



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 12, 2013
SUBJECT: Design Overlay Review No. 1469-12
APPLICANT: Glasswerks
c/o: Donn Stout
8600 Rheem Street
South Gate, CA 90280
REQUEST: To construct a new glass warehouse to be located in the ML-D (Manufacturing, Light, Design Overlay) zoning district
PROPERTY INVOLVED: 716 E. Alondra Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Goolsby
		Vice-Chair Verrett			Gordon
		Brimmer			Saenz
		Diaz			Schaefer

Item No. 12-B

I. Introduction

Property Owner

Glasswerks, 8600 Rheem Street, South Gate, CA 90280

Property Applicant

Donn Stout, G & W Builders Inc., 557 Mercury Lane, Brea, CA 92821

Project Address

716 E. Alondra Boulevard

Project Description

The proposed project is for a new 20,000-square-foot glass warehouse building with a height of 34 feet. The proposed project will include 28 parking spaces meeting CMC parking requirements. The project will require removal of 4 existing buildings on the westerly side of the property.

Background

Current Use of Property

The property is developed with four storage buildings that will be removed and is currently being used for storage of trucks and equipment.

Previously Approved Discretionary Permits

The City previously processed a Relocation Permit No. 12-73 for the subject site.

Public Safety Issues

After consulting with the Public Safety Department it was determined that there is no open zoning code enforcement case associated with this property. Code Enforcement staff previously issued a warning citation to remove illegal trucking activity and obtain zoning entitlements for any continued industrial operation.

II. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 716 E. Alondra Boulevard. The property is approximately 1.6 acres. Light industrial uses, vacant land, single family residential development are located to the southeast; to the south is the Bunche Elementary School; to the west is Avalon Glass and Mirror Co.; and to the north is industrial and residential land located in unincorporated LA County.

Zoning/General Plan Designation

The subject property is zoned ML-D (Manufacturing, Light, Design Overlay). Properties to the east are zoned CG (Commercial, General) and RS (Residential, Single Family); the property to the west is zoned ML-D; and the property to the south

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February 12, 2012



is zoned Residential Single Family (RS). The subject property has a General Plan Land Use designation of Light Industrial.

Applicable Zoning Ordinance Regulations

The proposed new glass warehouse is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Sections 9172.23 and is subject to the development standards of CMC Section 9145 and 9146.

The proposed project includes 28 parking spaces which meets CMC requirements. The property has three driveway approaches but only one approach is being proposed for the warehouse use. The other two will be abandoned. The traffic engineer is recommending that the proposed driveway entry gate be setback at least sixty-six (66) feet from the sidewalk to allow trucks to stop completely off the public right-of-way when the gate is closed and minimize traffic hazardous conditions along Alondra Boulevard. The proposed building will be pushed back to the south of the property to accommodate this requirement requiring site plan redesign and additional Planning Division review and approval.

CMC Section 9146.23 (Front Yard) requires that each lot have a front yard of 25 feet except that a variable front yard in which all portions are at least ten (10) feet in depth and some portion is at least twenty (20) feet in depth is permitted if to the satisfaction of the Director, all portions of the yard where the setback is twenty (20) feet or less are landscaped and mounded earth forms are included in the landscaping. The existing front yard has two landscaped areas next to the proposed driveway of approximately ten (10) feet in depth. Portions of the front yard are developed with a six (6) foot high masonry wall and with a six (6) foot high iron fence and gate. In order to comply with the CMC front yard provisions staff recommends that the front yard areas be re-landscaped and increased including replacing the dead vines on the masonry wall and providing a new twenty (20) foot landscaped setback area within the easterly front yard replacing the iron-gate area with all areas developed with an automatic irrigation system. The proposed landscape area may also be used to meet on-site water run-off (Standard Urban Storm-water Mitigation Plan/SUSMP) requirements via a bio-swale.

CMC Section 9164.3 (Non-Residential Trash Area) requires that each lot developed with a non-residential use have adequate trash and garbage collection and storage areas to accommodate all accumulation of refuse on the premises. Trash areas shall be either enclosed within a building or be bounded on three sides by a six (6') foot high wall. The outdoor trash area shall be at least four and one-half (4½) feet by six (6) feet in size. The owner/applicant shall comply with stated CMC requirements.

On the southeast side of the subject site there is a 9,316-square-foot lot area that is zoned RS (Residential, Single Family). Staff recommends that a condition of approval be required that the owner/applicant submit a rezoning application within a



sixty (60) day period to rezone the RS zoned area to ML-D to provide compliance with the uses permitted under the CMC zoning requirements. Furthermore, to minimize excessive truck movements next to the adjoining residential areas staff recommends the posting of "no truck parking allowed" next to the residential area.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Project Aesthetics: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the proposed use and development must be compatible with the harmonious and attractive development of the area. The existing site has deferred maintenance of the front yard landscaping and has installed razor wire on top of the masonry wall and iron fencing.
 - Mitigation: New landscaping shall be provided along the front yard in compliance with the CMC requirements and all razor wire shall be removed. Owner/applicant shall submit a landscape plan with an irrigation plan identifying an automatic irrigation system for all landscaping areas.
- Issue-Safe Vehicular Movements: The proposed glass warehouse will introduce truck trips for the storage and transport of glass products.



- Mitigation: The proposed warehouse to comply with CMC 9162.62 (Design Standards for Truck Loading Facilities, Maneuvering Areas, Parking and Stacking Spaces).
- Issue – Lack of screening for single family development to the south-east: This project site abuts single family residential uses to the south-east and requires screening for the proposed light industrial use.
 - Mitigation: The owner/applicant shall plant evergreen trees along the eastern property boundary to provide screening of the proposed light industrial activities from the adjoining single family residential areas to the south east of the project site.

