

CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 883-04
VARIANCE NO. 483-06

GENERAL CONDITIONS

1. If Design Overlay Review No. 883-04 and Variance No. 483-06 are not used within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously 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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval 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 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.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.

8. 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.
9. 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 \$50.00 (fifty dollars) pursuant to SB 1535 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.
10. 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 \$1,800 (one thousand eight hundred dollars) pursuant to SB 1535. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
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 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. 883-04 and Variance No. 483-06 and all related 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

13. Prior to plan check submittal to the Building and Safety Division, elevations of all exterior walls shall be submitted for review and approval by the Planning Division.
14. The exterior walls of Building C and B facing the streets shall be treated with a trellis and vines, windows, and/or other architectural treatments to make the building appealing. Additional landscaping shall be provided at the discretion of the Planning Division. Revised elevations shall be submitted for review and approval by the Planning Division prior to plan check submittal to the Building and Safety Division.
15. An agreement with the property owner(s) to the south shall be secured prior to the issuance of a Certificate of Occupancy for the construction and maintenance of the building wall along the southern property line.
16. 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.
17. 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.).

SIGNS

18. A comprehensive sign program for all signs in the commercial center shall be reviewed and approved by the Planning Division prior to issuance of a building permit. The sign program shall identify the location, size, color, materials, and design of all signs in the center.

LANDSCAPING

19. 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.
20. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. 6" x 6" concrete curbs are required around all landscaped planter areas.

22. 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.
23. Landscaping 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.
24. All landscaping shall be maintained in good condition at all times.

UTILITIES

25. 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.
26. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions.
27. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9136.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
28. All roof-mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
29. 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

30. A solid block wall shall be constructed along the property line between the subject property and abutting residential properties to screen the residential properties from noise nuisances and commercial activities.

LIGHTING

31. Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.

TRASH

32. 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.

33. 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

34. Driveway installation shall be reviewed and approved by the City Engineer prior to issuance of a Certificate of Occupancy.

AIR QUALITY

35. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
36. Construction activities shall be scheduled for off-peak hours to the degree practicable.
37. Construction trucks shall be re-routed away from congested and residential streets.
38. Truck deliveries shall be consolidated when possible.
39. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and pre SCAQMD rules, to minimize exhaust emissions.
40. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
41. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
42. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
43. Active grading sites shall be watered at least twice daily.
44. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
45. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
46. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads. Water sweepers using reclaimed water are recommended.

47. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
48. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
49. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
50. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

51. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the plan.
52. Abide by all other County of Los Angeles Fire Department requirements.
53. 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

54. 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

55. The applicant shall demolish all existing structures prior to the issuance of a building permit.
56. 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

Prior to Issuance of a Building Permit

57. A construction permit is required for any work to be done in the public right-of-way.
58. 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 of

the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

59. The applicant shall submit a drainage study prepared by a Registered Civil Engineer. The study shall include existing and proposed conditions including key elevations, drainage patterns, and the locations of facilities to discharge storm water to a safe and adequate point capable of handling the flows. The study shall be reviewed and approved by the City Engineer.
60. The applicant shall submit an area study to the L.A. County Department of Public Works to 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 Division.
61. Where sidewalks meander around the proposed driveway and extending beyond the public right-of-way, the required described sidewalk easements shall be submitted and approved by the city engineer.
62. The applicant shall provide a statement from the water purveyor indicating that the purveyor will operate the water system, and that under normal condition, the system will meet the requirements for the proposed development.
63. The applicant shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations.
64. The following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.

Prior to Issuance of Certificate of Occupancy

65. Remove existing driveway not serving the site, and construct sidewalk and curb and gutter per City of Carson Standard Drawing Nos. 118 and 108.
66. Remove and replace broken/raised curb, gutter and sidewalk along Main Street and 220th Street fronting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

67. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach.
68. The applicant shall plant approved parkway trees along Main St. and 220th St. and install root barriers per Std. Nos. 132,133,134 and 134A.
69. All existing overhead utility lines below 60 KV and all new utility lines shall be underground to the satisfaction of the City Engineer.
70. The applicant shall construct or guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
71. The applicant shall construct wheel chair ramp per city of Carson standard along the west side of Main Street just south of 220th Street. The proposed wheelchair ramp shall be aligned to the existing cross walk on Main St.
72. A water system maintained by the water purveyor, with appurtenant facilities to serve the proposed development must be provided. The system 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.
73. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.
74. 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 Certificate of Occupancy.
75. Any missing improvements in the public right of way fronting the proposed development shall be installed or constructed by the applicant to the satisfaction of the City Engineer.
76. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
77. A merger of the two separate lots shall be required prior to a Certificate of Occupancy.

78. At the time of the final improvement plan approval, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in AutoCad format to Engineering Services Department, in compliance with the requirement of the City of Carson.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

79. 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.