



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** August 25, 2009

**SUBJECT:** Design Overlay Review No. 1331-09

**APPLICANT:** David Nosrati  
606 S. Hill Street, No. 501  
Los Angeles, CA 90014

**REQUEST:** To permit a façade remodel and related site improvements for an existing multi-tenant retail and commercial center located at 930-940 E. Dominguez Street, within the CR-D (Commercial, Regional – Design Overlay) zoning district and Redevelopment Project Area No. 1.

**PROPERTIES INVOLVED:** 930-940 E. Dominguez Street and 20930 Bonita Street

### COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Gordon			

***Item No. 11D***

## I. Introduction

### *Date Application Received*

- June 8, 2009: Design Overlay Review No. 1331-09

### *Applicant/Property Owner*

- David Nosrati  
606 S. Hill Street, No. 501  
Los Angeles, CA 90014

### *Project Address*

- 930-940 E. Dominguez Street and 20930 Bonita Street, Carson, CA 90745

### *Project Description*

- The proposal is to consider a façade remodel and related site improvements for an existing multi-tenant retail and commercial center located in the CR-D (Commercial, Regional – Design Overlay) zoning district and Redevelopment Project Area No. 1.

## II. Background

The project site is comprised of three properties covering approximately 3.5 acres. There is approximately 44,000 square feet of building space separated into 29 tenant spaces. Currently, 48% of the tenant spaces are vacant. The following is a summary of the three properties at the site:

- 930 E. Dominguez Street – 39,689 square feet (0.9 acre), 4 suite units (8,064 square feet total) which are 75% vacant (3/4);
- 940 E. Dominguez Street – 61,455 square feet (1.44 acres), 17 suite units (21,780 square feet total) which are 40% vacant (7/17); and
- 20930 Bonita Street – 48,874 square feet (1.12 acres), 8 suite units (14,200 square feet total) which are 50% vacant (4/8).

The applicant purchased the multi-tenant commercial center in April 2009 with the intention of rehabilitating the existing buildings and redesigning certain areas of the parking lots to facilitate more parking-intensive uses (i.e., restaurants). The applicant recognized that the aging condition and style of the existing center was contributing to the increased vacancy rate. The applicant contends that in order to attract new tenants, certain upgrades are needed to improve the site and make it more competitive with other development in the vicinity, particularly the South Bay Pavilion located across Dominguez Street to the north. The applicant intends to model the colors and signs to those found at the South Bay Pavilion with the idea that providing a complimentary design would entice new businesses and create more compatibility within the area.



### III. Analysis

#### Design Overlay Review No. 1331-09

The proposal is to construct a façade remodel and related site improvements for an existing multi-tenant commercial center. The applicant intends to remove the existing cement supports for the Spanish tiled mansard roof which extends over all the entrances to the buildings and replace it with landscaping and cement walkways along the ground (and increase parking space depth in certain locations) and ornate modern metal grid and glass projections above the entrances. New signs will replace existing signs, including the pylon sign at the northwestern corner of the property, which will be replaced by a new pylon sign and two additional smaller monument signs on the other properties. A new 6-foot high concrete wall will be added to the rear property line, along with a shallow landscape area to provide for climbing vines which will eventually occupy space on the wall. Also, the parking along the rear property line will be restriped to provide for 90-degree parking which will increase the overall parking for the site, allowing for more parking-intensive users such as restaurants.

#### *Findings: Design Overlay Review*

Pursuant to Section 9172.23 of the CMC, Site Plan and Design Review, the proposed development plan may be approved if the following findings can be made in the affirmative:

**a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The General Plan designates the subject properties as Regional Commercial. The property is currently zoned CR-D (Commercial, Regional – Design Overlay), which is consistent with the General Plan land use designation. To the south of the subject lot is a former landfill property on 8 acres that is currently vacant and zoned CR-D-ORL (Commercial, Regional – Design Overlay – Organic Refuse Landfill); to the north, across Dominguez Street, is the South Bay Pavilion Mall zoned CR. To the east are mid-sized (approximately 13,000 square-foot) warehouse buildings zoned CR; and to the west is a hotel and restaurant zoned CR. The General Plan land use designation for these properties is consistent with the zoning designations. There is no specific plan for this area.

**b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, age, and scale of structures and open spaces and other features relating to a harmonious and attractive development of the area.**

The existing buildings were built in the late 1970s. Most buildings in the surrounding area were built before or around the same time. Much of the existing development has kept its original form, with some notable exceptions, such as the major remodel and redesign of the South Bay Pavilion (formerly

the Carson Mall) and some newer development nearer the intersection of Dominguez and Avalon. Aesthetic improvements such as redesigned entryways and facades made of steel and glass, as well as new off-white and beige colored paint and new modern signs will bring the subject site into conformance with newer and remodeled developments in the area which will help to create a harmonious and attractive commercial corridor along that portion of Dominguez Street.

**c. Convenience and safety of circulation for pedestrians and vehicles.**

This development proposal includes a redesign of the existing parking areas, including a total of 233 parking spaces with 18 handicap spaces located near entrances to the buildings. Vehicular driveways are located along Dominguez Street and Bonita Street. Each driveway will serve as ingress and egress to two separate parking areas. Adequate pedestrian access to and from the parking areas is provided in the design. The driveway and parking area improvements will provide safety and convenience for pedestrians and vehicles.

**d. Attractiveness, effectiveness and restraint in signing, graphics and color.**

The applicant has provided a sign program as part of the remodel design. New wall signs will replace existing wall signs. The new signs are code compliant in terms of size, location and total number. A new pylon sign will replace the existing pylon sign located in the northeast corner of the subject property, with two additional smaller monument signs to be located on the other two properties. The new signs will provide an attractive addition to the proposed improvements and will be an effective means of communicating the business uses in the buildings. Tenants will be required to obtain owner and city approval for any proposed sign changes.

**e. Conformance to any applicable design standards and guidelines, which have been adopted pursuant to Section 9172.15**

All of the required findings pursuant to Section 9173.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision", can be made in the affirmative if conditions of approval are implemented.

*Issues of Concern*

Signage: The applicant has submitted a sign plan that is comparable to the requirements of the sign program for the South Bay Pavilion to the north. Staff has included the following conditions of approval so that signs are better suitable for the subject shopping center. As observed at the South Bay Pavilion, most exterior tenant signs were constructed at a smaller size compared with the approved sign program. The following conditions will make the building signs at the subject commercial center comparable to those constructed at the South Bay Pavilion.