III. Environmental Review

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the construction of a new glass warehouse is considered an in-fill development that does not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

IV. Recommendation

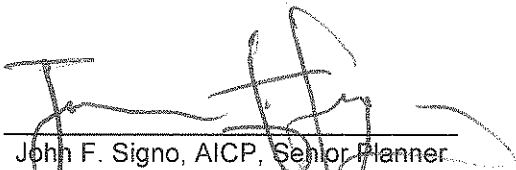
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No.____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1469-12 FOR A NEW WAREHOUSE BUILDING LOCATED AT 716 E. ALONDRA BOULEVARD."

V. Exhibits

1. Development Plans
2. Zoning/vicinity 500 foot radius map

Prepared by: 
 Zak Gonzalez II, Associate Planner

Reviewed by: 
 John F. Signo, AICP, Senior Planner

Approved by: 
 Sheri Repp, Planning Officer

Planning Commission Staff Report
 DOR No. 1469-12
 February 12, 2012

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1469-12 FOR A NEW WAREHOUSE BUILDING LOCATED
AT 716 E. ALONDRA BOULEVARD**

**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, Donn Stout, with respect to real property located at 716 E. Alondra Boulevard, and described in Exhibit "A" attached hereto, requesting the approval to construct a new glass warehouse building at a property located within the ML-D (Manufacturing, Light – Design Overlay) zone.

A public hearing was duly held on February 12, 2013, 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 light industrial, institutional and single family residential uses, which the proposed project will be compatible with based on design and screening.
- b) The existing buildings were relocated to the site in 1973 and will be removed to facilitate construction of a new 20,000-square-foot glass warehouse building. Aesthetic improvements will consist of new front and side yard landscaping meeting CMC requirements and providing a harmonious and attractive development in the area. Landscape screening will be provided for residences to the southeast and east.
- c) The proposed project includes 28 parking spaces meeting CMC requirements. The City traffic engineer has reviewed the proposed circulation and determined that no adverse traffic impacts will result from the proposed project with implementation of the conditions of approval.
- d) No business signs are proposed at this time. All future building signage will comply with the CMC requirements.

Section 4. The Planning Commission further finds that the proposed project is 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 15332 (In-Fill Development).



Section 5. Based on the aforementioned findings, the Commission hereby approves the categorical exemption and Design Overlay Review No. 1469-12 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 12th DAY OF FEBRUARY, 2013.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 4, RANGE 3 OF THE BENUDRY, DOWNEY AND HAYWARD TRACT, SO CALLED RANCHO SAN PEDRO, IN THE CITY OF CARSON IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 348 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 4, DISTANT SOUTH 88DEGREE WEST 11.91 CHAINS FORM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 88 DEGREE WEST ALONG THE NORTH LINE OF SAID LOT, 2.9775 CHAINS; THENCE SOUTH 11DEGREE EAST 8.5 CHAINS; THENCE NORTH 88 DEGREE EAST 2.9775 CHAINS; THENCE NORTH 11 DEGREE WEST 8.5 CHAINS TO THE BEGINNING.

EXCEPT THE WEST 75 FEET THEREOF.

ALSO EXCEPT THE SOUTHERLY 100 FEET OF SAID LAND CONVEYED TO ENTERPRISE SCHOOL DISTRICT TO LOS ANGELES COUNTY BY DEED RECORDED IN BOOK 44623 PAGE 94 OF OFFICIAL RECORDS.

ALSO EXCEPT THE NORTHERLY 50 FEET OF SAID LAND.

ALSO EXCEPT CERTAIN OIL AND MATERIAL RIGHTS CONVEYED TO GROVER O'CONNEL BY DEED RECORDED IN BOOK 17104 PAGE 351 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED QUARTER PART OF ALL MINERAL, OIL AND RIGHTS, AS RESERVED BY ROBERT R. KECHTER ET AL, BY DEED RECORDED APRIL 30, 1986, AS INSTRUMENT NO. 86-530080, OF OFFICIAL RECORDS.

PARCEL 2:

THE WEST 77.35 FEET OF THE EAST 786.05 FEET OF THE NORTHWEST 340.60 FEET OF LOT 4 RANGE 3, OF A PORTION OF THE SAN PEDRO RANCHO, FORMERLY OWNED BY THE HEIRS OF NASARIO DOMINGUEZ, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 348 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DISTANCES ALONG OR PARALLEL WITH THE EASTERLY AND NORTHERLY LINES OF SAID LOT.

EXCEPTING THEREFROM THE SOUTHERLY 20 FEET OF THE NORTHERLY 50 FEET THEREOF, AS GRANTED TO THE COUNTY OF LOS ANGELES.

ALSO EXCEPTING THEREFROM HALF OF ALL OIL, GAS, PETROLEUM, MINERALS, AND/OR RELATED SUBSTANCES AND THE RIGHTS THERETO BUT WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND WITHOUT ANY RIGHT TO ENTER INTO, GO THROUGH OR ACROSS OR IN ANY MANNER DISTURB ANY LAND OR PORTION THEREOF LYING WITHIN 500 FEET BELOW THE SURFACE OF SAID LAND, AS RESERVED BY ROBERT R. KECHTER, ET AL, BY DEED RECORDED APRIL 30, 1986, AS INSTRUMENT NO. 86-530080,



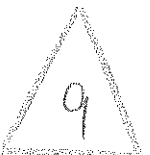
OF OFFICIAL RECORDS.

PARCEL 3:

THE WESTERLY 195 FEET OF THE EASTERLY 708.70 FEET OF THE NORTHERLY 220 FEET (SAID DISTANCES BEING MEASURED ALONG OR PARALLEL WITH THE EASTERLY AND NORTHERLY LINES) OF LOT 4, RANGE 3 OF THE BEAUDRY DOWNEY AND HAYWARD TRACT, SO-CALLED, OF RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 348 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 20 FEET OF THE NORTHERLY 50 FEET OF SAID LAND.

