

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 651-07**

**GENERAL CONDITIONS**

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 651-07, said permit shall be declared null and void unless an extension of time is requested prior to expiration and 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 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.
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, 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. 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.
8. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Planning Division in writing in the

event that the use of the facility is discontinued for any reason. In the event the facility is discontinued or abandoned for a period of more than 180 days, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate so as to be in conformance with applicable zoning codes at the owner's and/or operator's expense. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety requirements.

10. 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 Conditional Use Permit No. 651-07. 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

11. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
14. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
15. 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.
16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

17. The applicant shall comply with the following table. Modifications to the table, including changes in use, shall require review and approval by the Planning Division. Substantial modifications, as determined by the Planning Division, shall require review and approval by the Planning Commission:

**BUSINESS PARK USES\***

<b>Tenant Name</b>	<b>Hours of Operation</b>	<b>Principal Use</b>	<b>Floor Space Occupied</b>	<b>Spaces Required</b>
The Tint Factory (Bldg 1)	M-F 8A-5P Sat 8A-12P	Minor Repair	1164	5
ADI (Bldg 1)	M-F 8A-5P	Office	6000	20
The Print Press (Bldg 1)	M-F 9A-5P	Retail	3600	12
Heisei Shokai (Bldg 1)	M-F 9A-5P	Office	3600	12
Vacant (Bldg 1)		Office/Retail	1200	4
S.P.O. (Bldg 1)	M-F 8A-5P	Office	1200	4
Dominguez Florist (Bldg 1)	M-F 9A-5P Sat 8A-12P	Retail	1200	4
T.S. Paralegal Service (Bldg 1)	M-F 9A-5P	Office	1200	4
Hairobics Hair and Skin Care Salon (Bldg 2)	M-F 8A-5P Sat 8A-12P	Retail	6881	23
EA Services (Bldg 2)	M-F 8A-5P	Office	3504	12
Verde Manzana I (Bldg 2)	M-F 8A-5P	Office	1752	6
Paul Smog Check (Bldg 2)	M-F 8A-5P Sat 8A-12P	Minor Repair	1752	6

Tenant Name	Hours of Operation	Principal Use	Floor Space Occupied	Spaces Required
Dr. Arnold (Bldg 2)	M-F 8A-5P	Office	1752	6
Genesis Group (Bldg 2)	M-F 8A-5P	Office	1752	6
City of Truth Ministries (applicant) (Bldg2)	M-Th 10A-4P (office)	Office	1759	6
	Sun 10A-12P	Church	6552	117
<b>TOTAL SPACES REQUIRED</b>			<b>SUNDAY</b>	117
			<b>MONDAY</b>	130
			<b>TUESDAY</b>	130
			<b>WEDNESDAY</b>	130
			<b>THURSDAY</b>	130
			<b>FRIDAY</b>	124
			<b>SATURDAY</b>	38
<b>TOTAL SPACES PROVIDED</b>				133

\*This table reflects the uses at the business park as of December 11, 2007.

18. The applicant shall submit an updated Hours of Operation table to the Planning Division in the event any uses change, terminate, or expand. The updated table shall be submitted no later than 30 days after the modification of any use.

### AESTHETICS

19. 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.).
20. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

### FENCES/WALLS

21. 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.

## TRASH

22. 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.
23. All existing trash containers shall be within a trash enclosure.

## PUBLIC SAFETY - CITY OF CARSON

24. Ensure compliance with current seismic mitigation codes.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

25. All requirements by the L.A. County Fire Department shall be met.

## BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

26. 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.