



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 8, 2009
SUBJECT: Conditional Use Permit No. 749-09
APPLICANT: Metropolitan Church of Christ
 Representative: Brandie Jones
 12443 Fallcreek Lane
 Cerritos, CA 90703
REQUEST: To permit shared parking for a church use on a site located in the MH (Manufacturing, Heavy) zoning district
PROPERTY INVOLVED: 1210-1250 East 223rd 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. 11B

I. Introduction

The applicant, Brandie Jones is requesting approval of Conditional Use Permit (CUP) No. 749-09 on behalf of the Metropolitan Church of Christ to permit shared parking for the office, industrial, and church uses on approximately a 9-acre site located at 1210-1250 East 223rd Street. (Exhibit No. 1)

Currently, there are two (2) single-story multi-tenant industrial buildings and one (1) two-story multi-tenant industrial building consisting of approximately 118,370 square feet. The industrial buildings were constructed in 1985. There are a total of forty (40) tenant spaces of which two (2) units are unoccupied. The subject property is zoned MH (Manufacturing, Heavy) and within the Merged and Amended Redevelopment Project Area. The General Plan Land Use designation is Heavy Industrial.

The property is owned by Koll/Per Coral Tree, LLC located at 4343 Von Karman Avenue, Suite 150 Newport Beach, CA 92660.

II. Background

On February 19, 1985, the Carson Redevelopment Agency approved Design Overlay Review No. 281-84 for the existing industrial complex. Under the city's 1984 zoning code requirements, the project required a minimum of 176 parking spaces, however 356 spaces were provided. The project resulted in a surplus of 180 parking spaces.

Current zoning code requirements require a minimum of 398 parking spaces for the office, industrial, and church uses (including Metropolitan Church of Christ) currently on-site. Without a shared parking agreement, the site is deficient by 42 parking spaces.

The subject property is bound by heavy industrial properties to the east and west. North of the site across 223rd Street are multi-family residential uses. There are additional heavy industrial uses east of the site across Lucerne Street.

There are currently no zoning code enforcement cases associated with this site. However, during application review it was revealed that one (1) tenant was operating without an approved business license. This issue is currently being addressed by city staff and in the process of being resolved.

III. Analysis

There are currently 356 parking spaces available on-site. There are 40 tenant spaces, which include offices, industrial, and church uses that utilize the existing parking. Per CMC 9162.21 – Parking Spaces Required, each separate use requires different parking standards based on their floor area and principal use. The current tenants occupying the buildings require a minimum of 344 parking spaces when operating at the same time. The applicant (Metropolitan Church of Christ) requires an additional parking demand of 54 spaces, resulting in a deficit of 42 parking spaces. (Exhibit No. 1)



Based on the parking requirements of CMC 9162.21, the proposed church use requires additional parking to operate at the complex. However, CMC Section 9162.24(B) - Automobile Parking Spaces Required for Mixed Uses states, "when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirements may be reduced by the Planning Commission through the approval of a Conditional Use Permit".

Pursuant to CMC Section 9162.24(B), the Planning Commission may approve a shared parking use subject to the following requirements:

1. **The applicant shall show evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed; and**
2. **Any reduction in parking shall not decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all participating uses; and**
3. **The Commission shall make a finding that there is adequate parking available for all affected lots, parcels and uses located thereon.**

The existing businesses currently operate between the hours of 6:00 a.m. and 7:00 p.m. Monday through Friday. Three (3) uses within the development operate outside of these hours as listed below:

Use (Business Name)	Hours of Operation
Church (Praise Chapel Christian)	Sunday (10:00 A.M. – 8:00 P.M.); Thursday and Friday evenings
Church (Love, Faith, and Hope Community Church)	Sunday (all day); Wednesday evenings
Transportation Service (Link Paratransit) non-emergency	Monday – Friday (8:00 A.M. – 6:00 P.M.); Saturday (8:00 A.M. – 3:00 P.M.)

The current parking demand during peak business hours (M-F, 6 a.m. – 7 p.m.) per the parking requirements of CMC 9162.21 is 299 parking spaces, resulting in a surplus of 57 parking spaces during peak business hours (not including the two church uses listed above).

The current parking demand during off-peak hours (evenings and weekends) per the parking requirements of CMC 9162.21 is 51 parking spaces, resulting in a surplus of 305 parking spaces during evening and weekend hours.