Assessor's Parcel No: 6140-001-004, 6140-003-028, 056, 057



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1469-12

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Design Overlay Review No. 1469-12 said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
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. In accordance with CMC Sections 9146.23, and 9172.23, the owner/applicant shall submit a landscape and irrigation plan to the Planning Division for review



and approval prior to submitting for plan check to the Building and Safety Division that includes:

- a. Re-landscape the front yard areas and increase landscaping on both sides of the proposed driveway, replace dead vines on the masonry wall fronting Alondra Boulevard, planting a new twenty (20) foot landscape setback area south of the easterly iron gate area. This will require relocating the proposed building further south to accommodate proper driveway width, which must be shown on a revised site plan for review and approval by the Planning Division.
 - b. Plant new 24-inch box evergreen trees along the easterly boundaries to screen the residential dwellings to the east from the proposed industrial use and plant evergreen shrubs and ground cover in the front yard areas along the public right-of-way.
 - c. Remove all razor wire fencing visible from the public right-of-way.
9. All landscaping shall be maintained in good condition at all times.
 10. All parking areas shall be re-slurried and re-stripped in compliance with CMC requirements. Areas for truck parking currently without asphalt shall be provided with new asphalt in compliance with CMC Section 9162.0 which requires that the minimum thickness of the paving and base to be determined by an on-site pavement study completed by a licensed soils engineer approved by the Public Works Director. Said asphalt work shall be completed prior to certificate of occupancy.
 11. Business hours of operation shall be Monday to Saturday, 6 a.m. to 7:00 p.m.
 12. Trucks shall not be parked on public streets during hours of operation, overnight or on weekends and shall not be parked or maneuvered within 100 feet of the residential areas to the southeast of subject site. The owner/applicant shall post "no trucks allowed" signs next to residential areas and shall educate drivers on proper parking and maneuvering at the site.
 13. The owner/applicant shall comply with all LA County Fire Department emergency vehicle safety access (i.e. gate entry access requirements) and fire flow/fire hydrant location requirements.
 14. The owner/applicant shall submit for a separate sign permit for Planning Division approval if a business sign is proposed.
 15. Owner/applicant shall submit within sixty (60) days of project approval a rezoning application to rezone a 9,316-square-foot parcel from the existing RS (Residential, Single-Family) zone to ML-D (Manufacturing, Light, Design Overlay) zone in accordance with CMC 9172.13 (Zone Change) permitting adequate area for required parking.
 16. 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. 1469-12. 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 or 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.

17. The City Traffic Engineer recommends that the proposed driveway entry gate be setback at least sixty-six (66) feet from the sidewalk to allow trucks to stop completely off the public right-of-way when the gate is closed and to minimize traffic hazard conditions along Alondra Boulevard. Prior to submittal of plan check to the Building and Safety Division, a revised site plan shall be required that satisfies the requirements of the City Traffic Engineer.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

GENERAL

19. The Developer shall submit a copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
20. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
21. A construction permit is required for any work to be done in the public right-of-way.
22. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

BUILDING PERMIT

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

23. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
24. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.



- a. Comply with mitigation measures recommended in the approved soils, drainage concept, hydrology study and stormwater quality plan.
25. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
26. The Developer shall submit improvement plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (*if any*) along Alondra Boulevard
27. Construction bond for all work to be done within the public right of way shall be submitted and approved by Department of Public Works prior to issuance of Building Permit.

CERTIFICATE OF OCCUPANCY

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

28. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
29. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
30. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
31. Fill in any missing sidewalk if any, within the public right of way along Alondra Boulevard abutting this proposed development.
32. Remove and replace any broken/damaged driveway approach within the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
33. Remove unused driveway approach within the public right of way along Alondra Boulevard abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
34. The Developer shall modify existing driveways within the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.

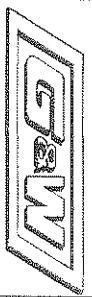
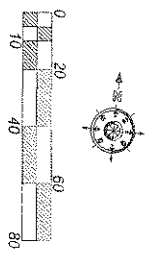
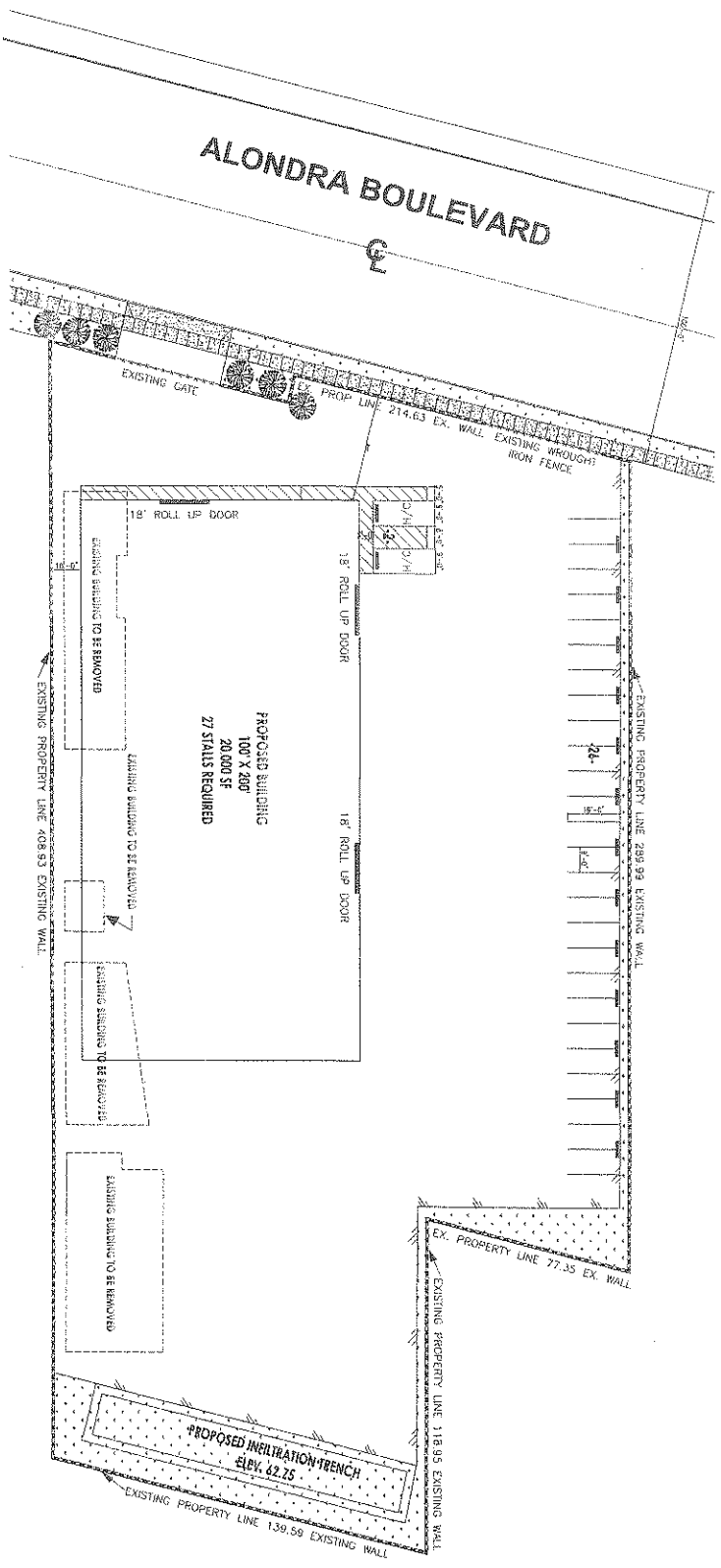


