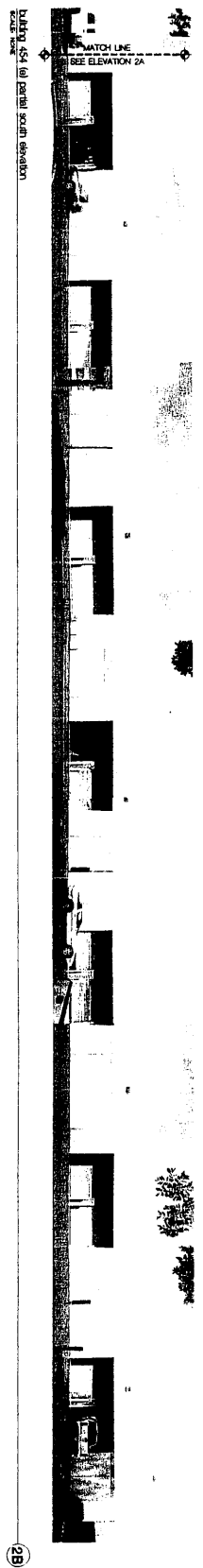
Building 454 (a) partial north elevation
SCALE 1/8"



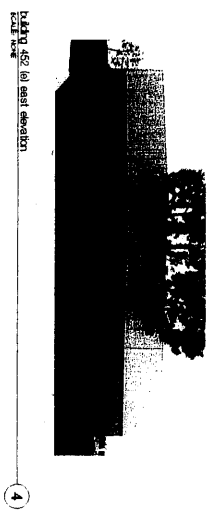
Building 454 (a) partial south elevation
SCALE 1/8"



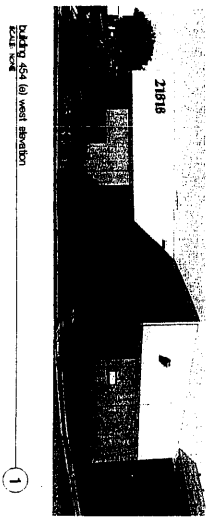
Building 454 (a) partial north elevation
SCALE 1/8"



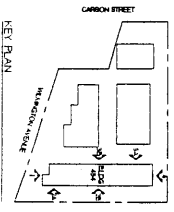
Building 454 (a) partial south elevation
SCALE 1/8"



Building 454 (a) east elevation
SCALE 1/8"



Building 454 (a) west elevation
SCALE 1/8"



All ideas, concepts and items represented by the drawing are the exclusive property of the writer (modern architects, llc) and shall not be reproduced in whole or in part without the express prior written permission of said architects. Any unauthorized reuse of these plans other than for the project and location shown is prohibited.

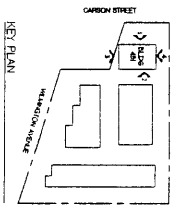
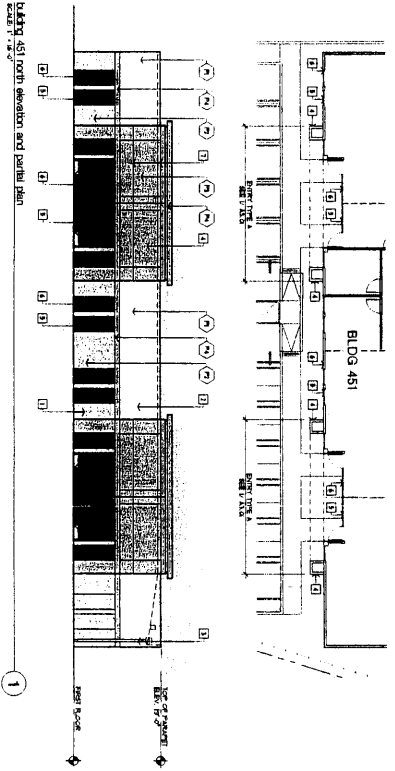
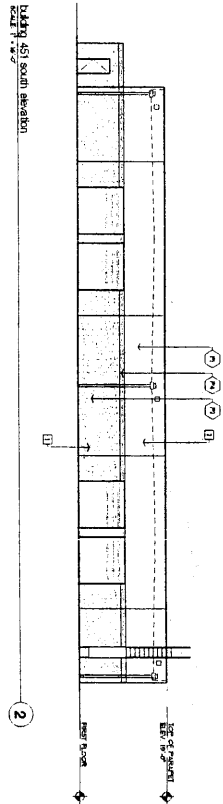
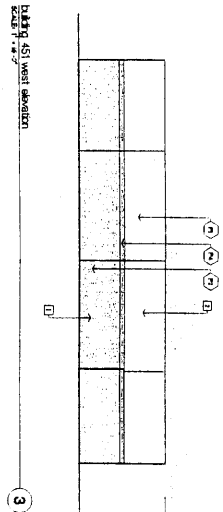
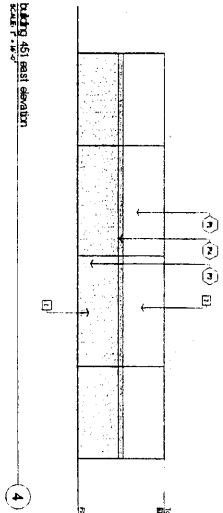
2010 04 26
DESIGN
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26