The applicant (Metropolitan Church of Christ) proposes to conduct counseling sessions during peak business hours, which is anticipated to be two people at one time. If the applicant were to fully operate during peak business hours, the



demand for parking would be 54 spaces for their individual use. Even with the addition of 54 parking spaces during peak business hours, the site would have a surplus of three (3) parking spaces assuming the hours of operation for Praise Chapel Christian and Love, Faith, and Hope Community Church (listed above) remain the same. Counseling sessions are anticipated to be for two people per hour, therefore it can be assumed that the parking demand during peak hours will be far below 54 parking spaces.

The applicant will be fully operating during weekends and weeknights (off-peak hours). Even with the addition of 54 parking spaces, the off-peak parking will result in a surplus of 251 parking spaces.

The applicant has provided a signed property owner agreement that would facilitate joint use of off-street parking facilities as required by the CMC. Said agreement, provides evidence that no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed will occur.

If there are any changes to operating hours or an expansion of use, the conditional use permit will be subject to Planning Commission review and approval.

Conditional Use Permit

The proposed shared parking CUP is subject to the approval of a development plan in accordance with the CUP procedures as provided in the Carson Municipal Code (CMC) Section 9172.21 and subject to CMC Sections 9162.24(B) – Automobile Parking Spaces Required for Mixed Uses.

According to CMC Section 9172.21 – Conditional Use Permit, the Planning Commission may approve the proposal if it is able to make affirmative findings based on the following criteria:

a. The proposed use and development will be consistent with the General Plan.

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Heavy Industrial and zoned MH (Manufacturing, Heavy). Shared parking and church uses are permitted within the MH zoning district.

b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The site is adequate in size, shape, topography, location, and utilities to accommodate shared parking.

c. There will be adequate street access and traffic capacity.

Adequate driveway widths are provided on the site. Appropriate easements are available for circulation and to ensure safety for pedestrians and motorists.



d. There will be adequate water supply for fire protection.

Prior to the issuance of building permits and/or change of occupancy certificate, the Los Angeles County Fire Department will ensure adequate water supply for fire protection is provided.

e. The proposed use and development will be compatible with the intended character of the area.

Assembly/Church uses are permitted within the MH zoning district. Shared parking is compatible with the intended character of the area.

f. Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).

All of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" and Section 9162.24 (B), "Automobile Parking Spaces Required for Mixed Uses", can be made in the affirmative, if conditions of approval are implemented.

IV. Environmental Review

Pursuant to Section 15301 – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA), the proposed shared parking to facilitate a church use on an existing developed heavy industrial parcel reasonably falls within this category and is exempt. The proposed shared parking does not have the potential to cause a significant effect on the environment.

V. Recommendation

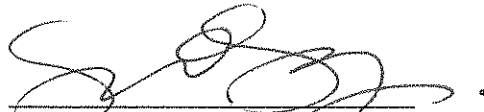
That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 749-09; and
- **WAIVE** further reading and **ADOPT** Resolution No. 09- , entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 749-09 FOR SHARED PARKING AT 1210 – 1250 EAST 223RD STREET."

VI. Exhibits

1. Parking Calculations for Uses
2. Draft Resolution
3. Site Map

Prepared by:


Sharon Song, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer



A	B	C	D	E	F	G	
UNIT	S.F.	Parking Req.	# of parking spaces required	TENANT	HOURS	TENANT USE	
1	101/102	5,525	1/750	7	Benson Industries	M-F, 8-5	Office & Warehouse; Engineering firm
2	103	2,000	1/500	4	Vistam, Inc.	M-F, 8-4	Refinery related
3	104	2,940	1/500	6	Redline/Dual Starr Marketing	M-F, 9-5	Office & Warehouse for marketing company
4	105/106	4,940	1/500	10	VACANT		
5	107	2,470	1/500	5	USTC, Inc.	M-F, 8-5	Freight Forwarding Company
6	108/109	11,972	1/300	40	Crest Steel Corporation	M-F, 7-6	Engineering Office
7	110-113	9,318	1/500	19	FEM Apparel	M-F, 6-5	Manufacturing facility, related office use
8	114	4,317	1/300	14	Herbalife	M-F, 8-6:30	General office; product quality assurance lab
9	115/116	3,678	1/500	7	Vacant		VACANT
10	117	2,470	1/300	14	Herbalife	M-F, 8-6:30	General office; product quality assurance lab
11	118/119	5,634 (Sanctuary: 1,878)	1/35	54	Metropolitan Church of Christ	M-F, Varied Times; Weekends/Weeknights	APPLICANT
12	201	2,437	1/300	8	Allstate Tax Service	T-F, 9-5	Tax preparers - seasonal hours based on tax season
13	202-204	6,922	1/750	9	Kimoto Tech	M-F, 8-5	Warehouse and cutting of film
14	205	1,908	1/300	6	eWorld Shopping Network	M-F, 9-4	Office & Production
15	206/207	3,807	1/750	5	J & J International	M-F, 8-4	General office, warehouse and distribution of electronic parts
16	208	1517 (Sanctuary: 755)	1/35	22	Praise Chapel Christian	Sun 10-8, Th, F eves	Office/church (after hours & weekends for non-profit org)
17	209	1,025	1/100	10	Rebecca's Cafe	M-F, 8-4:30	Cafe/sandwich shop, mostly take-out
18	301/302	3,910	1/500	8	Gekko Engineering	M-F, 7-5	Engineering, warehousing & other admin uses
19	303	2,575	1/500	5	Gekko Engineering	M-F, 7-5	Engineering, warehousing & other admin uses
20	305	3,653	1/500	7	Wireless Trading	M-F, 8-5	Cell phone refurbishment
21	306/307	3,816	1/500	8	VACANT		VACANT
22	308	1,908	1/300	6	Harbor Community Church	M-F, 8-5	Admin. Offices for church
23	309	1,908	1/500	4	Dardanos Coffee	M - F, 9 - 5	Coffee distributor
24	310	1,908	1/500	4	Ishii Hyoki America	M-F, 8-5	Import, export & distribution of electric processor machines
25	311	1,908	1/500	4	APS-BOMC	M-F, 6:30-5	General warehouse
26	312	1,908	1/500	4	Quantum Digital	M-F, 8-5	Computer components
27	313	3,024	1/750	4	Sherwin Williams Auto.	M-F, 8-5	Automotive paint division
28	314	3,023	1/300	10	Quantum Analytical	M-F, 9-5	General office, R & D
29	315	1,908 (Sanctuary: 792)	1/35	23	Love, Faith & Hope Community Church	Sunday service, Wed evening service	Offices/church for non-profit group

A	B	C	D	E	F	G	
32	316/317	3,624	1/750	5	ASI Silica Machinery	M-F, 8-5	Office/warehouse for company that builds fiber optic machinery
33	318	1,908	1/500	4	Stellko Properties	M-F, 9-4	General office/warehouse for construction company
34	319/320	3,815	1/750	5	Quality America	M-F, 8-5	Office/warehouse for HVAC filters
35	321	3,024	1/300	10	Perez's Pallets	M-F, 7-5	Pallet sales
36	322	3,024	1/500	6	Chase Industries	M-F, 9-5	Repair machinery
37	323	1,908	1/500	4	Claquin, Inc.	M - F, 9 - 5	Freight forwarding/logistics
38	324	1,908	1/300	6	DSC, Intl	M-F, 9-5	Marketing company
39	325	1,908	1/300	6	Link Paratransit	M-F, 8-6, Sat 8-3	Non-emergency ambulance service & other related uses
40	326/327	3,816	1/300	13	Social Vocational Services	M-F, 8-4	Adult Day Care
41	328	1,908	1/300	6	Professional Systems Corp	M-F, 8-5	General office, storage of paper forms
42	329/330	4,346	1/750	6	Bixolon of America	M-F, 8:30-5:30	Office & Warehouse distribution for wholesale printers

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 749-09 FOR SHARED PARKING AT 1210-1250 EAST 223RD
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, Brandie Jones on behalf of the Metropolitan Church of Christ, with respect to real property located at 1210-1250 East 223rd Street and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 749-09 for a shared parking agreement to facilitate industrial, office, and church uses in the MH (Manufacturing, Heavy) zoning district.