Condition No. 22: A revised sign program shall be prepared for review and approval by the Planning Division prior to issuance of a building permit that meets the following requirements:

- a. Maximum height for single line copy shall be 30 inches.
- b. Maximum height for logos shall be 36 inches.
- c. Maximum height for two lines of copy shall be 42 inches.
- d. Secondary signs facing the parking lot shall have a maximum height of 24 inches for single line copy or 30 inches for two lines of copy.
- e. Include the total allowable sign area permitted for the shopping center. Prior to issuance of any sign permit, the property manager, owner or authorized representative shall submit square footage calculations to the Planning Division to show that existing and new signs do not exceed the total allowable sign area.
- f. Colors and materials are subject to Design Review which must be reviewed and approved by the Planning Division for compatibility with the rest of the shopping center.

#### IV. Environmental Review

Pursuant to Section 15301 of the California Environmental Quality Act (CEQA), the proposed façade remodel and general site improvements are deemed exempt from further environmental review and no significant environmental impacts will be generated.

#### V. Conclusion

Staff feels that the proposed building façade remodel, and parking area and landscaping improvements will refresh and modernize the existing property to facilitate and encourage new businesses to occupy existing vacancies on the subject property, which will ultimately help to strengthen the existing commercial corridor along Dominguez Street and improve commercial vitality in the Regional Commercial area surrounding the South Bay Pavilion.

#### VI. Recommendation

That the Planning Commission:

- **RECOMMEND APPROVAL** of Design Overlay Review No. 1331-09 to the Redevelopment Agency subject to the conditions of approval attached as Exhibit "B" to the Resolution; and

- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A Resolution of the Planning Commission of the City of Carson Recommending Approval of Design Overlay Review No. 1331-09 to the Redevelopment Agency for the Façade Remodel and Related Parking Lot Improvements for an Existing Multi-Tenant Commercial Center Located at 930-940 E. Dominguez Street."

**VII. Exhibits**


1. Site Plan, Floor Plan, Elevations (under separate cover)
2. Sign Program
3. Land Use Map
4. Resolution

Prepared by: Steven C. Newberg, AICP, Associate Planner

Reviewed by:

  
\_\_\_\_\_  
John F. Signo, AICP, Senior Planner

Approved by:

  
\_\_\_\_\_  
Sheri Repp-Loadsman, Planning Officer

SN/d133109



# SOUTHBAY PLAZA

## SIGN PROGRAM

930 & 940 E Dominguez Street  
& 20930 Bonita Street  
Carson, CA 90746

Prepared By:



**ABSOLUTE SIGN, INC.**  
*Your Absolute Signage Solution!*

4652 Katella Avenue  
Los Alamitos, CA 90720  
(562) 592-5838



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**DIRECTORY**

**PROJECT:**  
930 & 940 E Dominguez Street  
& 20930 Bonita Street  
Carson, CA 90746

**SIGN CONSULTANT AND  
PREFERRED SIGN VENDOR:**  
Absolute Sign, Inc.  
4652 Katella Avenue  
Los Alamitos, CA 90720  
(562) 592-5838 Phone  
(562) 592-6198 Fax  
Contact: Tish Scialampo



**SIGN PROGRAM**

930 & 940 East  
Dominguez Street &  
20930 Bonita Street  
Carson, CA 90746

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Los Alamitos, CA 90720  
(562) 592-5838  
[www.absolutesign.com](http://www.absolutesign.com)

Date: July 20, 2009





**A. PURPOSE AND INTENT**

The purpose of this sign criteria is to ensure that the signage at Southbay Plaza reflects the integrity and overall aesthetic values of the Landlord and the city of Carson. Conformance with this criteria will be strictly enforced, and any non-conforming signs will be removed by the Landlord at the expense of the Tenant.

Existing tenant wall signs that comply with the sign code of the city of Carson shall be permitted to be re-installed as-is after the remodel until a new tenant occupies any given space. Future tenant signs must comply with this program.

It is the intent that any new signage within Southbay Plaza that is not specifically addressed by this Program must adhere to the sign code of the city of Carson.

**B. GENERAL LANDLORD/TENANT REQUIREMENTS**

1. Within 15 days of execution of this Lease and prior to manufacture of any sign in the Plaza, the Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this Sign Program, the City of Carson sign code, and the requirements of any other governmental agency having jurisdiction over the Plaza.

2. All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of the Plaza. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.

3. Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Carson for the purpose of obtaining a sign permit.

Plaza for others having rights of approval of such signs), or contrary to corrections made by Landlord or such governmental agencies, shall be altered to conform to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant, and to include such expense as rent due under this lease.

The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.

A tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.

Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.

Damaged portions of any sign(s) shall be repaired or replaced within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such repair or replacement shall be continuously pursued with due diligence until completed.



**SIGN PROGRAM**

930 & 940 East Dominguez Street & 20930 Bonita Street Carson, CA 90746

Prepared By:



4652 Katella Avenue Los Alamitos, CA 90720 (562) 592-5838 www.absolutesign.com

Date: July 20, 2009



C. GENERAL SPECIFICATIONS

1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.
7. Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).
8. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Any necessary exposed hardware must specifically be approved by Landlord and City regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.
9. Signs shall be placed in locations as shown on elevations with Landlord approval.
10. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.



**SIGN PROGRAM**

930 & 940 East  
Dominguez Street &  
20930 Borrita Street  
Carson, CA 90746

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www.absolutesign.com

Date: July 20, 2009

D. PROHIBITED SIGNS

Prohibited Signs:

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval prior to installation.
2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
3. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
4. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
5. Signs within the public right-of-way except those protected by "Grandfather" rights or those required by law for traffic control, information and hazard identification.
6. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
7. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
8. Any advertising device involving animals and human beings.
9. Signage painted directly on wall.

10. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
11. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
12. Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City Departments.
13. Any additional signs strictly prohibited by the sign code of the City of Carson.
14. Cabinet or "can" type signs that are square or rectangular in shape, unless that shape is part of a nationally recognized trademark logo and is used in conjunction with individual channel letters.



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Dominguez Street &  
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Prepared By:



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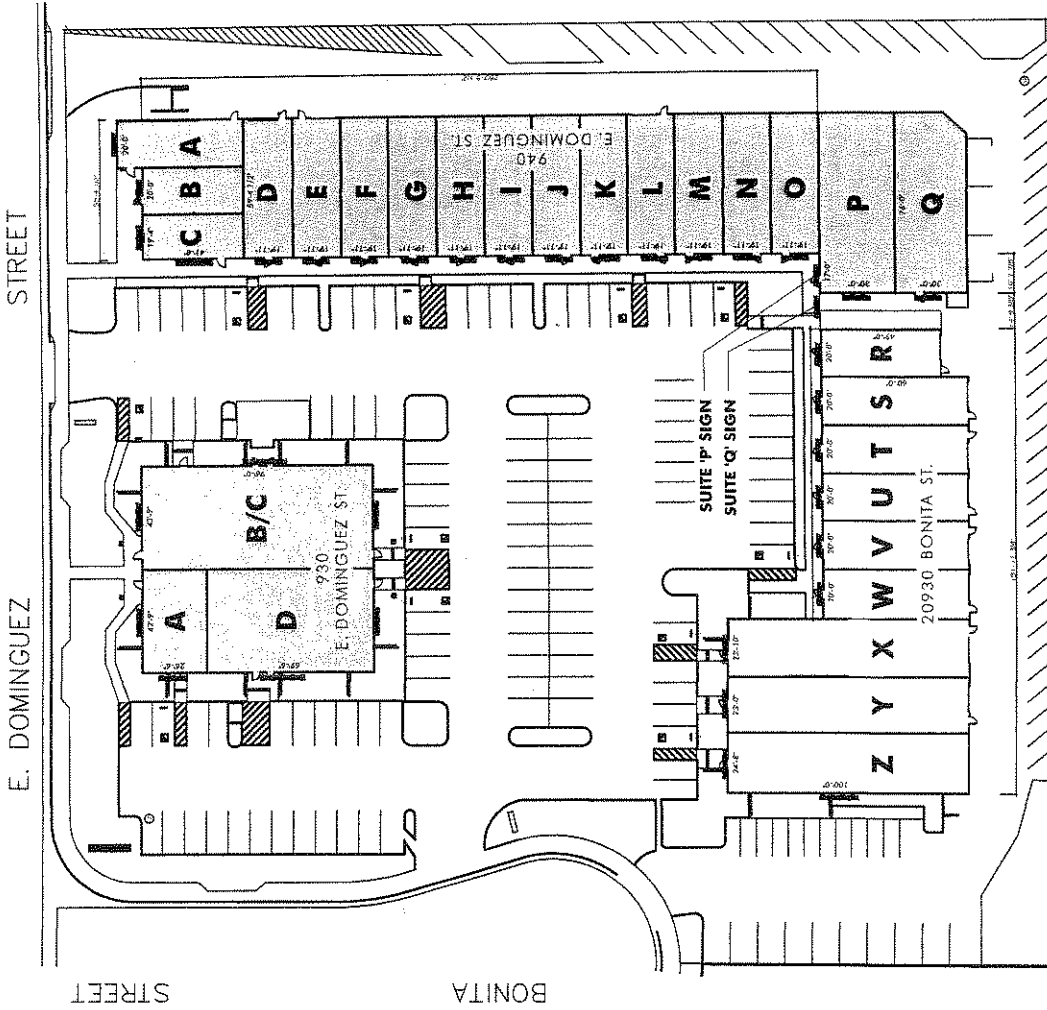
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Date: July 20, 2009

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**LEGEND:**

	Tenant I.D. Wall Sign
	Pylon Sign
	Monument Sign



**SITE PLAN**

12

**SIGN PROGRAM**

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Dominguez Street &  
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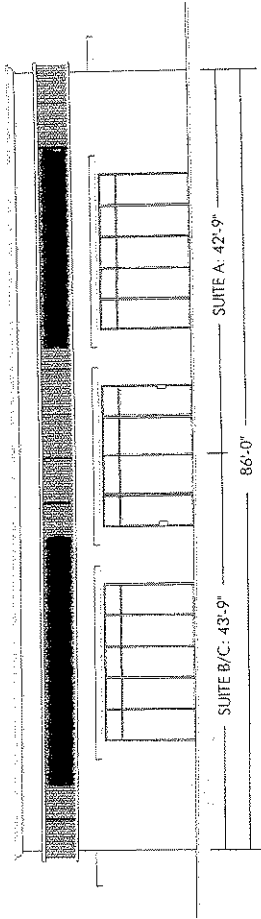
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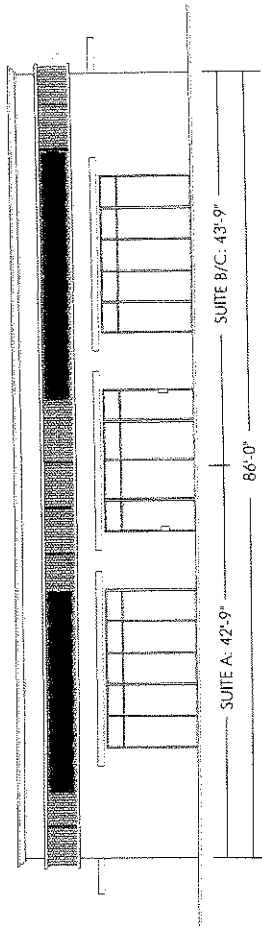
**BUILDING  
ELEVATIONS**

**930 EAST  
DOMINGUEZ ST.**



**930 E. DOMINGUEZ**  
NORTH ELEVATION

**TENANT WALL SIGN LOCATION**  
3'-6" MAX. HEIGHT. LENGTH MAX. IS 80% OF  
LEASEHOLD WIDTH UNLESS OTHERWISE NOTED



**930 E. DOMINGUEZ**  
SOUTH ELEVATION

**SIGN PROGRAM**

930 & 940 East  
Dominguez Street &  
20930 Bonita Street  
Carson, CA 90746

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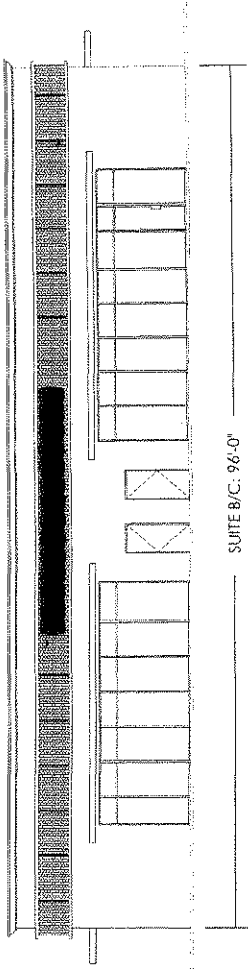
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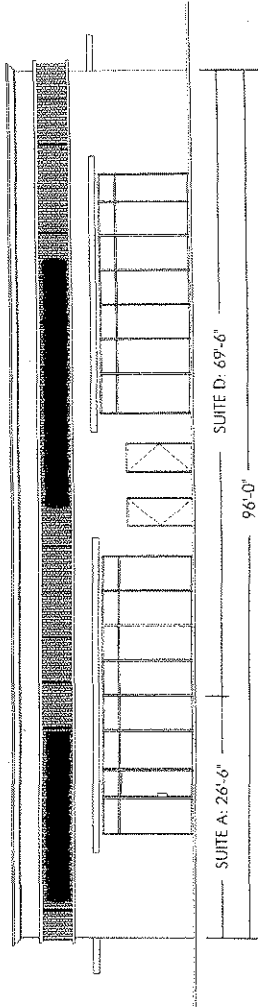
**BUILDING  
ELEVATIONS**