OWNER: Watson Land Company
22010 Wilmington Avenue, Carson, CA 90745

WILHEE MALCOLM ARCHITECTS, LLP
2251 W. 150th Street
Torrance, CA 90504
TEL: 310.217.8444
F: 310.217.8445

building 454 - existing
elevational photographs
SDI-04
SCHEMATIC DESIGN



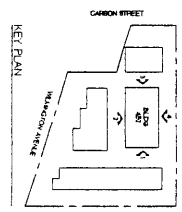
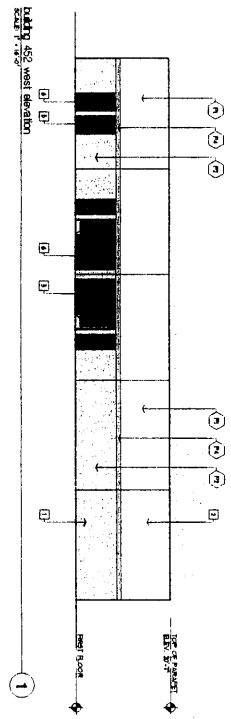
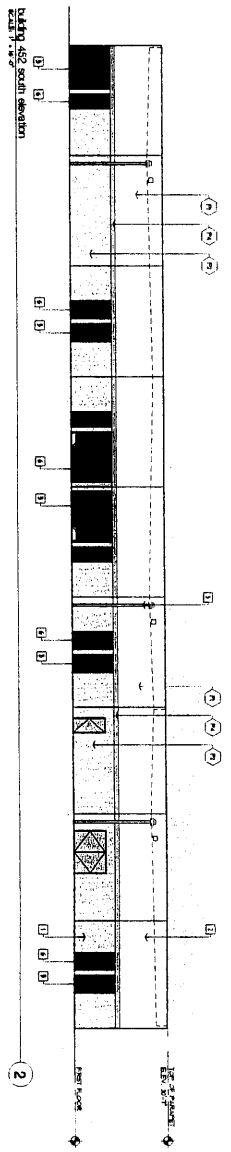
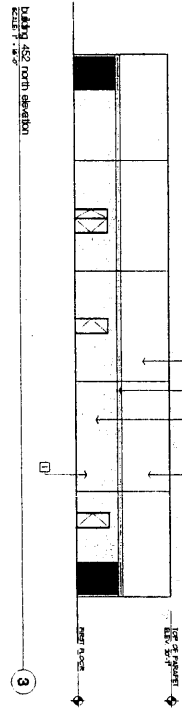
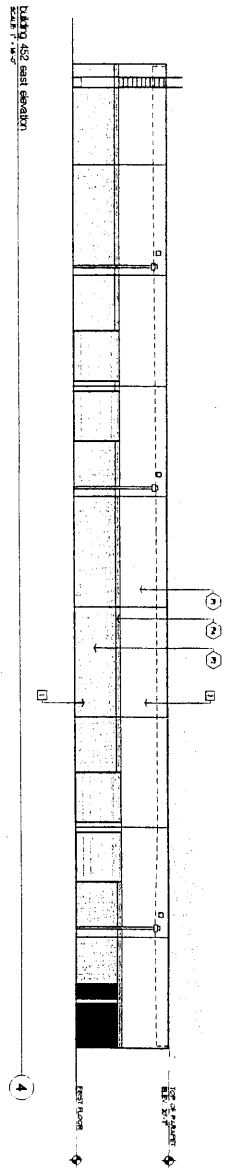
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Exterior Modernization of:
WATSON COMPLEX 450
 Carson St. and Wilmington Ave. Carson, California 90745
 Owner: Watson Land Company
 22010 Wilmington Avenue, Carson, CA 90745