The Planning Commission duly held a public hearing on December 8, 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. Pursuant to Carson Municipal Code (CMC) Section 9172.21, Conditional Use Permit and Section 9162.24, Automobile Parking Spaces Required for Mixed Uses, the Planning Commission finds that:

- a) The General Plan Land Use designation for the subject property is Heavy Industrial, with which the existing zoning of MH (Manufacturing, Heavy) is compatible.
- b) The site contains three (3) multi-tenant industrial buildings and provides 356 parking spaces. The site is adequate in size, shape, topography, location, and utilities to accommodate shared parking.
- c) Adequate driveway widths are provided on the site. Appropriate easements are available for circulation and to ensure safety for pedestrians and motorists.
- d) Adequate water supply for fire protection is provided on-site.
- e) The proposed shared parking is compatible with the intended character of the site.
- f) The current parking demand on-site during peak business hours (M-F, 6 a.m. – 7 p.m.) per the parking requirements of CMC 9162.21 is 299 parking spaces, resulting in a surplus of 57 parking spaces during peak business hours.

The current parking demand during off-peak hours (evenings and weekends) per the parking requirements of CMC 9162.21 is 51 parking spaces, resulting in a surplus of 305 parking spaces during evening and weekend hours.

If the applicant (Metropolitan Church of Christ) were to fully operate during peak business hours, the demand for parking would be 54 spaces for their individual use with a proposed 1,878-square-foot sanctuary. Even with the addition of 54

parking spaces during peak business hours, the site would have a surplus of three (3) parking spaces assuming the hours of operation for Praise Chapel Christian and Love, Faith, and Hope Community Church are during off-peak hours.

- g) The applicant has provided a signed property owner agreement that would facilitate joint use of off-street parking facilities as required by the CMC. Said agreement, provides evidence that no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed will occur.
- h) The proposed CUP application for shared parking to facilitate the church use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore, all of the required findings pursuant to CMC Section 9172.21 (D), "Conditional Use Permit, Approval Authority and Findings and Decision" and CMC Section 9162.24 (B), "Automobile Parking Spaces Required for Mixed Uses" can be made in the affirmative.

Section 4. Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) – Existing Facilities, the proposed shared parking permit is "Categorically Exempt". No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 749-09 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 8th DAY OF DECEMBER, 2009.

CHAIRMAN

ATTEST:

SECRETARY



The land referred to in this policy is described as follows:

Real property in the City of Carson, County of Los Angeles, State of California, described as follows:

ALL THOSE PORTIONS OF LOTS 12 AND 13 OF TRACT NO. 29411, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 756 PAGES 51 TO 67 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 223RD STREET AND LUCERNE STREET AS SHOWN ON SAID MAP OF TRACT NO. 29411; THENCE SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST, 651.24 FEET, ALONG SAID CENTERLINE OF 223RD STREET, THENCE LEAVING SAID CENTERLINE; SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 50.00 FEET, TO A POINT IN THE NORTHERLY LINE OF SAID LOT 12 ALSO BEING A POINT IN THE EASTERLY LINE OF THE 10.969 ACRE PARCEL OF LAND NOW OR FORMERLY OF PORTER SESNON, ET AL., AS DESCRIBED IN DEED RECORDED IN BOOK D5715 AT PAGE 678 OF OFFICIAL RECORDS OF SAID COUNTY AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID EASTERLY LINE BEING DISTANT 637.00 FEET FROM THE NORTHWEST CORNER OF LOT 11 OF SAID TRACT AS MEASURED ALONG THE NORTHERLY LINE OF SAID LOTS 11 AND 12, AND THE TRUE POINT OF BEGINNING THENCE SOUTHERLY ALONG SAID EASTERLY LINE, AS FOLLOWS:

1ST SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 336.53 FEET, THENCE;

2ND SOUTHEASTERLY ALONG A TANGENT COMPOUND CURVE TO THE LEFT HAVING THE FOLLOWING RADII, CENTRAL ANGLE AND ARC LENGTHS:

RADII	CENTRAL ANGLES	ARC LENGTHS
3RD 281.74 FEET	34° 28' 05"	169.49 FEET
4TH 1172.30 FEET	4° 01' 20"	82.30 FEET
5TH 358.45 FEET	31° 06' 12"	194.59 FEET

TO A POINT THENCE;

6TH SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 25.09 FEET TO THE SOUTHERLY LINE OF SAID LOT 13; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 13 THE FOLLOWING COURSES:

7TH NORTH 89 DEGREES 49 MINUTES 30 SECONDS EAST 357.21 EAST, THENCE;



8TH NORTH 0 DEGREES 10 MINUTES 36 SECONDS WEST 675.09 FEET,
THENCE;

9TH NORTHERLY AND WESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS
OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 54 SECONDS, AN ARC LENGTH
OF 39.27 FEET, THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 12 AND 13;

10TH SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST 586.15 FEET TO THE TRUE POINT
OF BEGINNING.

