

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 961-06

GENERAL CONDITIONS

1. If a building permit plan check submittal for Design Overlay Review No. 961-06 is not submitted to the City of Carson 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 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 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 operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Planning Division in writing in the event that the use of the facility is discontinued for any reason. In the event the facility is discontinued or abandoned for a period of more than 180 days, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate so as to be in conformance with applicable zoning codes at the owner's and/or operator's expense. All such removal, repair and restoration shall

be completed within 90 days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety requirements.

8. 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. 961-06. 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.
9. Future development on the site will be subject to Section 9138.7, "Mixed-Use or residential development in a Mixed-Use Residential (MUR) Overlay District".

AESTHETICS

10. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.
11. The wireless telecommunication facility shall not exceed the height specified in the development plan.
12. All electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted.
13. The screen walls and building-mounted support equipment shall be painted to match the existing building to the satisfaction of the Planning Division.
14. The applicant shall repair any landscaping and paving areas and roof tiles in disrepair to the satisfaction of the Planning Department.
15. The applicant shall redesign the cupola structure to include compatible architectural features such as arches or window features.

NOISE

16. All wireless telecommunication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.
17. Backup generators shall only be operated during power outages and for testing and maintenance purposes.

PARKING

18. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
19. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
20. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
21. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
22. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
23. The applicant shall submit a revised site plan showing 20 parking spaces prior to the issuance of a building permit.

TRASH

24. Trash collection shall comply with the requirements of the City's trash collection company.
25. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.
26. The applicant shall submit a revised site plan showing a trash facility within the existing building.

SIGNS

27. All illegal banners shall be removed prior to approval of a building permit.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

27. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

28. 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.