

**CITY OF CARSON**  
**DEVELOPMENT SERVICES GROUP**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1014-07**  
**VARIANCE NO. 501-07**

GENERAL CONDITIONS

1. If Design Overlay Review No. 1014-07 and Variance No. 501-07 are not used within one year of their effective date, said permits 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 and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes 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. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
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. Said plans shall have the Conditions of Approval copied on the title page.

8. 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.
9. 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.
10. 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.
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 Design Overlay Review (DOR) No. 1014-07 and Variance (VAR) No. 501-07. 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.

## SIGNS

12. Signage shall be reviewed and approved by the Planning Division prior to installation.

## PARKING

13. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
14. The aisle/backup space behind a parking space shall be a minimum 26 feet wide pursuant to Section 9162.51 of the CMC.
15. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
16. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.

17. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
18. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
19. Parking spaces whose lengths abut a trash enclosure wall or other wall shall have a width of 10 feet pursuant to Municipal Code Section 9162.41.

#### LANDSCAPING/IRRIGATION

20. 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.
21. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
23. 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.
24. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Annual flowers wherever possible;
  - b. five and one gallon shrubs; and
  - c. flats of ground cover planted 8-inches on center.
25. Tree height and plant materials shall be approved by the project planner prior to installation.
26. Prior to issuance of a building permit, a landscape plan shall be reviewed and approved by the Planning Division. The landscape plan shall screen the western elevation of the aquatic center, including the block wall, so that it is not susceptible to graffiti. Additional trees shall be planted in and around the parking lot area and along Avalon Boulevard to provide shade and screening.

## GRAFFITI LANDSCAPING

27. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
28. 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.).

## TRASH

29. Trash collection, including recycling and green waste, shall comply with the requirements of the City's franchise trash collection company.
30. 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.
31. Outdoor trash storage shall not be located in any parking lot, driveway, fire lane, or landscaping area. If outdoor trash storage is proposed, it shall be located in an inconspicuous area and screened from public view. The designated area shall be reviewed and approved by the Planning Division.

## LIGHTING

32. Lighting for the project site, including the offsite parking lot, shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
33. Lighting shall be installed for safety purposes only, and not directed to draw attention to the building.

## TRANSPORTATION/CIRCULATION

34. The City Engineer shall review and approve any changes or modifications to the parking lot, including aisle width and number of parking spaces, prior to issuance of a building permit.

## ***FIRE DEPARTMENT - COUNTY OF LOS ANGELES***

35. Abide by all County of Los Angeles Fire Department requirements.
36. All required fire hydrants shall be installed, tested and accepted or bonded for prior to certificate of occupancy.
37. Vehicular access must be provided and maintained serviceable throughout construction.

***BUILDING AND SAFETY – COUNTY OF LOS ANGELES***

38. The applicant shall demolish all existing structures and properly remove demolished material subject to the satisfaction of the Building Inspector.

***ENGINEERING DIVISION – CITY OF CARSON***

39. All existing and new utility lines shall be underground to the satisfaction of the city.
40. All infrastructures necessary to serve the proposed development (water, sewer, and storm drain improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
41. Prior to issuance of business license, the following must be on file:
- Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
  - Encroachment permit and/or construction bond as required for all work to be done within the public right of way.
  - Proof of Worker's Compensation and Liability Insurance.
42. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
43. Any missing or damaged improvements in the public right of way fronting the proposed project shall be installed or constructed by the applicant prior to issuance of Certificate of Occupancy.
44. The applicant shall comply with the applicable Standard Urban Stormwater Mitigation Plan (SUSMP) requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices (BMP) necessary to control storm water pollution from construction activities and facility operations prior to issuance of a building permit.

***BUSINESS LICENSE DEPARTMENT - CITY OF CARSON***

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