EXCEPT THEREFROM ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND
CHARACTER OCCURRING 500 FEET BENEATH THE SURFACE THEREOF, NOW KNOWN TO EXIST
OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE
PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE
FOREGOING ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES
AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL
RIGHT OF SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS OF INGRESS AND EGRESS
BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE
SAME, AND TO MAKE SUCH USE OF SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR
USEFUL IN CONNECTION THEREWITH, AND OTHER USE THEREOF, WHICH USES MAY INCLUDE
LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS OR
TUNNELS TO OTHER LANDS NOT SUBJECT TO THOSE RESERVATIONS AND EASEMENTS,
PROVIDED, HOWEVER, THAT SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT
USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS AND SHALL NOT
DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON OR REMOVE OR
IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS
THEREON, AND SHALL CONDUCT NO OPERATIONS WITHIN 500 FEET OF THE SURFACE OF
SAID LAND AS RECORDED DECEMBER 1, 1986 AS INSTRUMENT NO. 86-1650991, MEASURED
VERTICALLY FROM THE SURFACE OF SAID LAND. IN THE EXERCISE OF SAID RESERVED
EXCLUSIVE EASEMENTS, MINERALS, RIGHTS AND RESERVATIONS, GRANTORS MAY POOL SAID
LANDS WITH OTHER LANDS. THE RIGHT OF GRANTORS SHALL INCLUDE, BUT SHALL IN NO
WAY BE LIMITED TO, ALL SUBTERRANEAN RIGHTS NECESSARY INCIDENTAL OR CONVENIENT
TO THE FULL EXERCISE OF THE RIGHTS RESERVED BY GRANTORS BELOW 500 FEET OF THE
SURFACE OF SAID LAND AND SHALL INCLUDE THE RIGHT TO DRILL AND MAINTAIN WELL
HOLES THROUGH THE SAID LAND BELOW 500 FEET FROM THE SURFACE THEREOF, FOR THE
PURPOSE OF REMOVING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM OTHER
LANDS, WHETHER SUCH OTHER LANDS TO BE ADJACENT, CONTIGUOUS, OR DISTANT FROM
SAID LANDS, AS RESERVED BY LOUISE WATSON AND SUSANA W. LACAYO, AS JOINT TENANTS,
IN DEED RECORDED JANUARY 3, 1963 AS INSTRUMENT NO. 2503, IN BOOK D-1872 PAGE 539,
OF OFFICIAL RECORDS.

Said Land is also described in survey prepared by Huitt-Zollars, Inc., dated May 2, 2007 and
known as Job No. 10-1334-01 as:

ALL THOSE PORTIONS OF LOTS 12 AND 13 OF TRACT NO. 29411, IN THE CITY OF
CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 756 PAGES 51 TO 67 INCLUSIVE OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT 1NE INTERSECTION OF THE CENTERLINE OF 223RD STREET AND
LUCERNE STREET AS SHOWN ON SAID MAP OF TRACT NO. 29411; THENCE SOUTH
89 DEGREES 49 MINUTES 30 SECONDS WEST, 651.24 FEET; ALONG SAID
CENTERLINE OF 223RD STREET, THENCE LEAVING SAID CENTERLINE; SOUTH
0 DEGREES 10 MINUTES 30 SECONDS EAST 50.00 FEET, TO A POINT IN THE