35. Plant approved parkway trees on locations where trees in the public right of way along Alondra Boulevard abutting this proposed development are missing (if any) per City of Carson Standard Nos. 117, 132, 133 and 134.
36. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Alondra Boulevard abutting this proposed development.
37. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. **Upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-month)** Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770
38. All existing overhead utility lines less than 12 kilovolts along Alondra Boulevard abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the in-lieu fee before issuance of building permit. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
39. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
40. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
41. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS).
42. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
43. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

44. 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.





LICENSE NO. 457076
GENERAL ENGINEERING CONTRACTORS
557 MERCURY LANE
BREDA, CALIFORNIA 92821
800-529-9833

General Contractor
Over / Applicant
G&W ENGINEERING CONTRACTORS

CLASSWORKS
8800 RINEEN STREET
SOUTH GATE, CA 90289
(323)759-1800

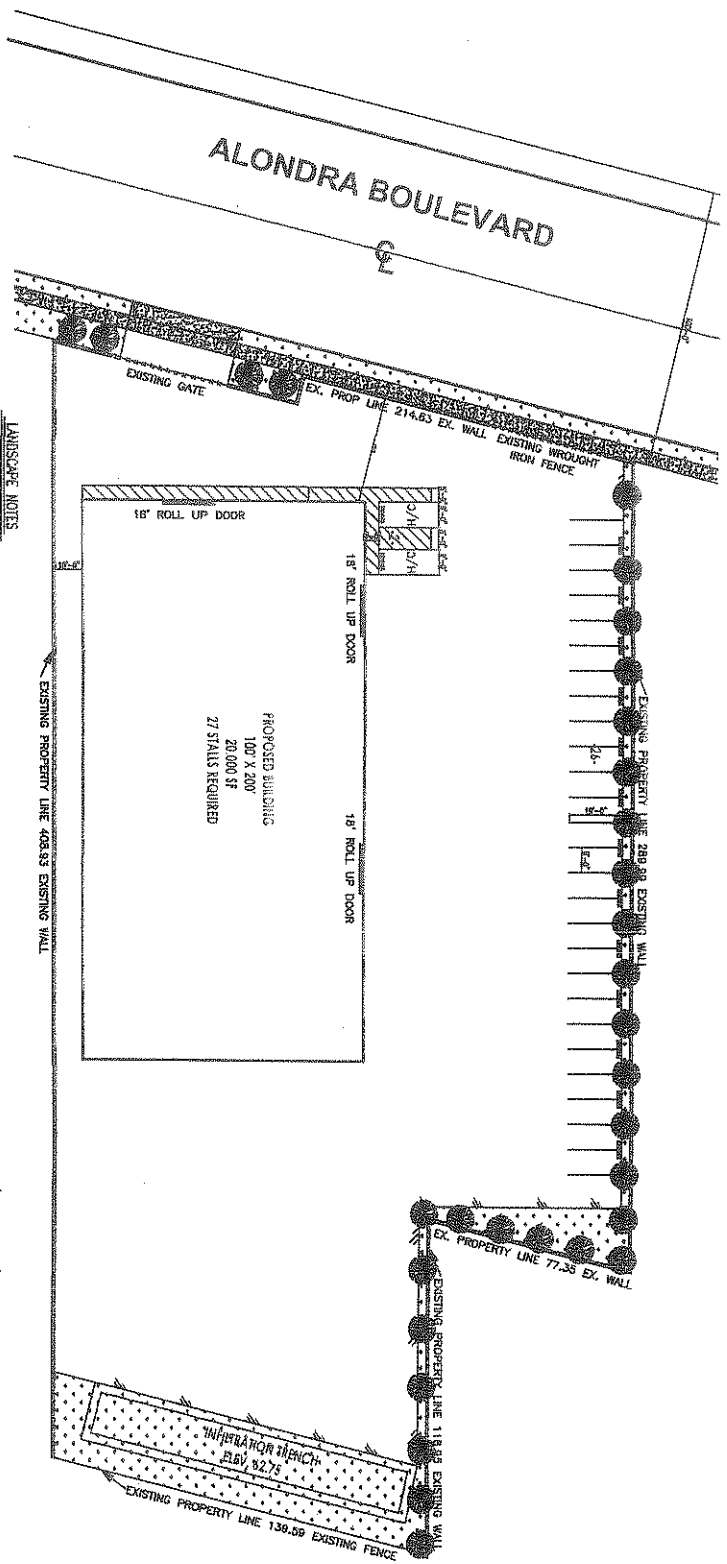
JOB SITE:
CLASSWORKS
718 EAST ALONDRA BLVD.
CARSON, CA

REQUIREMENTS:
WIRE SPIKE, 1 FOOT N/O CURB ALONDRA
BLVD, 57.8 FEET E/O BC RET E/O AWALON
BLVD, E WALL OF CB

ASSESSOR'S PARCEL NUMBER:
64140-003-056, 057
6140-01--004

PREPARATION DATE: JUNE 8, 2012
STEEL # 12-B-18308
PROJECT # 904

SITE PLAN



LANDSCAPE NOTES

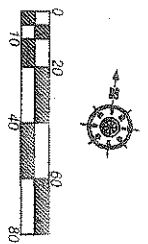
- A. REFER TO PLANNING SPECIFICATIONS AND DETAILS FOR SOIL REHABILITATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
- B. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT SCHEDULING, OPERATIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
- C. VERIFY ALL DESIGN CONDITIONS, OPERATIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
- D. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CONSULTED DRAWINGS OR INSTRUMENTATIONS SHALL BE ISSUED PRIOR TO THE COMMENCEMENT OF THE WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOW DISCREPANCIES.
- E. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HERE OR NOT PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSES ON REPAIR OR PROTECTION OF ALL UTILITIES.
- F. OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES SHOULD VERIFY ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES PRIOR TO ANY CONSTRUCTION.
- G. ALL EXISTING PLANTING SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT PERIOD.
- H. ALL TREES WITHIN 7 FEET OF THE PROPOSED BUILDING SHALL BE PROTECTED BY A PROTECTIVE FENCE.
- I. ALL TREES WITHIN 7 FEET OF THE PROPOSED BUILDING SHALL BE PROTECTED BY A PROTECTIVE FENCE.
- J. ALL TREES WITHIN 7 FEET OF THE PROPOSED BUILDING SHALL BE PROTECTED BY A PROTECTIVE FENCE.
- K. AT END OF PLANNING PERIOD, THE CENTER LINE OF THE LAST ROW OF STALLS AND OR GROUND COVER SHALL BE LOCATED NO FURTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON CENTER SPACING.
- L. INSTALL GROUND COVER AND OR MASSIVE WITH TYPICAL SPACING UNLESS OTHERWISE SPECIFIED.
- M. REMOVE ALL EXISTING STALLS AND EQUIPMENT RACKS IMMEDIATELY AFTER INSTALLATION WORK PROVIDING SUPPORT PER PLAN.
- N. DURING THE PERIOD OF THE GUARANTEE PERIOD, BE RESPONSIBLE FOR PROPER STALLS AND OR GROUND COVER MAINTENANCE AND REPAIRS.
- O. LANDSCAPE MAINTENANCE PERIOD IS TO BE NO LESS THAN 90 DAYS.

TOTAL PROJECT SITE (SQUARE FEET)

TOTAL PROJECT SITE (SQUARE FEET)	1.63 ACRES
TOTAL INFILTRATION LANDSCAPE AREA (SQUARE FEET)	4,107 S.F.
TOTAL LANDSCAPE AREA (SQUARE FEET)	2,004 S.F.
TOTAL BUILDING AREA (SQUARE FEET)	20,000 S.F.