WILHELM MALCOLM ARCHITECTS, LLP
 2251 W. 160th Street
 Torrance, CA 90501
 310.517.2425

Building 451 - proposed elevations materials and colors
 SD2-01
 SCHEMATIC DESIGN

2017



- Paints' samples :**
- 1. ASHED PAINTS FINISH
 - 2. LEAD FORMATION BASE
 - 3. LEAD FORMATION PAINT
 - 4. LEAD FORMATION PAINT
- Material / Finish Keynotes :**
- 1. 4" SAND BLENDED CONCRETE WALL TO BE PAINTED
 - 2. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
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 - 89. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 90. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 91. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 92. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 93. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 94. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 95. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 96. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 97. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 98. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 99. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED
 - 100. 4" BROWN PAINT CONCRETE WALL TO BE PAINTED

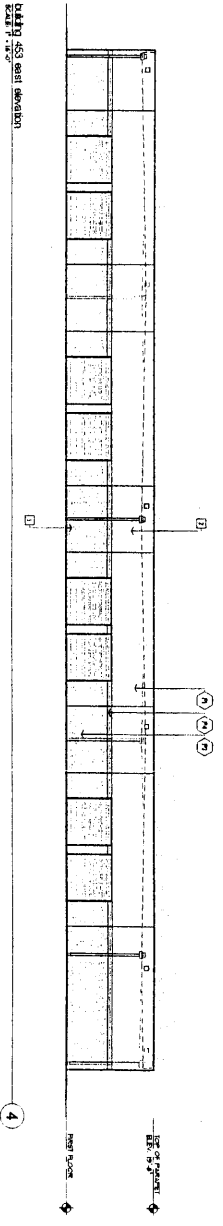
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DATE: 11/15/2011
 SHEET: SD2-02
 building 452 - proposed elevations
 MATERIAL AND COLORS
 SCHEMATIC DESIGN

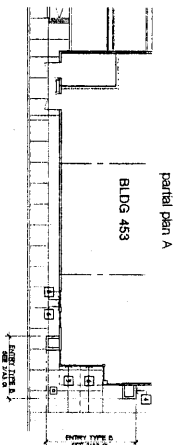
WHITE MANOLI
 ARCHITECTS, LLC
 2221 W. JACKSON
 SUITE 100
 CARSON, CA 90745
 1.310.517.4455
 1.310.217.5415

Exterior Modernization of
WATSON COMPLEX 450
 Carson St. and Wilmington Ave. Carson, California 90745
 Owner : Watson Land Company
 22010 Wilmington Avenue, Carson, CA 90745

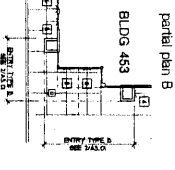
DATE: 11/15/2011
 SHEET: SD2-02
 building 452 - proposed elevations
 MATERIAL AND COLORS
 SCHEMATIC DESIGN



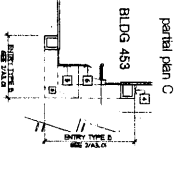
Building 453 east elevation
Scale: 1/8" = 1'-0"