**930 EAST  
DOMINGUEZ ST.**



**930 E. DOMINGUEZ**  
EAST ELEVATION

**TENANT WALL SIGN LOCATION**  
3'-6" MAX. HEIGHT. LENGTH MAX. IS 80% OF  
LEASEHOLD WIDTH UNLESS OTHERWISE NOTED



**930 E. DOMINGUEZ**  
WEST ELEVATION

**SIGN PROGRAM**

930 & 940 East  
Dominguez Street &  
20930 Bonita Street  
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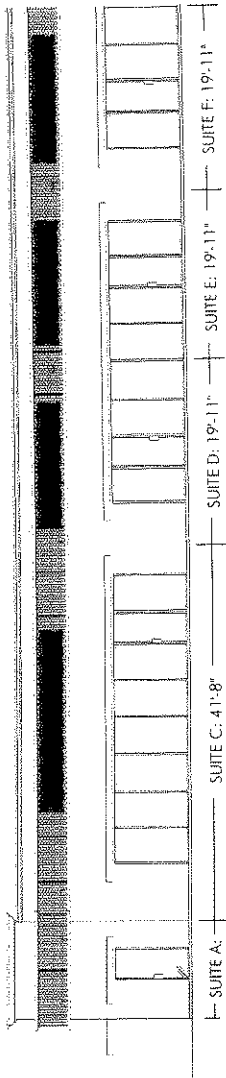
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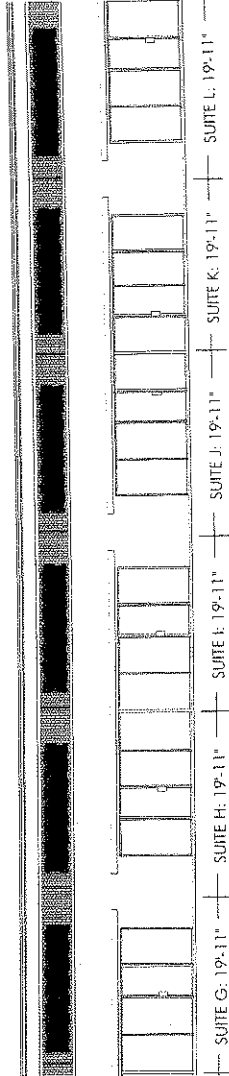
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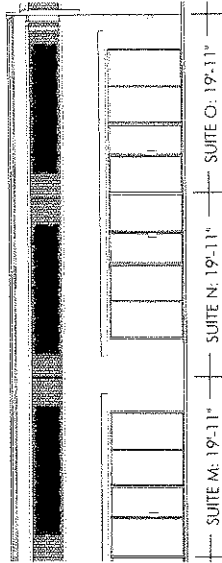
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DOMINGUEZ ST.**



**940 E. DOMINGUEZ**  
WEST ELEVATION - SEGMENT 1



**940 E. DOMINGUEZ**  
WEST ELEVATION (CONT. - SEGMENT 2)



**940 E. DOMINGUEZ**  
WEST ELEVATION (CONT. - SEGMENT 3)

**TENANT WALL SIGN LOCATION**  
3'-6" MAX. HEIGHT. LENGTH MAX. IS 80% OF  
LEASEHOLD WIDTH UNLESS OTHERWISE NOTED

**SIGN PROGRAM**

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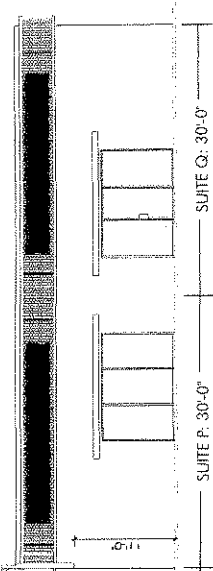
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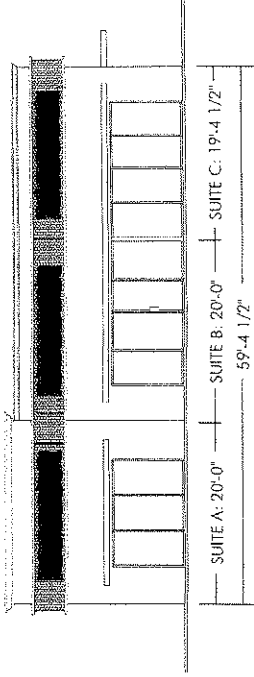
**BUILDING  
ELEVATIONS**

**940 EAST  
DOMINGUEZ ST.**



**940 E. DOMINGUEZ**  
WEST ELEVATION (CONT. - SEGMENT 4)

**TENANT WALL SIGN LOCATION**  
3'-6" MAX. HEIGHT. LENGTH MAX. IS 80% OF  
LEASEHOLD WIDTH UNLESS OTHERWISE NOTED



**940 E. DOMINGUEZ**  
NORTH ELEVATION



**SIGN PROGRAM**

930 & 940 East  
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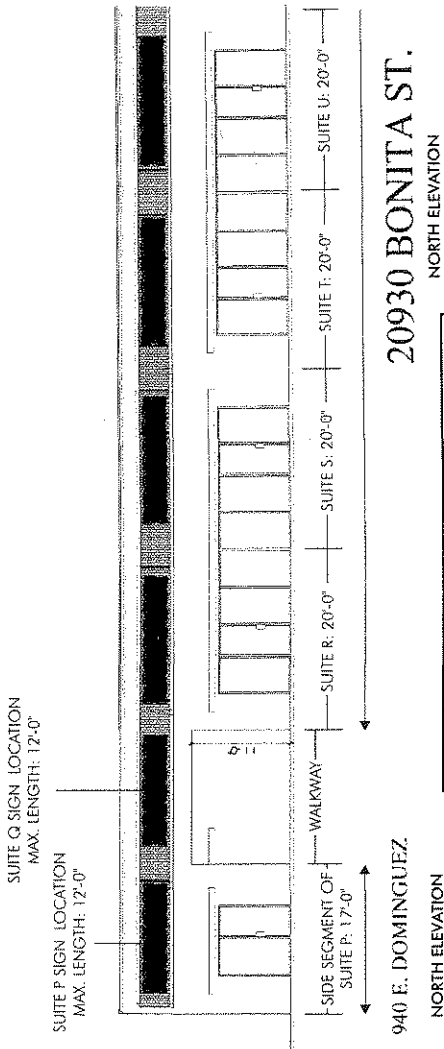
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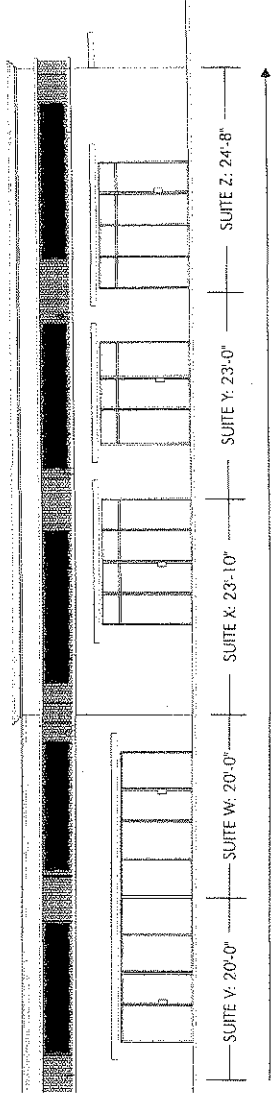
**BUILDING  
ELEVATIONS**