TREES, SHRUBS, SPECIES

TYPE	COMMON NAME	QUANTITY
TREE	LELAND CYPRESS EVERGREEN TREE	27



LICENSE NO. 451076
 GENERAL ENGINEERING CONTRACTORS
 557 WILSON LANE
 BREA, CA 92621
 800-529-9393

General Contractor
 Owner / Architect

JOB SITE
 GLASSMERS
 8600 RHEE STREET
 SOUTH GATE, CA 90280
 (323)798-7800

BENCH MARKS:
 WIRE STAKE, 1 FOOT N/O CURB ALONDRA
 BLVD, 57.3 FEET E/O BC RET E/O MAXION
 BLVD, E WALL TP CA

ASSESSORS PARCEL NUMBER:
 64140-003-056, 057
 6140-01-004

PREPARATION DATE JUNE 8, 2012
 STEEL # 904
 PROJECT # 12-B-78308

LANDSCAPE PLAN

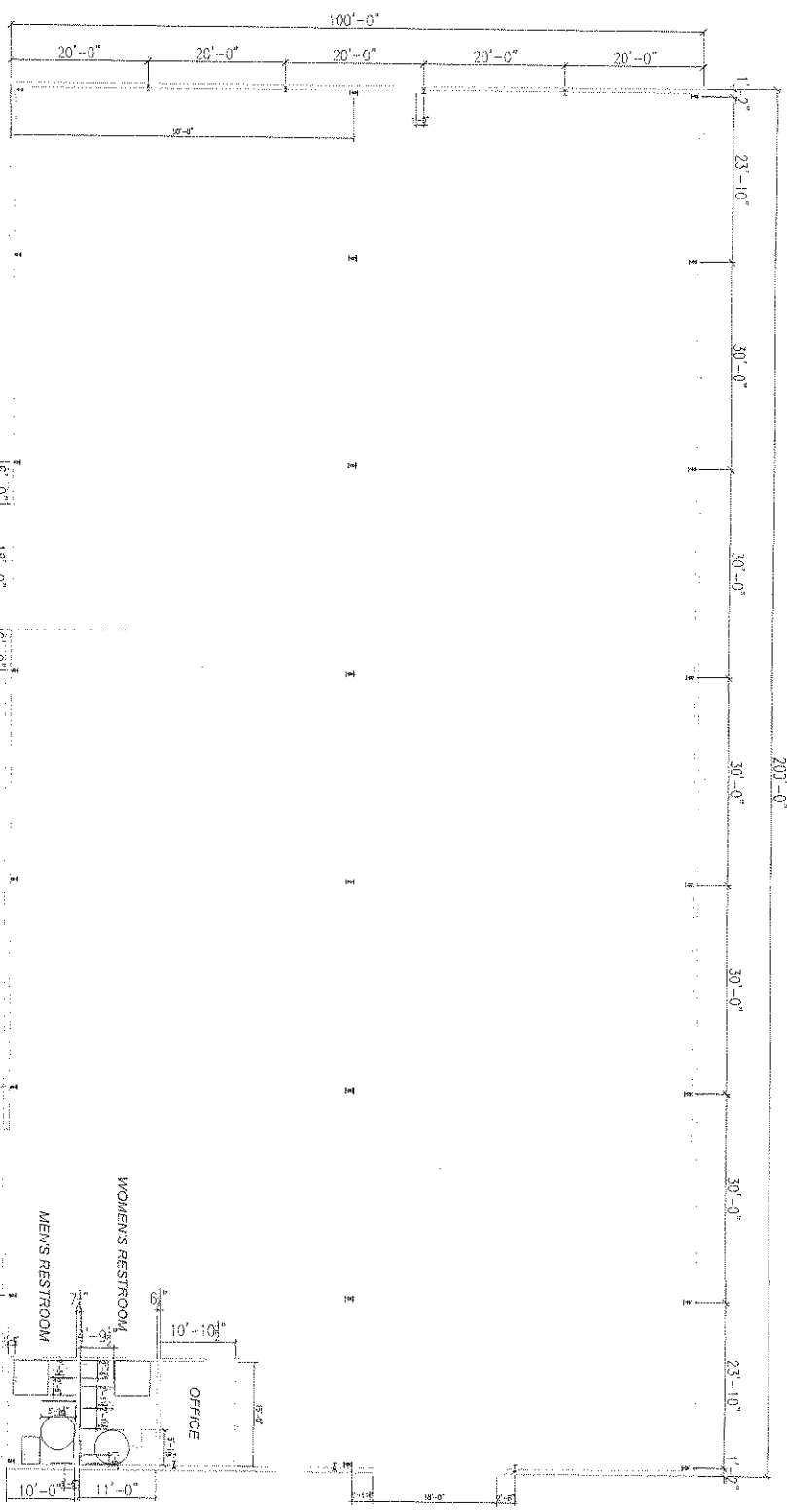
1" = 20'



LICENSE NO. 457076
 GENERAL ENGINEERING CONTRACTORS
 557 MERCURY LANE
 BREW, CALIFORNIA 92821
 BREW, 800-529-9593

General Contractor

Owner / Applicant:
 2225 SHERBORN
 8800 BEECH STREET
 SUITE 100, CA 90230
 323-785-7808
 JOB SITE:
 2425 SHERBORN
 178 5TH ALABAMA BLVD
 CHESNEY, CA



INTERIOR FINISH SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	PAINT				
2	WALL PAPER				
3	CEILING				
4	FLOOR				
5	DOOR				
6	WINDOW				
7	TRIM				
8	STAIRS				
9	ELECTRICAL				
10	MECHANICAL				
11	PLUMBING				
12	CONCRETE				
13	FOUNDATION				
14	ROOFING				
15	EXTERIOR FINISH				
16	LANDSCAPE				
17	IRONING				
18	PAINT				
19	WALL PAPER				
20	CEILING				
21	FLOOR				
22	DOOR				
23	WINDOW				
24	TRIM				
25	STAIRS				
26	ELECTRICAL				
27	MECHANICAL				
28	PLUMBING				
29	CONCRETE				
30	FOUNDATION				
31	ROOFING				
32	EXTERIOR FINISH				
33	LANDSCAPE				
34	IRONING				
35	PAINT				
36	WALL PAPER				
37	CEILING				
38	FLOOR				
39	DOOR				
40	WINDOW				
41	TRIM				
42	STAIRS				
43	ELECTRICAL				
44	MECHANICAL				
45	PLUMBING				
46	CONCRETE				
47	FOUNDATION				
48	ROOFING				
49	EXTERIOR FINISH				
50	LANDSCAPE				

NOTES:
 1) REFER TO THE PLAN FOR ALL DIMENSIONS.
 2) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 3) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 4) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 5) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 6) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 7) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 8) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

Floor Plan

STEEL #	12-B-78308
PROJECT #	904
DATE	
BY	
CHECKED BY	
SCALE	1/8"=1'-0"