NORTHERLY LINE OF SAID LOT 12 ALSO BEING A POINT IN THE EASTERLY LINE OF THE 10.969 ACRE PARCEL OF LAND NOW OR FORMERLY OF PORTER SESNON, ET AL., AS DESCRIBED IN DEED RECORDED IN BOOK D5715 AT PAGE 678 OF OFFICIAL RECORDS OF SAID COUNTY AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SAID EASTERLY LINE BEING DISTANT 637.00 FEET FROM THE NORTHWEST CORNER OF LOT 11 OF SAID TRACT AS MEASURED ALONG THE NORTHERLY LINE OF SAID LOTS 11 AND 12, AND THE TRUE POINT OF BEGINNING THENCE SOUTHERLY ALONG SAID EASTERLY LINE, AS FOLLOWS SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 336.53 FEET, THENCE; 2ND SOUTHEASTERLY ALONG A TANGENT COMPOUND CURVE TO THE LEFT HAVING THE FOLLOWING RADII, CENTRAL ANGLE AND ARC LENGTH'S: RADII CENTRAL ANGLES ARC LENGTHS 3RD 281.74 FEET 34° 28' 05" 169.49 FEET 4TH 1172.30 FEET 4° 01' 20" 82.30 FEET 5TH 358.45 FEET 31° 06' 72" 194.59 FEET TO A POINT THENCE; 6TH SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 25.09 FEET TO THE SOUTHERLY LINE OF SAID LOT 13; THENCE ALONG SOUTHERLY AND EASTERLY LINES OF SAID LOT 13 THE FOLLOWING COURSES: 7TH NORTH 89 DEGREES 49 MINUTES 30 SECONDS EAST 357.21 EAST; THENCE; 8TH NORTH 0 DEGREES 10 MINUTES 36 SECONDS WEST (NORTH 0 DEGREES 10 MINUTES 30 SECONDS WEST PER TRACT NO. 29411) 675.09 FEET, THENCE; 9TH NORTHERLY AND WESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 54 SECONDS (90 DEGREES 00 MINUTES 00 SECONDS PER TRACT NO. 29411), AN ARC LENGTH OF 39.27 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 12 AND 13; 10TH SOUTH 89 DEGREES 49 MINUTES 30 SECONDS WEST 586.15 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER OCCURRING 500 FEET BENEATH THE SURFACE THEREOF KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT; MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, AND OTHER USE THEREOF, WHICH USES MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS OR TUNNELS TO OTHER LANDS NOT SUBJECT TO THOSE RESERVATIONS AND

EASEMENTS PROVIDED, HOWEVER, THAT SAID GRANTORS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON OR REMOVE OR IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS THEREON, AND SHALL CONDUCT NO OPERATIONS WITHIN 500 FEET OF THE SURFACE OF SAID LAND AS RECORDED DECEMBER 1, 1986 AS INSTRUMENT NO. 86—165099 1, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND. IN THE EXERCISE OF SAID RESERVED EXCLUSIVE EASEMENTS, MINERALS, RIGHTS AND RESERVATIONS, GRANTORS MAY POOL SAID LANDS WITH OTHER LANDS THE RIGHT OF GRANTOR'S SHALL INCLUDE, BUT SHALL IN NO WAY BE LIMITED TO, ALL SUBTERRANEAN RIGHTS NECESSARY INCIDENTAL OR CONVENIENT TO THE FULL EXERCISE OF THE RIGHTS RESERVED BY GRANTORS BELOW 500 FEET OF THE SURFACE OF SAID LAND AND SHALL INCLUDE THE RIGHT TO DRILL AND MAINTAIN WELL HOLES THROUGH THE SAID LAND BELOW 500 FEET FROM THE SURFACE THEREOF; FOR THE PURPOSE OF REMOVING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM OTHER LANDS, WHETHER SUCH OTHER

LANDS TO BE ADJACENT, CONTIGUOUS, OR DISTANT FROM SAID LANDS, AS RESERVED BY LOUISE WATSON AND SUSANA W LACA YO, AS JOINT TENANTS IN DEED RECORDED JANUARY 3, 1963 AS INSTRUMENT NO. 2503, IN BOOK D—1872 PAGE 539, OF OFFICIAL RECORDS.

APN: 7315-012-033



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 749-09

GENERAL CONDITIONS

1. If a business license permit and change of occupancy certificate for said use is not issued within one year of the date of approval of Conditional Use Permit No. 749-09, 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. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. 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 any 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 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 property owner shall provide evidence that existing and future tenant leases reflect acknowledgement/agreement to the shared parking agreement and operation of hours.
9. Any future expansions to assembly/sanctuary areas will require a modification request to the Conditional Use Permit subject to review and approval by the Planning Division. Substantial modifications shall require review and approval by the Planning Commission.
10. Changes to the tenant uses shall warrant review and approval by the Planning Division for compliance with the shared parking requirements. The applicant shall submit an updated table showing hours of operation to the Planning Division in the event an intensification of use is proposed. The updated table shall be submitted no later than 30 days after the modification of such use. The Planning Division shall review tenant changes to ensure the hours of operations between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Planning Commission.
11. The subject church shall limit special events to weekends only. Special events (i.e. funerals, weddings, etc) shall be prohibited on weeknights unless authorized by the Planning Division at least five (5) days prior to the event. If authorized by the Planning Division, weeknight events shall occur after 7:00 p.m.
12. The applicant shall submit a legal instrument approved by the Director as to form and content that shows evidence that there is no substantial conflict or overlap in the principal operating hours of the buildings or uses for which the shared parking facilities are proposed prior to issuance of the Certificate of Occupancy.
13. 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 Conditional Use Permit No. 749-09. 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.