**940 EAST  
DOMINGUEZ &  
20930 BONITA ST.**

**Page 7E**



**TENANT WALL SIGN LOCATION**  
3'-6" MAX. HEIGHT. LENGTH MAX. IS 80% OF LEASEHOLD WIDTH UNLESS OTHERWISE NOTED



**SIGN PROGRAM**

930 & 940 East  
Dominguez Street &  
20930 Bonita Street  
Carson, CA 90746

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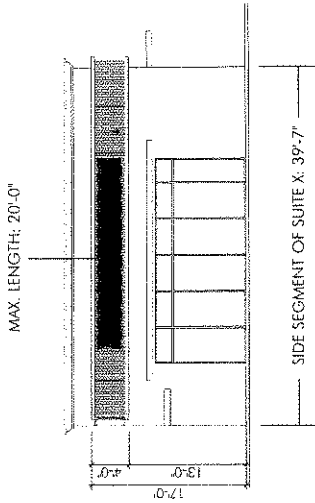
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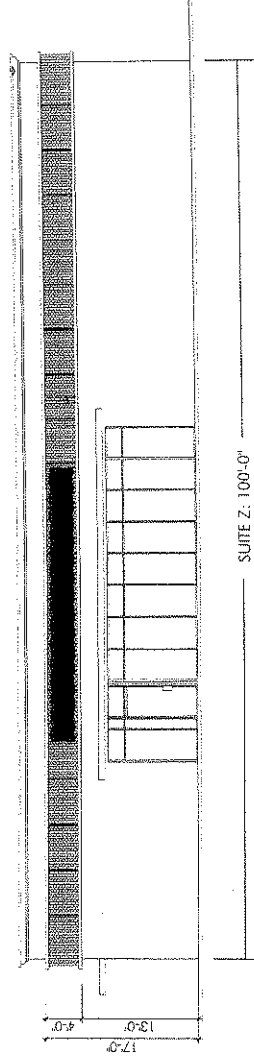
**BUILDING  
ELEVATIONS**

**20930  
BONITA ST.**



**20930 BONITA ST.**  
EAST ELEVATION

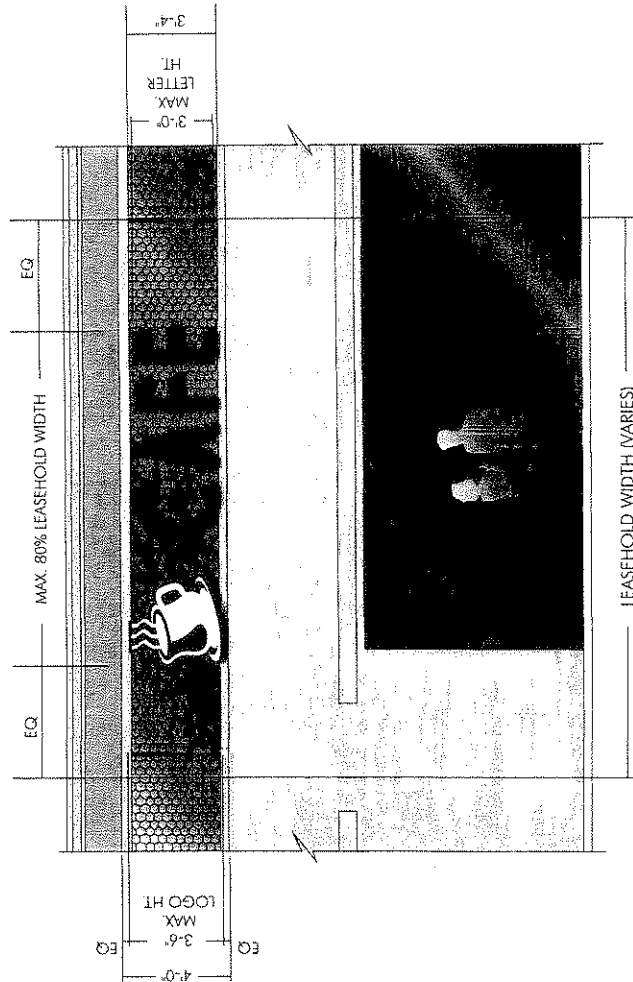
**TENANT WALL SIGN LOCATION**  
3'-6" MAX. HEIGHT. LENGTH MAX. IS 80% OF  
LEASEHOLD WIDTH UNLESS OTHERWISE NOTED



**20930 BONITA ST.**  
WEST ELEVATION

**SIGN TYPE WT - TENANT IDENTIFICATION WALL SIGN**

- Quantity: Each tenant shall be allowed at least one (1) tenant wall sign as noted on site plans and elevations.
- Content: Tenant business name and optional logo.
- Area: 2 square feet of wall signage per linear foot of leasehold frontage on which the sign is located, with a maximum of 75 square feet per sign. Note: Sign area shall be computed by including the entire area within a single, continuous perimeter of not more than 8 straight lines.
- Height: Letter height not to exceed 3 feet. Logo height and overall sign height not to exceed 3.5 feet. Maximum of two lines of stacked copy shall be permitted with a minimum of 2 inches between lines of copy.
- Length: In no case shall a sign's length exceed 80 percent of leasehold width.
- Construction: Internally illuminated channel letters fabricated from minimum .040 aluminum with a return depth of 5 inches. Square- or rectangular-shaped cabinets are prohibited unless shape is required per tenant's nationally-recognized sign standards. Retainers to be 3/4 inch to 1 inch trimcap. Faces to be 3/16-inch-thick acrylic.
- Installation: Spaced 1" off face of perforated mesh screen sign band. Rear raceways required behind screen, 7" deep x length of sign.
- Illumination: Internal neon or L.E.D.
- Colors: Face color to be tenant's choice pending landlord approval. Trimcap and return colors to be tenant's choice pending landlord approval. Trimcap and return color must be the same.