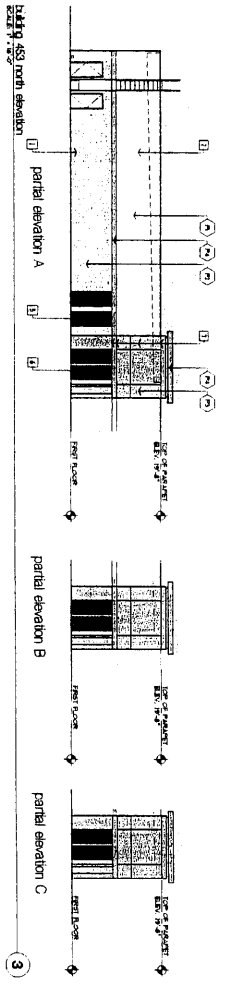
partial plan A
BLDG 453



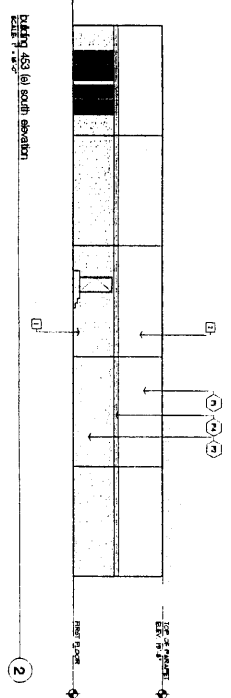
partial plan B
BLDG 453



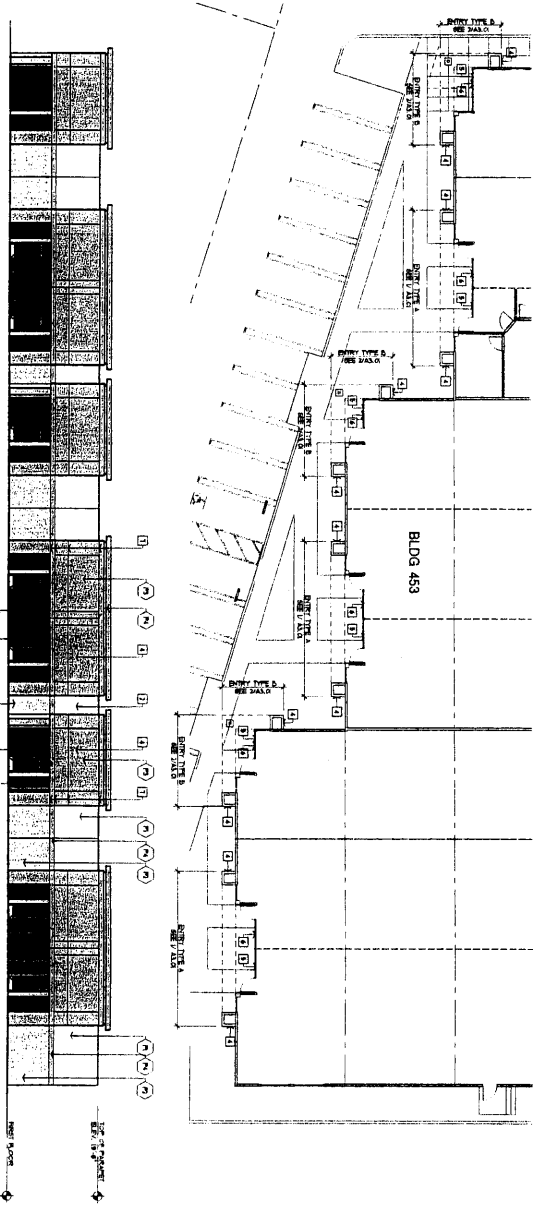
partial plan C
BLDG 453



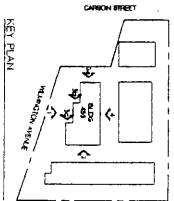
Building 453 north elevation
Scale: 1/8" = 1'-0"



Building 453 (a) south elevation
Scale: 1/8" = 1'-0"



Building 453 (b) west elevation
Scale: 1/8" = 1'-0"



- Materials / Finish Keynotes**
- 1. 4" thick precast concrete wall to be painted
 - 2. 8" concrete masonry units to be painted
 - 3. 4" concrete masonry units to be painted
 - 4. 8" concrete masonry units to be painted
 - 5. 8" concrete masonry units to be painted
 - 6. 8" concrete masonry units to be painted
 - 7. 8" concrete masonry units to be painted
 - 8. 8" concrete masonry units to be painted
 - 9. 8" concrete masonry units to be painted
 - 10. 8" concrete masonry units to be painted
 - 11. 8" concrete masonry units to be painted
 - 12. 8" concrete masonry units to be painted
 - 13. 8" concrete masonry units to be painted
 - 14. 8" concrete masonry units to be painted
 - 15. 8" concrete masonry units to be painted
 - 16. 8" concrete masonry units to be painted
 - 17. 8" concrete masonry units to be painted
 - 18. 8" concrete masonry units to be painted
 - 19. 8" concrete masonry units to be painted
 - 20. 8" concrete masonry units to be painted
- Paint Samples**
- 1. Light gray paint
 - 2. Light gray paint
 - 3. Light gray paint
 - 4. Light gray paint
 - 5. Light gray paint
 - 6. Light gray paint
 - 7. Light gray paint
 - 8. Light gray paint
 - 9. Light gray paint
 - 10. Light gray paint
 - 11. Light gray paint
 - 12. Light gray paint
 - 13. Light gray paint
 - 14. Light gray paint
 - 15. Light gray paint
 - 16. Light gray paint
 - 17. Light gray paint
 - 18. Light gray paint
 - 19. Light gray paint
 - 20. Light gray paint

