

CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 68153

GENERAL CONDITIONS

1. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
2. Vehicular access will be provided through an access easement, including driveway and circulation access for Parcels 1 and 2. In addition, a minimum of eight parking spaces shall be devoted to Parcel 2 along the east side of the building on Parcel 1. A covenant and easement shall be recorded with the Los Angeles County Recorders Office for both Parcel 1 and 2 stating this requirement.
3. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
4. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved but unrecorded maps shall become null and void.
5. The recorded map shall conform to the tentative map approved by the Planning Commission and to the Conditions of Approval. Two copies of the final recorded map shall be submitted to the Development Services Group.
6. The final map shall be recorded with the County Recorder within two years of the Planning Commission's approval of the tentative map, unless an extension is granted.
7. Each extension of Tentative Parcel Map No. 62572, provided for in the Subdivision Ordinance, must be secured from the Planning Commission prior to expiration of this map.

8. The applicant shall file an Affidavit of Acceptance with the Planning Division within 30 days of receipt of the signed Planning Commission resolution. The applicant shall record said Affidavit and these conditions of approval in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Planning Division within 30 days of receipt of the Planning Commission resolution.
9. 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.
10. Minor lot line adjustments may be made to the satisfaction of the Planning Manager prior to the final approval of the map by the City Council.
11. 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 Tentative Parcel Map No. 62572. 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

12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Parcel 1 shall provide a minimum of 78 marked parking stalls and three truck parking stalls. In addition, eight marked parking stalls shall be provided for the exclusive use of Parcel 2 on the eastern side of the building on Parcel 1.

14. Parcel 2 shall provide a minimum of 69 marked parking stalls, of which a minimum eight marked parking stalls shall be located on Parcel 1 at the eastern side of the existing building. Three truck parking stalls shall be provided.

BUILDING AND SAFETY

15. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.

COUNTY OF LOS ANGELES – DEPARTMENT OF PUBLIC WORKS

Drainage/Geology/Soils

16. Approval of this map pertaining to drainage, geology, and soils is recommended. No grading or new development is proposed.

Grading

17. Prior to recordation of the final map, a covenant for cross-lot drainage needs to be recorded to the satisfaction of the City Engineer.

Road

18. Dedicate the right to restrict vehicular access along the property frontage on Glenn Curtiss Street and Beachey Place.
19. Provide property line return radii of 27 feet at the intersection of Glenn Curtiss Street and Beachey Place plus additional right of way (if required) for corner cutoff to meet current guidelines of the Americans with Disabilities Act to the satisfaction of the City Engineer.
20. If applicable, close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Glenn Curtiss Street and Beachey Place.

Water

21. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/parcels in the land division, must be provided. The system

shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

22. There shall be filed with the City Engineer a 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 land division, and that water service will be provided to each building/parcel.
23. 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 for this land division to the satisfaction of Public Works.
24. Submit landscape and irrigation plans to the satisfaction of the City Engineer.

Subdivision

25. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a subdivision for two manufacturing parcels.
26. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
27. If required, provide suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the Fire Department.
28. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
29. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of an owners' association, comprised of the owners of the parcels, responsible for the maintenance of the common areas.
30. If applicable, relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
31. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
32. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

33. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders, and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's office.

L.A. COUNTY - LAND DEVELOPMENT DIVISION - WATER

34. The following items shall be provided for review and approval by the City Engineer prior to final map approval:
 - a. Provide the name of the Water Company that will serve the proposed development.
 - b. Show location of existing water main lines to serve the proposed development.
 - c. Show how the proposed onsite development is to be served by the existing public water system and call out the proposed points of connection.

CITY ENGINEERING DIVISION

35. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
36. Repair any broken or raised sidewalk, curb and gutter along Glenn Curtiss and along Beachey Place within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
37. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
38. 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.
39. If necessary, modify existing wheelchair ramp at the corner of Glenn Curtiss and Beachey Place per City of Carson Standard, in compliance with ADA requirements.
40. 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.

a. Street Improvements along Glenn Curtiss

41. A construction permit is required for any work to be done in the public right-of-way.
42. 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.
43. 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.
44. Prior to recordation of Parcel Map 68153, 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.
45. At the time of final map recordation, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in AutoCAD or Arc View format, in compliance with the County of Los Angeles adopted Digital Subdivision Ordinance (Ordinance No. 99-0080).

CITY REVENUE DIVISION

46. 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 valid City Business License.

COUNTY OF LOS ANGELES – FIRE DEPARTMENT

47. All conditions required by the County of Los Angeles Fire Department shall be met. Fire Department conditions are on file at the City Planning Division.