

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. ~~684-07~~

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GENERAL CONDITIONS

1. If Conditional Use Permit No. ~~684-07~~ 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.

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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 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.

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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 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. ~~684-07~~. 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

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adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

Valid Business License & Registration with Los Angeles County Health Department

- 8. The proposed project must comply with CMC Section 9138.92 (Tattoo Service), to protect the health, safety and welfare of the citizens of the City of Carson.
- 9. The applicant must maintain a current business license and any contracted paid employee (paid apart from the establishment) must obtain a separate business license.
- 10. Every person conducting tattoo services shall register with the Los Angeles County Health Department, and obtain/maintain a valid public health facility permit in compliance with applicable county codes. Said permit shall be posted and exhibited at all times in an area that is visible to the public and its clients.

PARKING

- 11. The required off-street parking shall be kept accessible at all times to emergency vehicles.

BUILDING & SAFETY

- 12. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

- 13. All requirements by the L.A. County Fire Department shall be complied with.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

- 14. 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.

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<#>Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit.¶

<#>The applicant shall provide a property inspection report prepared by a qualified/certified

that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report shall be eliminated or mitigated prior to sale of the property or as indicated in a notarized Proper ... [1]

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Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit.

The applicant shall provide a property inspection report prepared by a qualified/certified _____ that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report shall be eliminated or mitigated prior to sale of the property or as indicated in a notarized Property Remediation Agreement with the city.

The applicant shall provide a report that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. This requirement shall be a condition precedent to the continued use of the property under the conditional use permit.

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is non-conforming. There shall be no un-authorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient

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ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The applicant shall submit plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval by the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted. **[DO WE NEED THIS**

CONDITION? IS ENGINEERING REALLY REQUIRING IT FOR A DEVELOPED SITE?]