Exterior Modernization of
WATSON COMPLEX 450
 Carson St. and Wilmington Ave. Carson, California 90745

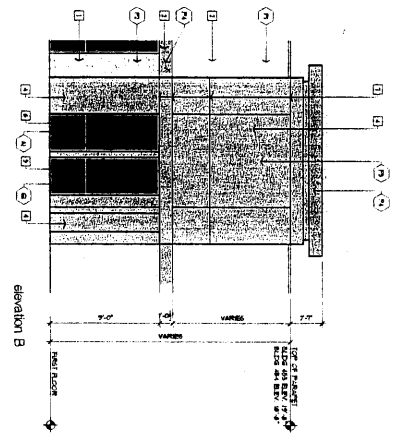
Owner: Watson Land Company
 22010 Wilmington Avenue, Carson, CA 90745

WATSON LAND COMPANY
 ARCHITECTS, LLP
 2251 W. 100th Street
 Torrance, CA 90505
 1-310-571-5155

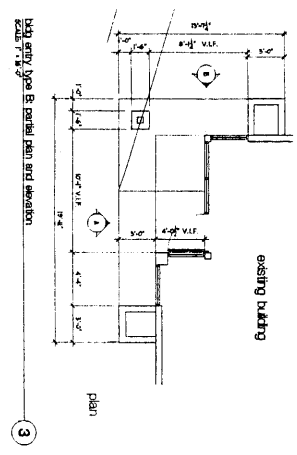
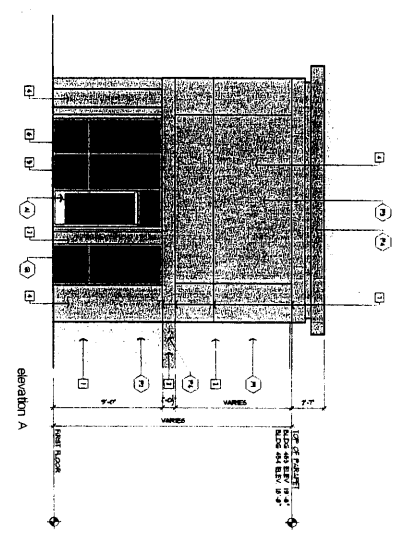
Building 453 - proposed
 exterior
 material and colors

Scale: **SP2-03**
 SCHEMATIC
 DESIGN

DATE TO: 05/20/2010
 DRAWN: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]



- Material / finish keynotes:
- 1 no sand blasted concrete wall to be painted
 - 2 no sand blasted concrete wall to be painted
 - 3 no sand blasted concrete wall to be painted
 - 4 no sand blasted concrete wall to be painted
 - 5 no sand blasted concrete wall to be painted
 - 6 no sand blasted concrete wall to be painted
 - 7 no sand blasted concrete wall to be painted
 - 8 no sand blasted concrete wall to be painted
 - 9 no sand blasted concrete wall to be painted
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 - 99 no sand blasted concrete wall to be painted
 - 100 no sand blasted concrete wall to be painted