18

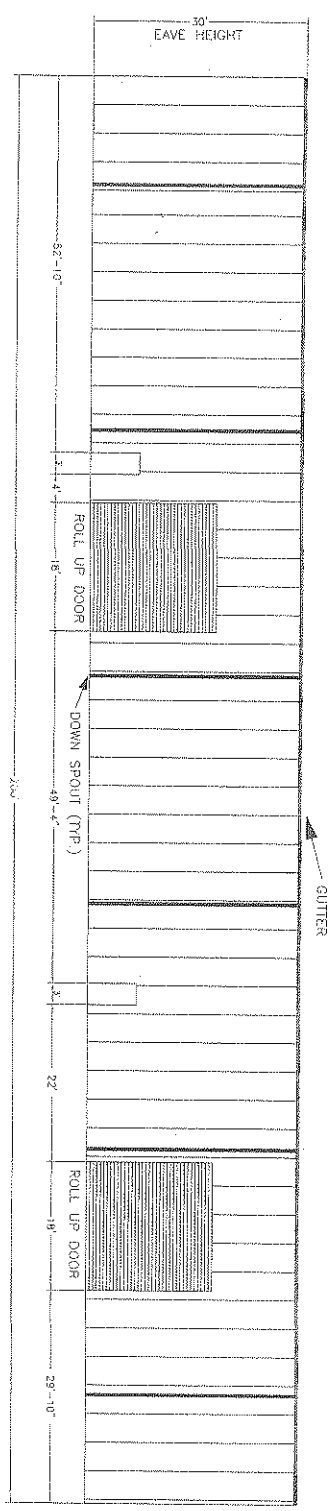


LICENSE NO. 457076
 GENERAL ENGINEERING CONTRACTORS
 BREA, CALIFORNIA 92821
 800-529-9935

General Contractor
 Owner / Applicant
 716 ALONDRA BLVD CARSON CA 90746

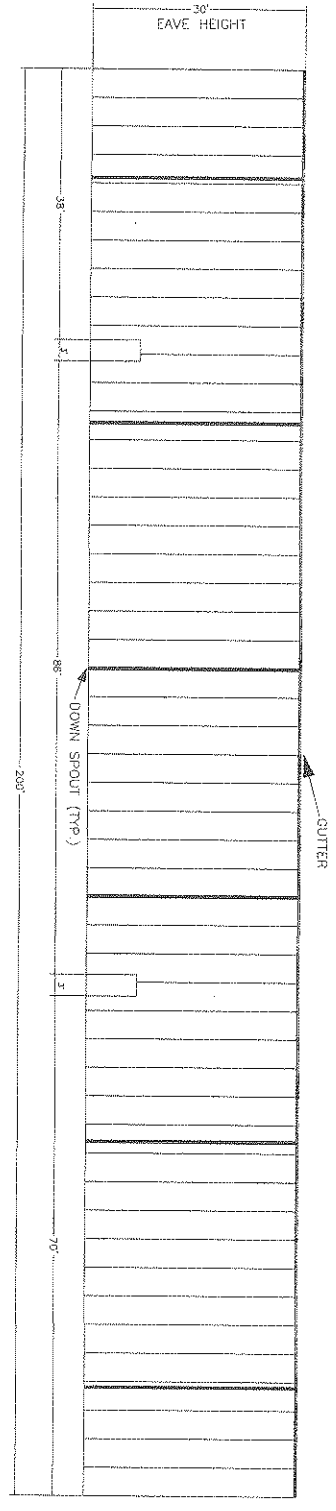
Glasswerks

716 ALONDRA BLVD CARSON CA 90746



EAST ELEVATION

ROOF: 26 GAGE DURA RIB, PAINT KYNAR 500