14. The hours of operation shall comply with the following table. Modifications to the parking table below, 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.

Coral Tree Tenant Use (1210-1250 223rd Street)

UNIT	S.F.	Parking Req.	Parking spaces Req.	TENANT	HOURS
101/102	5,525	1/750	7	Benson Industries	M-F, 8-5
103	2,000	1/500	4	Vistam, Inc.	M-F, 8-4
104	2,940	1/500	6	Redline/Dual Starr Marketing	M-F, 9-5
105/106	4,940	1/500	10	VACANT	
107	2,470	1/500	5	USTC, Inc.	M-F, 8-5
108/109	11,972	1/300	40	Crest Steel Corp.	M-F, 7-6
110-113	9,318	1/500	19	FEM Apparel	M-F, 6-5
114	4,317	1/300	14	Herbalife	M-F, 8-6:30
115/116	3,678	1/500	7	Vacant	
117	2,470	1/300	14	Herbalife	M-F, 8-6:30
118/119	5,634 (Sanctuary: 1,878)	1/35	54	Metropolitan Church of Christ	M-F Varies, Weekends/nights
201	2,437	1/300	8	Allstate Tax Service	T-F, 9-5
202-204	6,922	1/750	9	Kimoto Tech	M-F, 8-5
205	1,908	1/300	6	eWorld Shopping Network	M-F, 9-4
206/207	3,807	1/750	5	J & J International	M-F, 8-4
208	1517 (Sanctuary: 755)	1/35	22	Praise Chapel Christian	Sun 10-8, Th, F eves
209	1,025	1/100	10	Rebecca's Café	M-F, 8-4:30
301/302	3,910	1/500	8	Gekko Engineering	M-F, 7-5
303	2,575	1/500	5	Gekko Engineering	M-F, 7-5
305	3,653	1/500	7	Wireless Trading	M-F, 8-5
306/307	3,816	1/500	8	VACANT	
308	1,908	1/300	6	Harbor Comm. Church	M-F, 8-5
309	1,908	1/500	4	Dardanos Coffee	M - F, 9 - 5
310	1,908	1/500	4	Ishii Hyoki America	M-F, 8-5
311	1,908	1/500	4	APS-BOMC	M-F, 6:30-5
312	1,908	1/500	4	Quantum Digital	M-F, 8-5
313	3,024	1/750	4	Sherwin Williams Auto	M-F, 8-5
314	3,023	1/300	10	Quantum Analytical	M-F, 9-5
315	1,908 (Sanctuary: 792)	1/35	23	Love, Faith & Hope Community Church	Weekends, Wed evening
316/317	3,624	1/750	5	ASI Silica Machinery	M-F, 8-5
318	1,908	1/500	4	Stellko Properties	M-F, 9-4
319/320	3,815	1/750	5	Quality America	M-F, 8-5
321	3,024	1/300	10	Perez's Pallets	M-F, 7-5
322	3,024	1/500	6	Chase Industries	M-F, 9-5
323	1,908	1/500	4	Clasquin, Inc.	M - F, 9 - 5
324	1,908	1/300	6	DSG, Intl	M-F, 9-5
325	1,908	1/300	6	Link Paratransit	M-F, 8-6, Sat 8-3
326/327	3,816	1/300	13	Social Vocational Services	M-F, 8-4
328	1,908	1/300	6	Professional Systems Corp	M-F, 8-5
329/330	4,346	1/750	6	Bixelon of America	M-F, 8:30-5:30