MATERIAL AND COLOR LEGEND

glazing

stairfront

glass

stairfront

1 Versatix Plus 2000R

2 Acacia #11 Clear AC-2

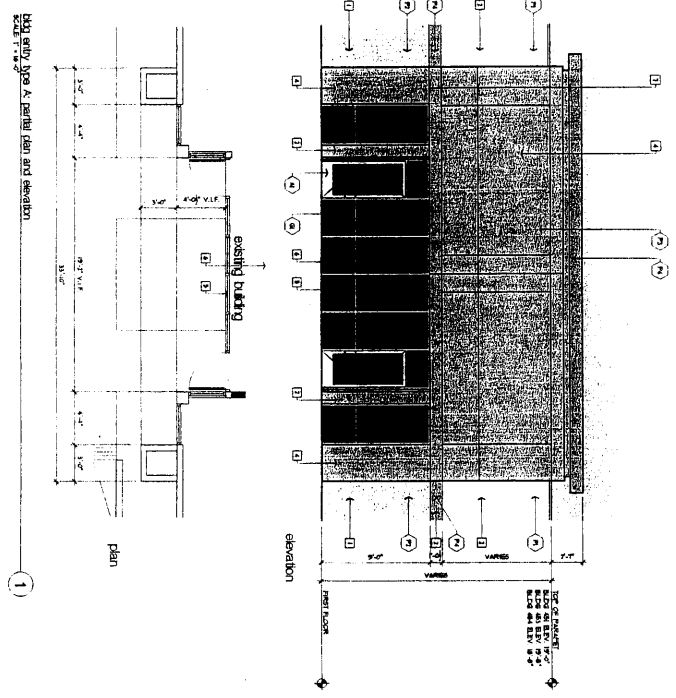
3 paint samples

4 #A1843 White Pearl

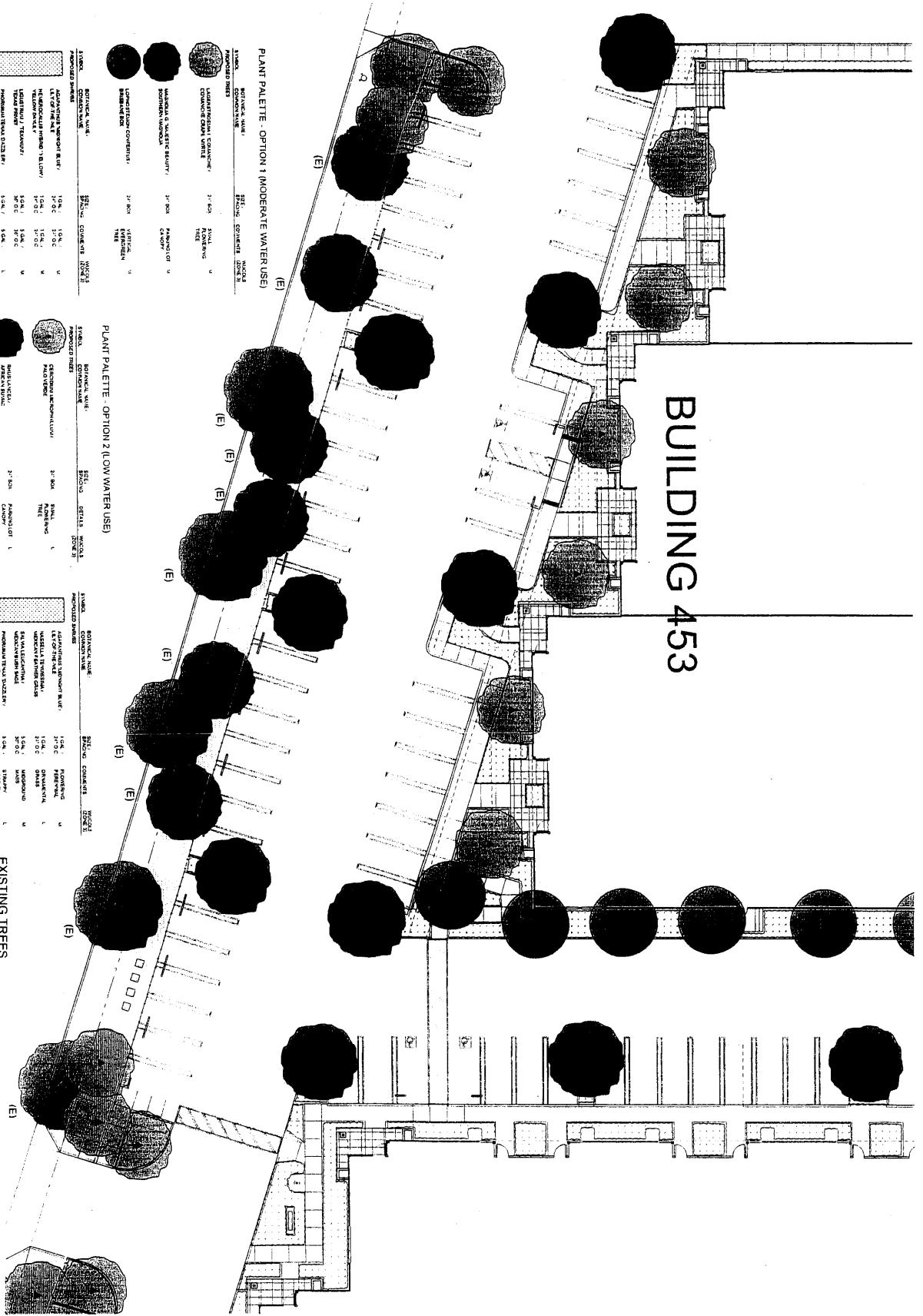
5 #A1845 Stonington Beige

6 #A1846 Turnbowed Tail

7 #A1847 Pecan Tree



BUILDING 453



PLANT PALETTE - OPTION 1 (MODERATE WATER USE)

SYMBOL	BOTANICAL NAME	SIZE	COMMENTS
(A)	ADONIS VICTORIAN BELL	12" H	12" H
(B)	ADONIS VICTORIAN BELL	12" H	12" H
(C)	ADONIS VICTORIAN BELL	12" H	12" H
(D)	ADONIS VICTORIAN BELL	12" H	12" H
(E)	ADONIS VICTORIAN BELL	12" H	12" H

PLANT PALETTE - OPTION 2 (LOW WATER USE)

SYMBOL	BOTANICAL NAME	SIZE	COMMENTS
(A)	ADONIS VICTORIAN BELL	12" H	12" H
(B)	ADONIS VICTORIAN BELL	12" H	12" H
(C)	ADONIS VICTORIAN BELL	12" H	12" H
(D)	ADONIS VICTORIAN BELL	12" H	12" H
(E)	ADONIS VICTORIAN BELL	12" H	12" H

PLANT PALETTE - OPTION 3

SYMBOL	BOTANICAL NAME	SIZE	COMMENTS
(A)	ADONIS VICTORIAN BELL	12" H	12" H
(B)	ADONIS VICTORIAN BELL	12" H	12" H