 WALL: 26 GAGE DURA RIB, PAINT KYNAR 500
 GUTTER AND DOWN SPOUTS: PAINT KYNAR 500

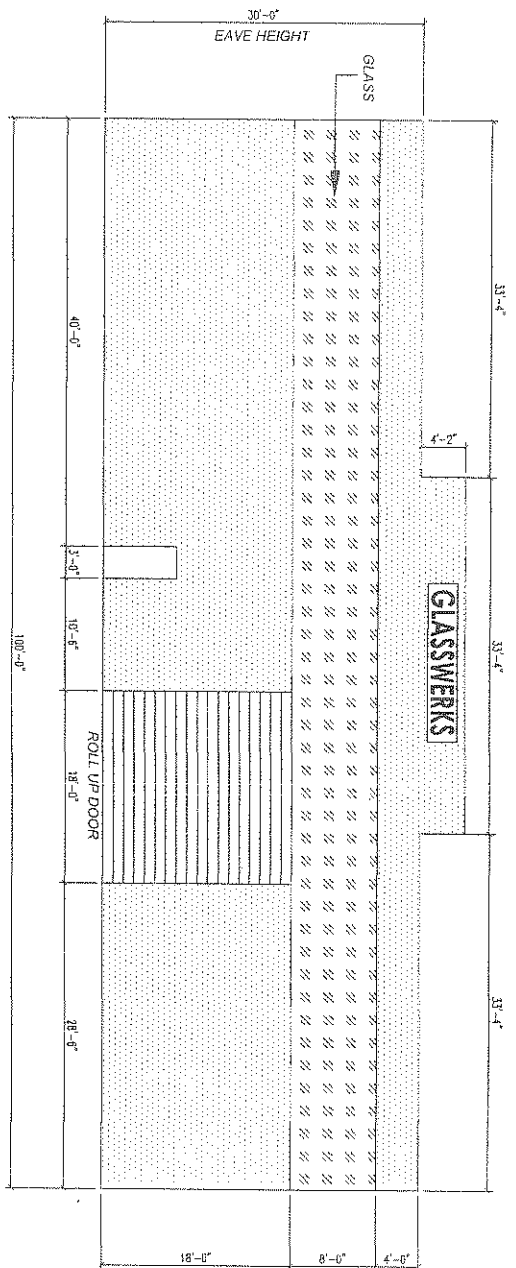


WEST ELEVATION

ROOF: 26 GAGE DURA RIB, PAINT KYNAR 500
 WALL: 26 GAGE DURA RIB, PAINT KYNAR 500
 GUTTER AND DOWN SPOUTS: PAINT KYNAR 500

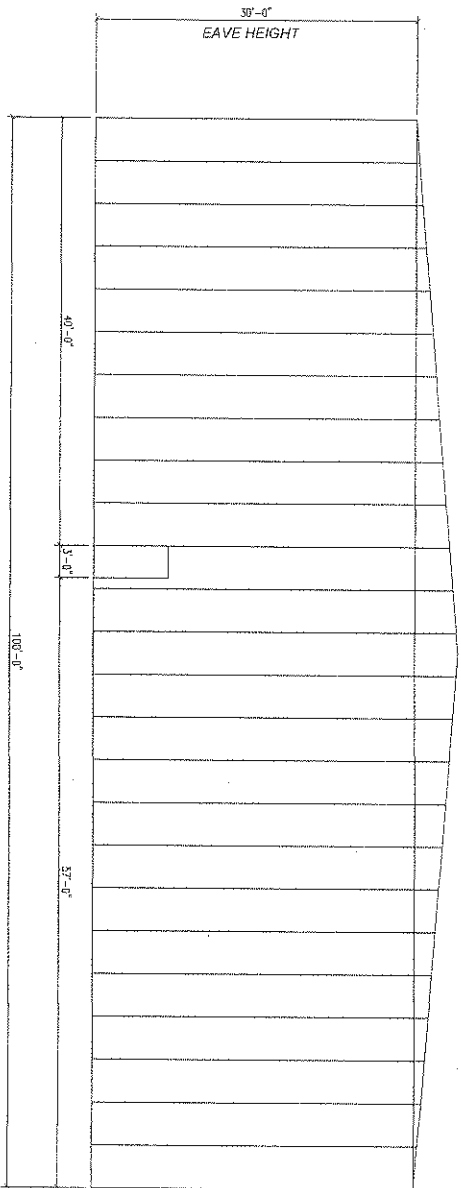
STEEL #	12-B-78308
PROJECT #	904
DATE	
SCALE	1/8" = 1'-0"

