

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 973-06

GENERAL CONDITIONS

1. If Design Overlay Review No. 973-06 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 comply with all city, county, state and federal regulations applicable to this project.
4. 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.
5. 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 and approval by the Planning Commission.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or 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. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.

9. 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.
10. 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.
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 proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 973-06. 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

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
17. 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.

18. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

19. 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.
20. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. 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.
22. Vines shall be provided along the Figueroa Street fence and trees and shrubs shall be planted along Moneta Avenue.

UTILITIES

23. 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.
24. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.

AESTHETICS

25. 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.).
26. 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.
27. 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

28. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
29. 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

30. The applicant shall submit sign plans for all signs on the premises. Primary and secondary signs shall be constructed of individual channel letters. All signs shall be reviewed and approved by the Planning Division prior to issuance of a building permit.

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.
32. 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

33. All truck loading areas shall be properly marked according to Section 9162.66 of the Zoning Ordinance.
34. 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.

AIR QUALITY – CONSTRUCTION PHASE

35. 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.
36. Truck traveling onsite will maintain a speed of less than 15 miles per hour to control dust levels.
37. 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.
38. Suspend site preparation activities when wind speeds exceed 25 miles per hour.
39. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
40. 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.
41. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
42. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
43. Construction activities shall be scheduled for off-peak hours to the degree practicable.

44. 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.
45. Configure construction parking to minimize traffic interference.
46. Schedule construction activities that affect traffic flow on the arterial system to off-peak hour to the extent practicable.

AIR QUALITY – OPERATIONAL

47. Trucks shall not travel on unpaved surfaces.

NOISE

48. All operations shall comply with the City of Carson Noise Ordinance.
49. 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

50. 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.
51. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance.
52. All trash bins shall be located within a trash enclosure. The applicant shall provide additional trash enclosures subject to the satisfaction of the Planning Department.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

53. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
54. Submit fire flow information, fire hydrant locations within 300 feet of the property and building sprinkler system information to the Fire Department for approval.

PUBLIC SAFETY - CITY OF CARSON

55. Ensure compliance with current seismic mitigation codes.

BUILDING AND SAFETY

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 SERVICES DEPARTMENT - CITY OF CARSON

57. 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.
58. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
59. 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.
60. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
61. Install sidewalk along Moneta Avenue per City of Carson Standard.
62. Repair any broken or raised sidewalk, curb and gutter along Figueroa Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
63. 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.
64. 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.
65. 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.
66. 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.
67. All existing overhead utility lines less than 50 kilovolts along Figueroa Street and along Moneta Avenue abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer.
68. All new overhead utility lines, along Figueroa Street and along Moneta Avenue abutting the proposed development shall be underground to the satisfaction of the City Engineer.

69. Plant approved parkway trees on locations where trees are missing along Figueroa Street and along Moneta Avenue per City of Carson Standard Nos. 117, 132, 133 and 134.
70. Plant parkway grass along Figueroa Street and along Moneta Avenue to the satisfaction of the City Engineer.
71. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on along Moneta Avenue.
72. Paint curbs red along Figueroa Street and along Moneta Avenue within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
73. 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.
74. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
75. Offsite sewer improvements are tentatively required.
76. 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.
77. Offsite water improvements are tentatively required.
78. 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 Moneta Avenue
79. The Developer shall submit a copy of **approved** plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
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.