

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 983-07**

GENERAL CONDITIONS

1. If Design Overlay Review No. 983-07 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 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. 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.
8. 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.

9. 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. 983-07. 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

10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
11. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
12. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
13. 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.
14. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
15. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
16. Large truck deliveries and trash receptacle pickup shall be confined to non-peak hours, coordinated by the Planning Manager for early morning or late evening hours, to the extent feasible in order to accommodate the tenants but not to conflict with peak demand

## LANDSCAPING/IRRIGATION

17. 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.
18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
20. 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.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Annual flowers wherever possible; and,
  - c. Irrigation system designed to commercial grade standards.

## UTILITIES

22. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
23. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
24. 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).
25. The applicant shall consult with Golden State Water Company, which requests that coordination of water services be conducted prior to beginning construction. A cost estimate may need to be prepared to evaluate system modifications to provide adequate supplies to the project. To set up new service or for a cost estimate the developer shall contact Mr. Eric Pivaroff at 909-937-0111, ext. 334. Or, at Golden State Water Company, 2143 Convention Center Way, Suite 110, Ontario, CA 91764.

## AESTHETICS

26. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to Planning Division approval.
27. Down spouts shall be interior to the structure or architecturally integrated into the structure 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.
29. 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.).
35. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest.
36. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.
37. Site plan shall incorporate bike racks and decorative litter receptacles at various locations in the parking and walkway areas.
38. A stamped and stained concrete pattern shall occur at all driveway areas.
39. The plaza seating area shall contain decorative benches, trash receptacles and decorative pedestrian lighting as approved by the Planning Division.

## SIGNS

40. A sign program shall be approved in connection with this project by the Planning Commission prior to the issuance of a building permit(s). The sign program shall detail all signs to be erected including location, size, type, materials, etc. All signs shall be subject to the approval of the Planning Commission.
41. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
42. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance. No more than one (1) monument sign permitted.
43. Colorful plants/shrubs shall surround the base of the monument/pylon signs at a minimum of 200 square feet.

44. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

#### FENCES/WALLS

45. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 (commercial zones) of the Zoning Ordinance.
46. A six-foot high concrete-masonry unit block wall, plastered and painted to match the building shall be placed along the full extent of the north property line to the west edge of the shared parking easement area, subject to the discretion and approval of the Planning Division.

#### LIGHTING

47. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
48. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

#### TRUCK LOADING AND MANEUVERING

49. All truck loading facilities, maneuvering areas and parking spaces shall be designed to the standards outlined in Section 9162.62 of the Zoning Ordinance.

#### TRASH

50. The trash enclosure and recycling area 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. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
51. 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

#### AIR QUALITY

52. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
53. Truck deliveries shall be consolidated when possible.

54. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
55. Active grading sites shall be watered at least twice daily.
56. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
57. 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.
58. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
59. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
60. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
61. 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.
62. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

## NOISE

63. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
  - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
  - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - c. Machinery, including motors, shall be turned off when not in use.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

64. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
65. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
66. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.

67. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
68. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall. Location as per map on file with this office.
69. A minimum, unobstructed width of 26 feet clear to sky, vehicular access to within 150 feet of the exterior walls is required.
70. Provide information on revised site plan that shows all existing fire hydrants within 300' feet of all property lines and callout hydrant size and dimension to property lines. This site plan must be reviewed and approved prior to building permit issuance. One architectural set and one extra site plan may be submitted to Area 1 Hawthorne Fire Prevention for life /safety review. 4475 W. El Segundo Blvd, Hawthorne , CA. 90250.
71. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

#### BUILDING AND SAFETY

72. 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.
73. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

#### THE GAS COMPANY

74. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

#### PUBLIC SAFETY - CITY OF CARSON

75. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.
76. Ensure compliance with current seismic mitigation codes.
77. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.

78. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
79. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to building permit issuance.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

80. 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.
81. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
82. 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.
83. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
84. Repair any broken or raised sidewalk, curb and gutter along Victoria Street and along Figueroa Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
85. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
86. 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.
87. 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 approach width allowed for the site is 30 feet.
88. 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.



89. Remove unused driveway approach 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.
90. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
91. Install streetlights on concrete poles with underground wiring along Victoria Street and along Figueroa Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
92. 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 Certificate of Occupancy(annexation procedure is approximately 12-month)
93. All existing overhead utility lines less than 50 kilovolts, along Victoria Street and abutting the proposed development shall be underground to the satisfaction of the City Engineer.
94. All new overhead utility lines, along Victoria Street and along Figueroa Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
95. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
96. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Victoria Street and along Figueroa Street.
97. Paint Curbs Red along Victoria Street and along Figueroa Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
98. 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.
99. Offsite sewer improvements are tentatively required.
100. 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.

101. 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.
102. Offsite water improvements are tentatively required.
103. 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.
104. Street Improvements along Victoria Street and along Figueroa Street
105. A construction permit is required for any work to be done in the public right-of-way.
106. 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.
107. 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.
108. 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.
109. 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.
110. 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**

111. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.