

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 969-06
VARIANCE NO. 483-06

GENERAL CONDITIONS

1. If Design Overlay Review No. 969-06 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 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 make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review by the Planning Commission.
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(s) 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. 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. 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, to enable the city to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California. Code of Regulations 15075. 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 Determination 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.
11. 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.
12. 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.
13. 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. 969-06 and Variance No. 483-06. 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

14. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
15. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
16. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.

17. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
18. 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.
19. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
20. To permit the maximum number of compact spaces allowed, the applicant shall shift the easterly parking stalls further south to enlarge a compact stall and create a regular parking stall

LANDSCAPING/IRRIGATION

21. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
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.

UTILITIES

24. 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.
25. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.

AESTHETICS

26. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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.).
27. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

28. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits/business license.

FENCES/WALLS

29. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
30. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.

SIGNS

31. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

LIGHTING

32. Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
33. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (industrial zones) of the Zoning Ordinance.

TRUCK LOADING AND MANEUVERING

34. All truck loading areas shall be properly marked according to Section 9162.66 of the Zoning Ordinance.
35. All truck loading facilities, maneuvering areas and parking and stacking spaces shall be designed to the standards outlined in Section 9162.62 of the Zoning Ordinance.
36. One foot of interior loading area shall be striped and remain clear and unobstructed and reserved for truck loading purposes only.

AIR QUALITY – CONSTRUCTION PHASE

37. Comply with SCAQMD Rule 403, including those requirements described in the applicant's Fugitive Dust Control Plan. Refer to SCAQMD Rule 403 for additional measures to control fugitive dust.
38. Truck traveling onsite will maintain a speed of less than 15 miles per hour to control dust levels.
39. Transport of product shall be planned so to minimize the number of trips. This shall be done by planning destination routes to and from the site.
40. Suspend site preparation activities when wind speeds exceed 25 miles per hour.

41. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
42. 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.
43. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
44. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
45. Construction activities shall be scheduled for off-peak hours to the degree practicable.
46. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
47. Configure construction parking to minimize traffic interference.
48. Schedule construction activities that affect traffic flow on the arterial system to off-peak hour to the extent practicable.

AIR QUALITY – OPERATIONAL

49. Trucks shall not travel on unpaved surfaces.

NOISE

50. All operations shall comply with the City of Carson Noise Ordinance.
51. All equipment of the premises used for such processes shall be constructed, operated, and maintained in such a manner so as to minimize noise or vibration that would be detrimental to the surrounding area.

TRASH

52. The trash enclosure(s) 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 and in the location specified in the approved site plan. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit/business license.
53. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

54. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.

55. Submit fire flow information, fire hydrant locations within 300 feet of the property and building sprinkler system information (if applicable) to the Fire Department for approval.

PUBLIC SAFETY - CITY OF CARSON

56. Ensure compliance with current seismic mitigation codes.

BUILDING AND SAFETY

57. 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 SERVICES DEPARTMENT - CITY OF CARSON

58. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
59. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
60. At the time of Certificate of Occupancy and improvement plan approval, the developer's engineer shall submit the approved project electronically stored a CD in AutoCad format to the Engineering Services Division.
61. Dedicate right-of-way 30-ft from centerline along the development frontage along 164th Street 10-ft of additional right-of-way is required beyond the existing right-of way line
62. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
63. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
64. Install full width sidewalk and new curb&gutter along the frontage of the development on 164th Street per City of Carson Standard. Developer shall consider street drainage pattern of all properties along 164th street.
65. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway width allowed for the site is 30 feet.

66. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
67. Remove unused driveway if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
68. Install streetlights on concrete poles with underground wiring along 164th Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
69. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be completed prior to the issuance of the Certificate of Occupancy.
70. All new overhead utility lines shall be underground to the satisfaction of the City Engineer.
71. Prior to issuance of Certificate of Occupancy off-site improvements shall be in place to the satisfaction of the City Engineer.
72. Install striping and pavement legend per City of Carson standard.
73. Paint new curbs Red along 164th Street and along 164th Street to the satisfaction of the City Traffic Engineer.
74. Reconstruct street, from the centerline, along the frontage of the development on 164th Street per City of Carson Standard. Developer shall consider street drainage pattern of all properties along 164th street.
75. The Developer shall submit a sewer area study to the Los Angeles. County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
76. Offsite sewer improvements are tentatively required.
77. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
78. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the 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 domestic and fire flows.

79. The Developer shall submit improvement plans to the Development Services Group – Engineering Division 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.
80. A construction permit is required for any work to be done in the public right-of-way.
81. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
82. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
83. The Developer shall construct and 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.
84. Prior to issuance of Building Permit, the following must be on file:
 - a) Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - 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.
85. The Developer 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 prior to issuance of Building Permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

86. 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.