**SOUTHBAY  
PLAZA**

**SIGN PROGRAM**

930 & 940 East  
Dominguez Street &  
20930 Bonita Street  
Carson, CA 90746

Prepared By:

**ABSOLUTE SIGN, INC.**  
NEW TRENDS IN SIGNAGE. OLD FASHIONED SERVICE.

4652 Katella Avenue  
Los Alamitos, CA 90720  
(562) 592-5838  
www.absolutesign.com

Date: July 20, 2009

Scale: 3/16" = 1'-0"

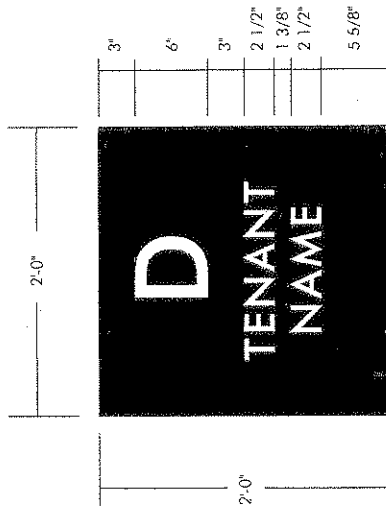
**WT**  
**TENANT I.D.**  
**WALL SIGN**



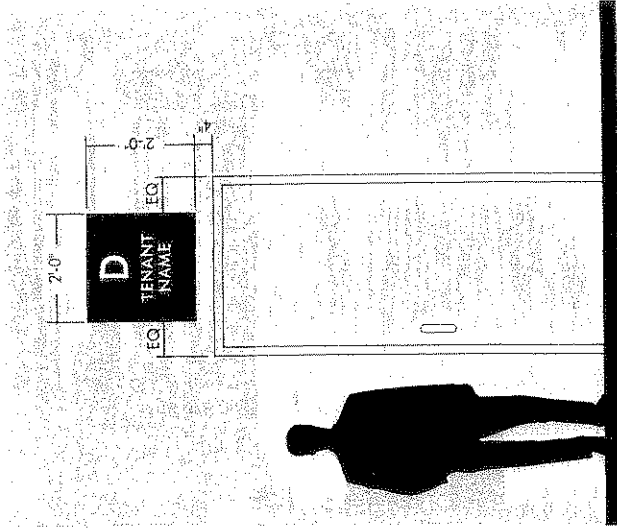
**SIGN TYPE WP - TENANT IDENTIFICATION REAR DOOR PLAQUE**

- Quantity: 1 per rear door.
- Content: Tenant business name and suite number.
- Dimensions: 18 inches high and 18 inches wide.
- Materials: .090 aluminum plaque, painted, with applied white high-performance vinyl copy.
- Installation: Flush to face of wall 6 inches above top of door, as shown below.
- Illumination: Non-illuminated.

**PAINT SCHEDULE**  
**P2** Dunn Edwards "Bijou"  
 Green DE 6266



**PLAQUE ELEVATION**  
 SCALE: 1" = 1'-0"



**SAMPLE REAR DOOR ELEVATION**  
 SCALE: 3/8" = 1'-0"

**SOUTHBAY  
 PLAZA**

**SIGN PROGRAM**

930 & 940 East  
 Dominguez Street &  
 20930 Bonita Street  
 Carson, CA 90746

Prepared By:

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 4652 Katella Avenue  
 Los Alamitos, CA 90720  
 (562) 592-5838  
 www.absolutesign.com

Date: July 20, 2009

Scale: 1" = 1'-0"

**WP**  
**TENANT I.D.**  
**REAR DOOR**  
**PLAQUE**

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**SIGN P - DOUBLE-FACED ILLUMINATED PYLON SIGN**

- Quantity: 1.
- Area: 326 square feet (excludes trim and supports).
- Height: 30 feet.
- Construction: Aluminum construction with smooth paint and clear coat finishes. Tenant panels to be white acrylic with opaque green vinyl overlay and reverse-weeded tenant identification. Project identification to be 1/2" thick white push-thru acrylic, with translucent green overlay on horizontal rule.
- Illumination: Internal fluorescent lamp illumination within body of sign. Project identification letters to have white L.E.D. internal illumination. Horizontal rule to white L.E.D. halo illumination.

PAINT SCHEDULE	
<b>P1</b>	Dunn Edwards "Finest Silk" DE 6127
<b>P2</b>	Dunn Edwards "Bijou Green" DE 6266
<b>P3</b>	Clear Coated Aluminum
<b>P4</b>	Black



**SIGN PROGRAM**

930 & 940 East Dominguez Street & 20930 Bonita Street Carson, CA 90746

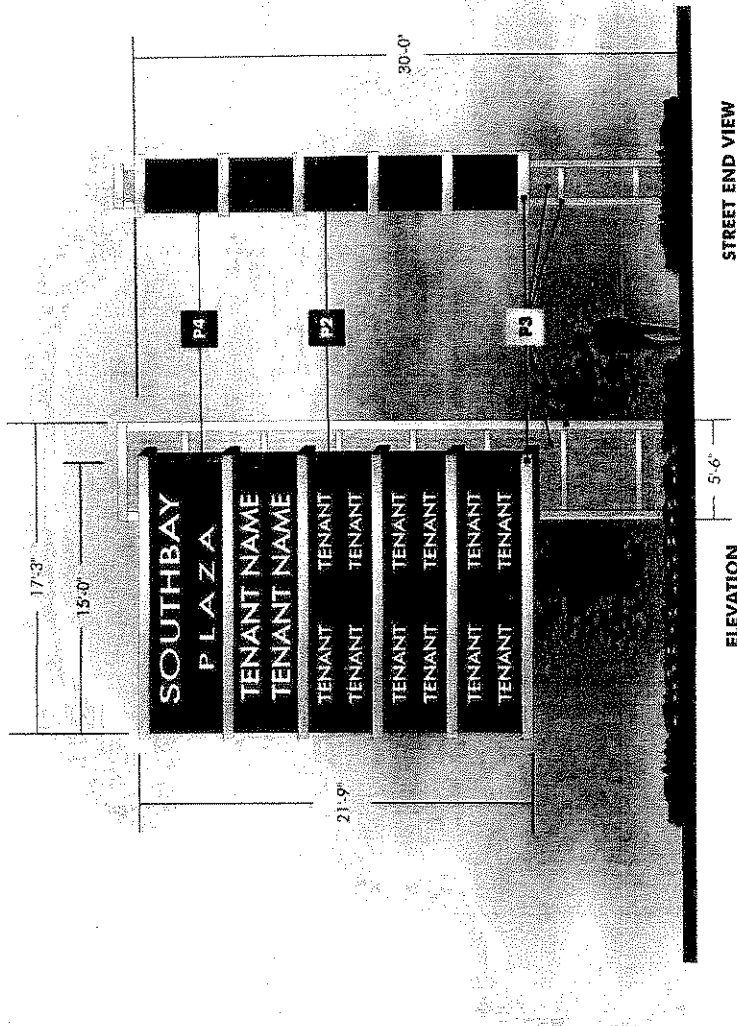
Prepared By:



4652 Katella Avenue Los Alamitos, CA 90720 (562) 592-5838 www.absolutesign.com

Date: July 20, 2009

Scale: 1/8" = 1'-0"



21

**SIGN** **M** - DOUBLE-FACED ILLUMINATED MONUMENT SIGN

- Quantity: 2.
- Area: 30.8 square feet (excludes supports)
- Height: 6 feet.
- Construction: Aluminum construction with smooth paint and clear coat finishes. Tenant panels to be white acrylic with opaque green vinyl overlay and reverse-weeded tenant identification. Project identification to be 1/2" thick white push-thru acrylic, with translucent green overlay on horizontal rule.
- Illumination: Internal fluorescent lamp illumination within body of sign.