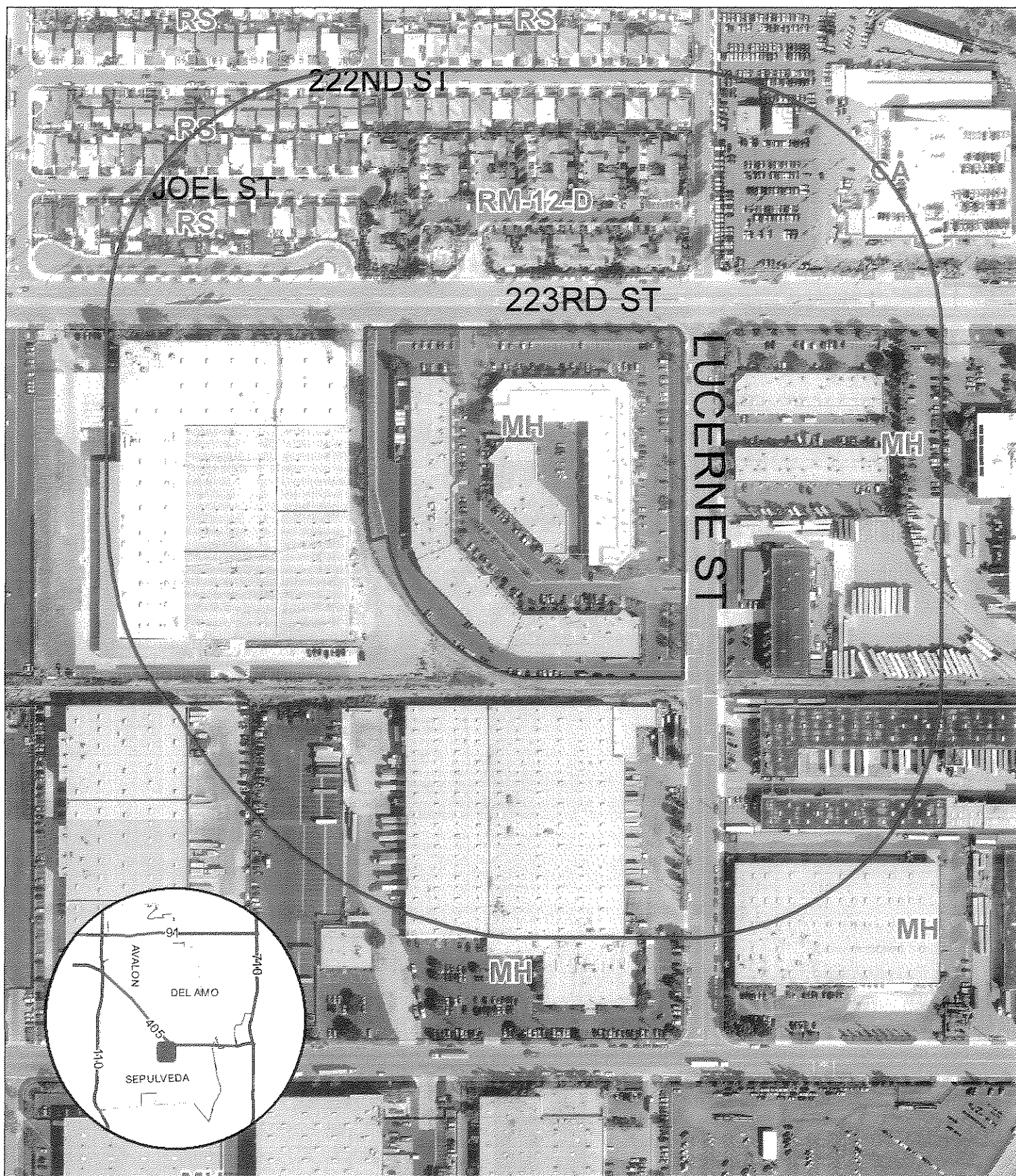
BUILDING AND SAFETY

15. A certificate of occupancy/change in occupancy must be issued by the Los Angeles County Building and Safety division prior to occupancy and issuance of Business License.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

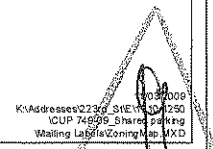
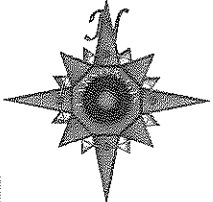
16. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.





City of Carson
500 Foot Radius Map
1210-1250 E 223rd St

Exhibit 3



K:\Address\0230_SHEV\0230
CUP 74996_Shev\paving
Mapping Labels\ZoningMap.MXD