

CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
MODIFICATION NO. 2. TO
DESIGN OVERLAY REVIEW NO. 837-03
CONDITIONAL USE PERMIT NO. 561-03
TENTATIVE TRACT MAP NO. 60237

GENERAL CONDITIONS

1. If Modification No. 2 to Design Overlay Review No. 837-03, Conditional Use Permit No. 561-03, and Tentative Tract Map No. 60237 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 Exhibit "C-1", 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. Conditions set forth under Redevelopment Agency Resolution No. 04-17 approved May 4, 2004, shall apply to this proposed project unless specifically modified, added, or deleted herein.
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. 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.
7. 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.

8. 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.
9. 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 Modification No. 2 to Design Overlay Review (DOR) No. 837-03, Conditional Use Permit No. 561-03, and Tentative Tract Map No. 60237 and associated 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

10. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

FENCE/GATE

11. The perimeter fence located in the front of the property adjacent to the public sidewalk and common driveway shall be removed.
12. The maximum height of the vehicular fence/gate shall be eight feet in height.
13. A call box shall be provided at the front fence/gate for guests.

PARKING

14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. All areas used for the movement, parking, or loading 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 that in the opinion of the City Engineer, provides equivalent life, service and appearance.
16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

FIRE DEPARTMENT/SHERIFF DEPARTMENT

17. The vehicular gate shall meet all requirements of the Los Angeles County Fire Department and Sheriff's Department for access and locking devices.

BUILDING AND SAFETY

18. Applicant shall consult with the County of Los Angeles Building and Safety Department in assigning a separate address for the proposed building.