

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 615-06

GENERAL CONDITIONS

1. If business activities permitted pursuant to Conditional Use Permit No. 615-06 are not initiated within one year, 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 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 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.
5. 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.
6. 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.
7. 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 Conditional Use Permit No. 615-06. 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

8. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
9. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
10. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
11. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
12. 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.
13. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
14. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
15. Parking spaces identified as R19 and R20 as referenced on the site plan dated June 6, 2006 must be relocated from the front yard area and from the rear yard area adjacent to the trash receptacle.
16. Parking spaces identified as R10, R11, C5 and C6 as referenced on the site plan dated June 6, 2006 must be removed and relocated to allow for access to the truck loading and unloading area.
17. To ensure that all area for truck maneuvering and loading facilities, including complete turning radii, are clear and unobstructed at all times, the applicant must meet the requirements of Section 9162.62-Section 9162.65 of the Zoning Ordinance.
18. Pursuant to Section 9164.3 of the Zoning Ordinance, the trash area shall be either enclosed within a building or be bounded on three (3) sides by walls, 6 feet in height, of materials compatible in color, texture and appearance with the main

structure and having a gated opening of sufficient width to permit the removal and replacement of standard size commercial trash bins. The gate of said enclosure shall be self-closing and constructed of solid opaque material. Trash bins shall remain in the enclosure, except during trash pick-up. All trash areas shall include a four (4) inch concrete pad.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

20. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
21. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

22. A construction permit is required for any work to be done in the public right-of-way.
23. Repair any broken or damaged improvements on Alondra Boulevard fronting the proposed development to the satisfaction of the city.
24. All new utility lines shall be underground to the satisfaction of the City.
25. The applicant shall submit plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval by the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
26. All infrastructure necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
27. Prior to issuance of a Building Permit, the following must be on file:
 - a. Construction bond as required for all work to be done within the public right of way.
 - b. Proof of Worker's Compensation and Liability Insurance.
28. The applicant shall submit a sewer area study and determine if capacity is available in the sewerage system to be used as the outlet for the sewer in this development. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the L.A. County Sewer Department.
29. A water system maintained by the water purveyor, with appurtenant facilities to serve the development must be provided. The systems shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestics and fire flows.

30. The applicant shall provide a statement from the water purveyor indicating that the purveyor will operate the water system, and that under normal conditions, the system will meet the requirements for the proposed development.
31. Comply with the following street lighting requirements to the satisfaction of the City:
 - a. The proposed development is not within an existing County Lighting Maintenance District. Annexation and assessment balloting are required.
 - b. Request Street Lighting Section of the County of Los Angeles Department of Public Works to commence annexation and levy of assessment proceedings.
 - c. The annexation shall be completed prior to the issuance of the Certification of Occupancy.
32. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
33. Any missing improvements in the public right of way fronting the proposed development shall be installed or constructed by the applicant prior to issuance of Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

34. 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.
35. 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. 921-05. 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.