PAINT SCHEDULE	
P1	Dunn Edwards "Finest Silk" DE 6127
P2	Dunn Edwards "Bijoux Green" DE 6266
P3	Clear Coated Aluminum
P4	Black

**SOUTHBAY  
PLAZA**

**SIGN PROGRAM**

930 & 940 East  
Dominguez Street &  
20930 Bonita Street  
Carson, CA 90746

Prepared By:



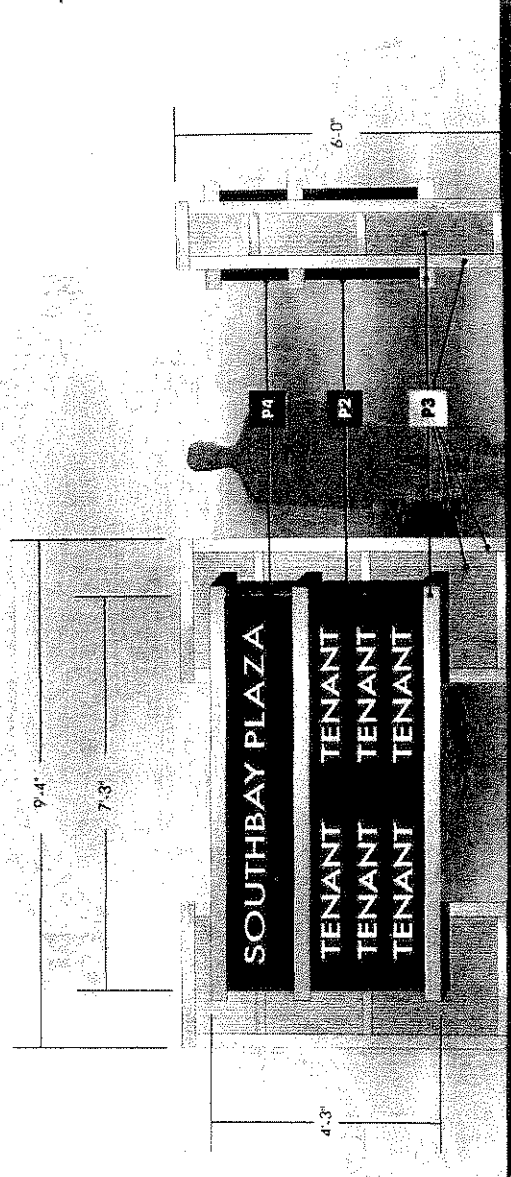
**ABSOLUTE SIGN, INC.**  
4652 Katella Avenue  
Los Alamitos, CA 90720  
(562) 592-5838  
www.absolutesign.com

Date: July 20, 2009

Scale: 3/8" = 1'-0"