(C)	ADONIS VICTORIAN BELL	12" H	12" H
(D)	ADONIS VICTORIAN BELL	12" H	12" H
(E)	ADONIS VICTORIAN BELL	12" H	12" H

EXISTING TREES

SYMBOL	BOTANICAL NAME	SIZE	COMMENTS
(A)	ADONIS VICTORIAN BELL	12" H	12" H
(B)	ADONIS VICTORIAN BELL	12" H	12" H
(C)	ADONIS VICTORIAN BELL	12" H	12" H
(D)	ADONIS VICTORIAN BELL	12" H	12" H
(E)	ADONIS VICTORIAN BELL	12" H	12" H

SYMBOL	DESCRIPTION	SIZE	COMMENTS
(A)	ADONIS VICTORIAN BELL	12" H	12" H
(B)	ADONIS VICTORIAN BELL	12" H	12" H
(C)	ADONIS VICTORIAN BELL	12" H	12" H
(D)	ADONIS VICTORIAN BELL	12" H	12" H
(E)	ADONIS VICTORIAN BELL	12" H	12" H

SYMBOL	DESCRIPTION	SIZE	COMMENTS
(A)	ADONIS VICTORIAN BELL	12" H	12" H
(B)	ADONIS VICTORIAN BELL	12" H	12" H
(C)	ADONIS VICTORIAN BELL	12" H	12" H
(D)	ADONIS VICTORIAN BELL	12" H	12" H
(E)	ADONIS VICTORIAN BELL	12" H	12" H

SYMBOL	DESCRIPTION	SIZE	COMMENTS
(A)	ADONIS VICTORIAN BELL	12" H	12" H
(B)	ADONIS VICTORIAN BELL	12" H	12" H
(C)	ADONIS VICTORIAN BELL	12" H	12" H
(D)	ADONIS VICTORIAN BELL	12" H	12" H
(E)	ADONIS VICTORIAN BELL	12" H	12" H