

**CITY OF CARSON**  
**DEVELOPMENT SERVICES GROUP**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**

**MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 829-03**

GENERAL CONDITIONS

1. If Modification No. 1 to Design Overlay Review No. 829-03 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
4. 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.
5. 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.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, Code Section 21152 and 14 California of the Code of Regulations 15075, to enable the city to file the Certificate of Fee

Exemption citing a De minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.

9. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
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 building permit for the office portion of the building shall be obtained prior to occupancy of any portion of the proposed addition. Construction of the office shall commence no more than one (1) year after completion of the manufacturing/warehouse portion, but in no event, more than two (2) years after the Redevelopment Agency's approval of this Design Overlay Review. The front office portion shall be brought back to the Planning Commission as a modification prior to issuance of a building permit.~~
13. All site improvements, including the preparation and layout of the offsite parking lot, wrought iron fencing for the parking lot, the water fountain along Main Street, perimeter fencing and wall along Main Street, removal of illegal outdoor storage, and installation of landscaping, shall ~~occur during the first phase. No occupancy permit shall be granted until these site improvements are installed~~ be constructed to the satisfaction of the Planning Manager.
14. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 829-03, or subsequent modifications. 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.

## AESTHETICS

15. Outdoor storage shall be prohibited unless specifically designated and approved on the site plan. Outdoor storage cannot block required onsite parking spaces and driveways, including fire lanes.
16. Aluminum bits and pieces leftover from the manufacturing operation shall be stored indoors. The location of the aluminum bits and pieces shall be shown on the site and floor plans prior to Building and Safety Plan Check submittal.
17. Vehicular gates along the rear of the manufacturing/warehouse/office building shall be closed at all times, to the extent feasible, and shall be used only during truck delivery or departure. If necessary, a separate pedestrian gate shall be installed for employees who park in the offsite parking lot. In no event shall the gates remain open for extended periods to allow employees to enter and exit the site.
18. The applicant shall install a perimeter wrought iron fence and landscaping to screen the offsite properties north of Albertoni (APNs: 7339-006-033; 7339-006-035) prior to issuance of a building permit or clean the site and remove any storage currently on the site if the applicant does not intend to use the site for any activities. These improvements shall be shown on an improvement plan to be submitted to the Planning Division for approval. Any future development on these offsite properties, including buildings, structures, and storage, shall comply with the City's Site Plan and Design Review requirements.
19. Graffiti shall be removed from the subject property within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

## LANDSCAPING

20. The applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. The plans shall include all areas associated with the proposed project, including setback, parking, and screening areas. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
21. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."

22. 6" x 6" concrete curbs are required around all landscaped planter areas.
23. 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.
24. Vine-like landscaping shall be installed along the wall fronting Albertoni and Main streets. The vine-like landscaping shall completely screen the perimeter wall to the satisfaction of the Planning Division. Regular maintenance shall be conducted in order to maintain an attractive appearance at all times. Deteriorated landscaping shall be replaced.
25. A 20-foot front landscape area along Main Street throughout the full length of the street frontage shall be installed, except the portions in front of the loading areas which may be a minimum of 10 feet, as measured from the edge of the right-of-way. Landscaping along Main Street and Albertoni Street should include:
  - Vine-like landscaping along perimeter walls;
  - Mounded landscaping to a maximum height of thirty-six inches;
  - Thirty inch box specimen trees in order to screen the facility;
  - Annual flowers wherever possible; and
  - Irrigation system designed to commercial grade standards.
26. The minimum five (5) percent interior landscaping shall be installed for the offsite parking lot (17724 S. Figueroa Street). Shade trees shall be used between every five (5) to six (6) parking spaces in a row to the satisfaction of the Planning Division. The landscaping shall be located in order to screen the parking lot from the public right-of-way.
27. All landscaping, including existing landscaping, shall be maintained in good condition at all times.

## UTILITIES

28. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
29. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions.
30. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.

31. Existing aboveground utility lines along Main Street shall be undergrounded. Undergrounding shall be in accordance with the applicable rules and regulations of the utility, as currently on file with the California Public Utilities Commission.
32. All roof-mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
33. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

#### FENCES/WALLS

34. The loading bays shall be screened with a solid eight (8) foot high decorative block wall. The wall is to be setback a minimum 20 feet from the property line along Albertoni Street and Main Street to the driveway, except the portions in front of the loading areas which may be a minimum of 10 feet, and 25 feet at the corner of the property at the intersection. The landscape area between the wall and the property line shall be heavily landscaped to the satisfaction of the Planning Division.
35. Chain-link fencing, including barbed and concertina wire, for the offsite parking lot (17724 S. Figueroa Street) shall be replaced with decorative wrought iron fencing along Albertoni Street and Broadway.

#### LIGHTING

36. Lighting for the project site, including the offsite parking lot, shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
37. Lighting shall be installed for safety purposes only, not to direct attention to the building.

#### TRASH

38. Trash enclosures shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. When adjacent to multi-story buildings, said enclosure shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permits.
39. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

## TRANSPORTATION/CIRCULATION

40. A driveway shall be installed for ingress and egress to the site of a maximum width of 60 feet unless the City Engineer determines that a narrower driveway is more appropriate to accommodate the proposed use and promote safety.

## ENVIRONMENTAL

41. The applicant shall comply with all the mitigation measures, implementation, timing, and monitoring described in the Mitigated Negative Declaration for this project. The mitigation measures are required to minimize, avoid, rectify, reduce, eliminate, or compensate for significant environmental effects.

## ***FIRE DEPARTMENT - COUNTY OF LOS ANGELES***

42. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the plan.
43. Abide by all other County of Los Angeles Fire Department requirements.
44. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.

## ***COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES***

45. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

## ***BUILDING AND SAFETY – COUNTY OF LOS ANGELES***

46. The applicant shall demolish all existing structures prior to the issuance of a building permit.
47. 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 DIVISION – CITY OF CARSON***

48. All existing and new utility lines shall be underground to the satisfaction of the city.
49. All infrastructures necessary to serve the proposed development (water, sewer, and storm drain improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.

50. Prior to issuance of business license, the following must be on file:
- Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
  - Encroachment permit and/or construction bond as required for all work to be done within the public right of way.
  - Proof of Worker's Compensation and Liability Insurance.
51. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
52. Any missing or damaged improvements in the public right of way fronting the proposed project shall be installed or constructed by the applicant prior to issuance of Certificate of Occupancy.
53. The applicant shall comply with the applicable Standard Urban Stormwater Mitigation Plan (SUSMP) requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices (BMP) necessary to control storm water pollution from construction activities and facility operations prior to issuance of a building permit.

***BUSINESS LICENSE DEPARTMENT - CITY OF CARSON***

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