**MONUMENT  
SIGN**

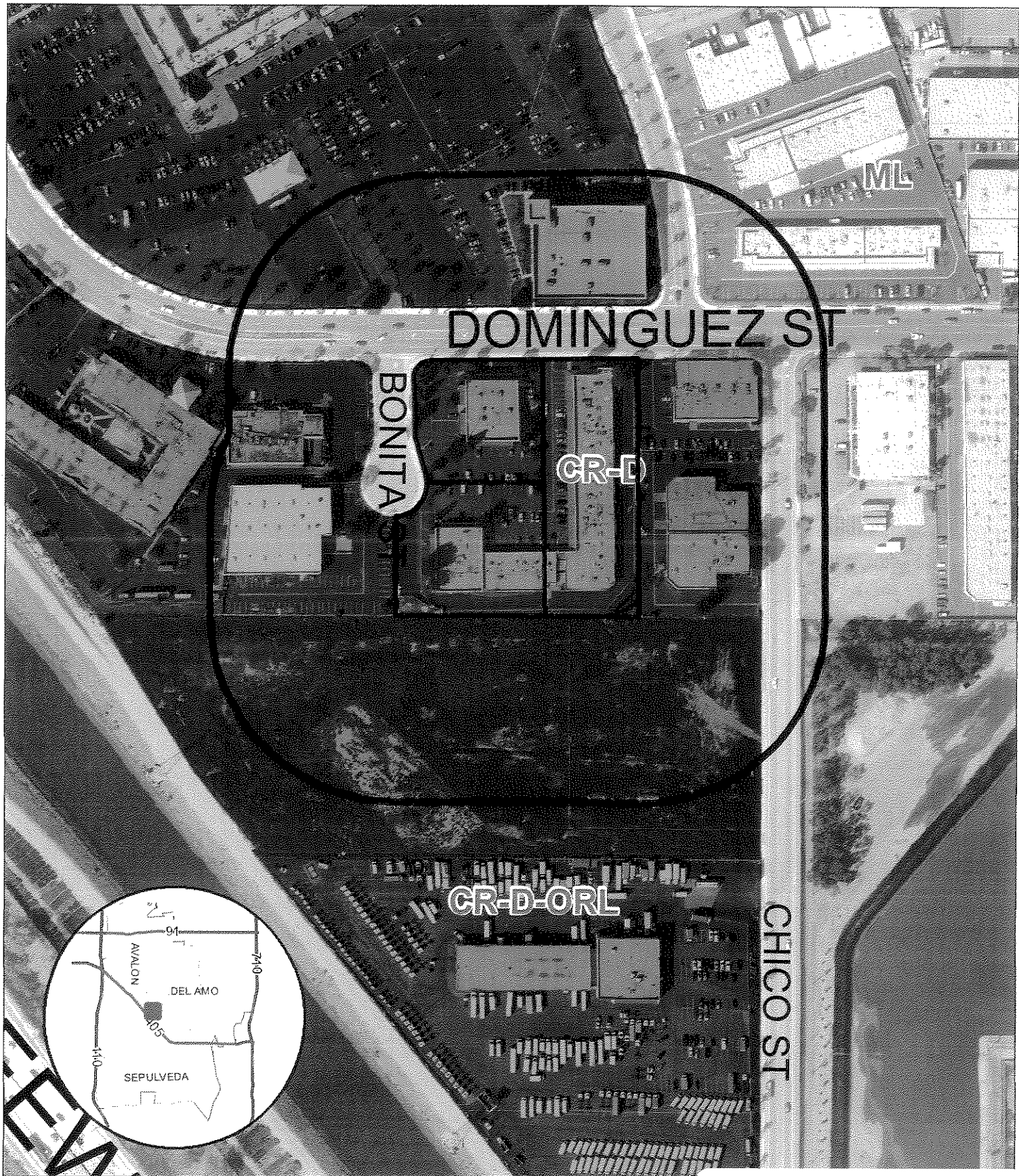


ELEVATION

PROFILE

**Page 11**





DOMINGUEZ ST

BONITA ST

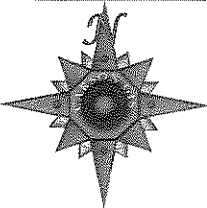
CR-D

CR-D-ORL

CHICO ST

DEL AMO

SEPULVEDA



City of Carson  
 300 Foot Radius Map  
 930 - 940 E Dominguez St

Exhibit 3



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 09-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1331-09 TO THE REDEVELOPMENT AGENCY FOR THE FAÇADE REMODEL AND RELATED PARKING LOT IMPROVEMENTS FOR AN EXISTING MULTI-TENANT RETAIL AND COMMERCIAL CENTER LOCATED AT 930-940 E. DOMINGUEZ STREET

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

**Section 1.** An application was duly filed by the applicant, David Nosrati, with respect to real property located at 930-940 E. Dominguez Street and 20930 Bonita Street, and described in Exhibit "A" attached hereto, requesting the approval to construct a façade remodel and related site improvements for an existing multi-tenant retail and commercial center located within the CR-D (Commercial, Regional – Design Overlay) zone and Redevelopment Project Area No 1.

A public hearing was duly held on August 25, 2009, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category. There is no specific plan for this area. The surrounding properties are developed with commercial and retail uses, light industrial warehouses and a regional shopping mall, with which the proposed project is compatible;
- b) The existing buildings were built in the 1978. Most buildings in the surrounding area were built before or around the same time. Aesthetic improvements such as redesigned entryways and facades made of steel and glass, as well as new off-white and beige colored paint and new modern signs will bring the subject site into conformance with newer and remodeled developments in the vicinity which will help to create a harmonious and attractive commercial corridor along that portion of Dominguez Street;
- c) This development proposal includes a redesign of the existing parking areas, including a total of 233 parking spaces with 18 handicapped spaces located near entrances to the existing buildings. Vehicular driveways are located along Dominguez Street and Bonita Street. Each driveway will serve as ingress and egress to two separate parking areas. Adequate pedestrian access to and from the parking areas is provided in the design. The driveway and parking area





improvements will provide safety and convenience, in terms of circulation for pedestrians and vehicles; and

- d) New wall signs will replace existing wall signs. The new signs are code compliant in terms of size, location and total number. A new pylon sign will replace the existing pylon sign located in the northeast corner of the subject property, with two additional smaller monument signs to be located on the other two properties. The new signs will provide an attractive addition to the proposed improvements and will be an effective means of communicating the business uses in the buildings. Tenants will be required to obtain owner and city approval for any proposed sign changes, pursuant to the Sign Program adopted for the site.

**Section 4.** The Planning Commission further finds that the proposed façade remodel and general site improvements are deemed Exempt from further environmental review as they will not generate significant environmental impacts. Therefore, the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15301 (Existing Structures or Facilities).

**Section 5.** Based on the aforementioned findings, the Commission hereby approves the categorical exemption and recommends approval of Design Overlay Review No. 1331-09 to the Carson Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 25<sup>th</sup> DAY OF AUGUST, 2009.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**DESIGN OVERLAY REVIEW NO. 1331-09**

**Property Addresses:**

a) 930 E. Dominguez Street

The land referred to as parcel no. 7381-025-011 is situated in the City of Carson, County of Los Angeles, State of California and is described as follows:

Lot 11 of Tract No. 56-51 in the City of Carson, County of Los Angeles, State of California, As per Map recorded in Book 38, Page 6 of Maps, in the Office of the County Recorder of said County.

b) 940 E. Dominguez

The land referred to as parcel no. 7381-025-012 is situated in the City of Carson, County of Los Angeles, State of California and is described as follows:

Lot 12 of Tract No. 56-51 in the City of Carson, County of Los Angeles, State of California, As per Map recorded in Book 38, Page 6 of Maps, in the Office of the County Recorder of said County.

c) 20930 Bonita Street

The land referred to as parcel no. 7381-025-010 is situated in the City of Carson, County of Los Angeles, State of California and is described as follows:

Lot 10 of Tract No. 56-51 in the City of Carson, County of Los Angeles, State of California, As per Map recorded in Book 38, Page 6 of Maps, in the Office of the County Recorder of said County.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1331-09**

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1331-09, said permit shall be declared null and void unless an extension of time is requested prior to its 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 approved 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, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval 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 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. 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. 1331-09. 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. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
11. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

12. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect and in substantial conformance with preliminary landscape as shown on plans dated May 16, 2009. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
13. Such 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 walls where trellises are proposed;
  - b. Annual flowers wherever possible; and
  - c. Irrigation system designed to commercial grade standards.

Furthermore, these plans are subject to Planning Division review and approval before landscape/irrigation construction, which is to be completed prior to the issuance of final occupancy.



14. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
15. 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.

### UTILITIES

16. 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.
17. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
18. 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).

### AESTHETICS

19. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to Planning Division approval.
20. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
21. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.

### SIGNS

22. A revised sign program shall be prepared for review and approval by the Planning Division prior to issuance of a building permit that meets the following requirements:
  - a. Maximum height for single line copy shall be 30 inches.
  - b. Maximum height for logos shall be 36 inches.
  - c. Maximum height for two lines of copy shall be 42 inches.
  - d. Secondary signs facing the parking lot shall have a maximum height of 24 inches for single line copy or 30 inches for two lines of copy.
  - e. Include the total allowable sign area permitted for the shopping center. Prior to issuance of any sign permit, the property manager, owner or authorized representative shall submit square footage calculations to the Planning Division to show that existing and new signs do not exceed the total allowable sign area.



- f. Colors and materials are subject to Design Review which must be reviewed and approved by the Planning Division for compatibility with the rest of the shopping center.

#### FENCES/WALLS

23. 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.
24. A new six-foot high wall shall be placed along the southern property line constructed of split-face concrete-masonry units (CMU), and painted/textured to match the existing buildings.

#### LIGHTING

25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the Zoning Ordinance.
26. 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.

#### TRASH

27. Trash enclosures and recycling areas shall each be located on a four inch concrete pad and details depicting dimensions, finish, color, materials, gate type/material, etc. shall be included in final plans used for Building and Safety plan check submittal, subject to Planning Division approval. 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).
28. 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.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

29. A construction permit is required for any work to be done in the public right-of-way.
30. 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.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

31. 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.