ELEVATIONS



NORTH ELEVATION

ROOF: 26 GAGE DURA RIB, PAINT KYMAR 500
 WALL: COMBINATION OF STUCCO PANELS AND GLASS WITH ARCHITECTURAL PARAPET
 GUTTER AND DOWNSPOUTS: PAINT KYMAR 500



SOUTH ELEVATION

ROOF: 26 GAGE DURA RIB, PAINT KYMAR 500
 WALL: 26 GAGE DURA RIB, PAINT KYMAR 500
 GUTTERS AND DOWNSPOUTS: PAINT KYMAR 500



LICENSE NO. 457018
 GENERAL CONTRACTORS
 5571 MERRILL AVENUE
 BREA, CALIFORNIA 92821
 800-529-9035

General Contractor

GLASSWERKS

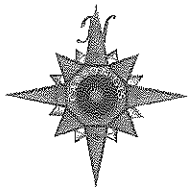
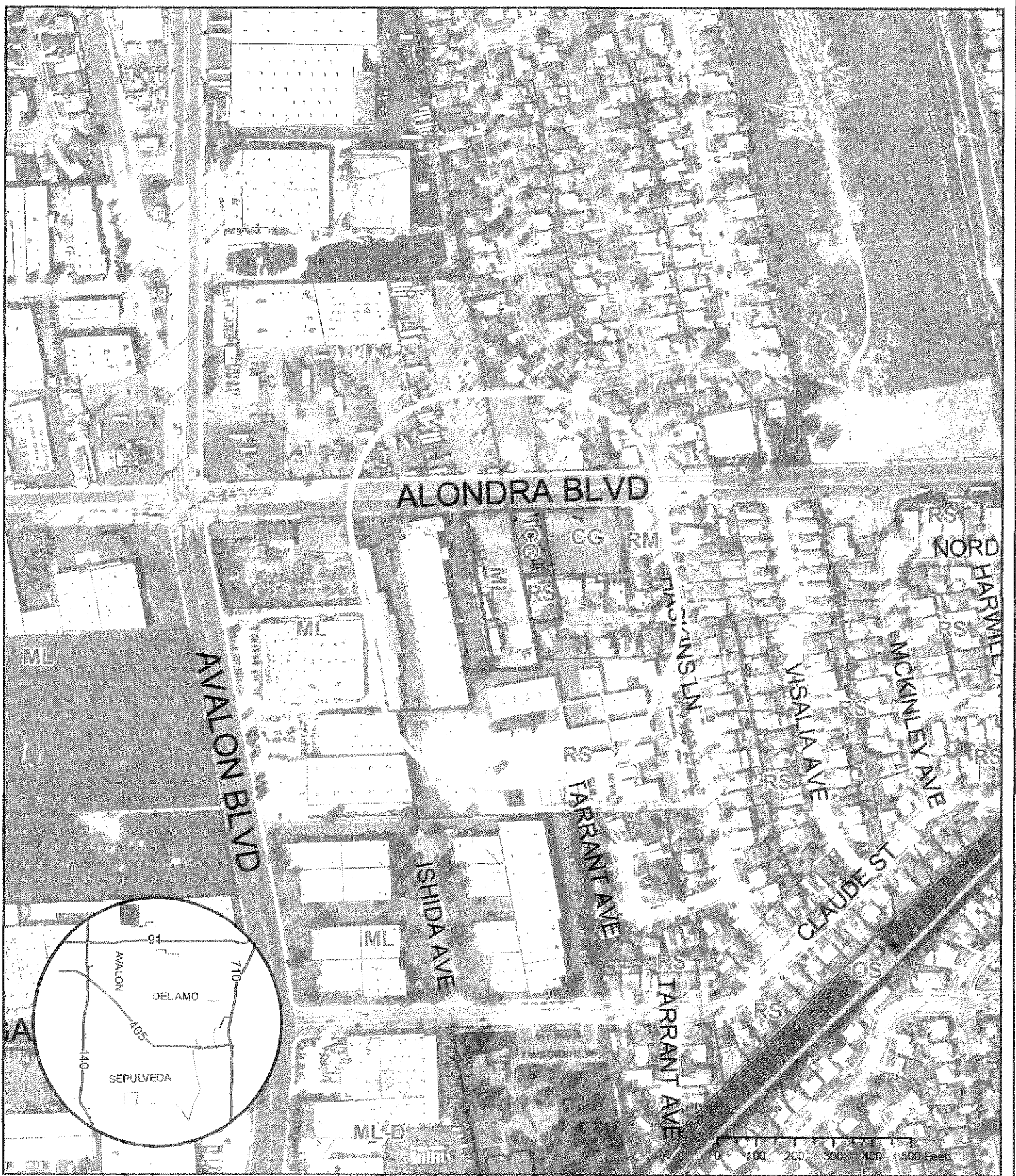
716 ALONDRA BLVD CARSON CA 90746

STEEL # 12-B-78308
 PROJECT # 904

DATE	BY	REVISION

ELEVATIONS

5



City of Carson EXHIBIT NO. 2 -
 300 Foot Radius Map
 716 East Alondra Blvd.

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