



CITY OF CARSON PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 9, 2013

SUBJECT: Design Overlay Review No. 1464-12

APPLICANT: Frank Afari
1453 Club View Drive
Los Angeles, CA 90024

REQUEST: Construction of warehouse/office buildings and small restaurant spaces within the ML-D (Manufacturing, Light – Design Overlay) zoning district

PROPERTY INVOLVED: 17802-17814 South Main Street

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

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

Item No. 11A

I. Introduction

The applicant, Frank Afari is requesting approval of Design Overlay Review No. 1464-12 on behalf of Zurich Financial, Inc. to permit the construction of seven warehouse buildings, two retail/office buildings, and a restaurant space with the option to divide into three smaller restaurant tenant spaces. The project site is located at 17802-17814 South Main Street in the ML-D (Manufacturing, Light – Design Overlay) zone. Table 1 shows the building areas and proposed uses.

TABLE 1 – PROJECT SUMMARY

Building No.	Total Area (sq. ft.)	Proposed Use
1A	745	Restaurant
1B	545	Restaurant
1C	445	Restaurant
2A	645	Office
2B	745	Office
3A,B	7518	Warehouse
4A,B	5,100	Warehouse
5	2,550	Warehouse
6	2,406	Warehouse
7	2,406	Warehouse

II. Background

The subject property is currently being utilized as storage and a tarp recycling business. A vacant restaurant/bar building is located on the property adjacent to Main Street that will be demolished. Previous uses on the property included non-conforming residential homes that have since been demolished by the property owner due to health and safety concerns.

The 1.22-acre project site is located south of Albertoni Street and north of Victoria Street and is comprised of eight (8) parcels (APNs 7339-002-008, 009, 010, 012, 013, 016, 022, and 023). The site is bound by light industrial uses to the north, east, and south and heavy industrial uses to the west.

There are no current code enforcement cases associated with this property.

III. Analysis

Design Overlay Review

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

The proposed project is consistent with the General Plan of the City of Carson in that the property and surrounding areas are designated as Light Industrial. The subject property is zoned ML-D (Manufacturing, Light – Design Overlay). The construction of new warehouse buildings, office space, and restaurant uses is consistent with the zoning and future development for the 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, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.**

The proposed project is consistent with the long-term plans for the surrounding area and is compatible with the surrounding development. The proposed development will improve the aesthetics of the surrounding area by providing enhanced architectural design features and landscaping within the parking lot and setback areas. The site is currently being used as storage and the proposed development will improve the utility of the area and appearance. Landscaping and architectural details are proposed along the western side of the building, which will be most-visible from the street.

The applicant is providing landscaping along the street frontage, building footprint and within the parking lot. Additional trees are proposed along Main Street and within the parking lot area.

The proposed project adequately meets the City's design and development standards and is compatible with the anticipated development for the area.

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

The applicant is proposing 18,318 square feet of warehouse space, including seven at-grade loading doors, 1,390 square feet of office space, and 1,735 square feet for restaurant space. Per the proposed use, the site is required to provide a total of 52 parking spaces and one truck parking space per Section 9162.21, Parking Spaces Required, of the Carson Municipal Code (CMC). The site meets the minimum parking requirements and will provide a total of 52 parking spaces and one truck parking space.

The proposed project will share driveways and parking with all tenants. Staff has included a condition requiring a reciprocal easement agreement (REA) or another appropriate agreement such as Covenants, Conditions, and Restrictions (CC&Rs) to ensure the maintenance and accessibility of common areas including landscaping, parking, and driveways.

Accessible pathways are proposed in the parking lot to provide safe connections for employees and pedestrians from the public street. The site has been designed to promote safe circulation for pedestrians, trucks, and vehicles. The project meets or exceeds the minimum requirements for parking, truck parking and maneuvering.



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

Signage will be subject to the requirements of CMC Section 9146.7, Signs, and an approved sign program. A sign program will be required as part of the conditions of approval.

The proposed colors for the new building will be neutral tones and compliment the surrounding area. The proposed colors will be required to be reviewed and approved by the Planning Division prior to occupancy. The proposed building is attractive and the proposed color scheme is appropriate for the use and surrounding area.

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

The subject property is subject to Site Plan and Design Review pursuant to Section 9172.23 of the CMC and the proposed project meets the design and development standards of the CMC.

IV. Environmental Review

Pursuant to Section 15332 – In-Fill Development (Class 32) of the California Environmental Quality Act (CEQA) Guidelines, approving the construction of new warehouses, office and restaurant space is exempt. The project does not have the potential to cause a significant effect on the environment.

V. Recommendation


That the Planning Commission:

- APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolutions; and
- WAIVE further reading and ADOPT Resolution No. 13-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1464-12 FOR THE CONSTRUCTION OF SEVEN WAREHOUSE BUILDINGS, OFFICES, AND RESTAURANT SPACES LOCATED AT 17802-17814 SOUTH MAIN STREET"

VI. Exhibits

1. Draft Resolution
2. Site Map
3. Development Plans (under separate cover)

Prepared by:


Sharon Song, AICP, Associate Planner

Reviewed/Approved by:


John F. Signo, AICP, Senior Planner

Planning Commission Staff Report
April 9, 2013
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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1464-12 FOR THE CONSTRUCTION OF SEVEN
WAREHOUSE BUILDINGS, OFFICE, AND RESTAURANT
SPACE LOCATED AT 17802-14 SOUTH MAIN 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, Frank Afari, on behalf of Zurich Financial, with respect to real property located at 17802-14 South Main Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review 1464-12 to authorize the construction of seven (7) warehouse buildings, office, and restaurant space within the ML-D (Manufacturing, Light – Design Overlay) zoning district.

A public hearing was duly held on April 9, 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. Pursuant to Section 9172.23(d), Site Plan and Design Review, Approval Authority and Findings and Decision, the Planning Commission finds that:

- a) The project site is located within the ML-D (Manufacturing, Light – Design Overlay) zoning district. The General Plan Land Use designation for the property is Light Industrial which is compatible with the property's zoning. The project site is located in an urbanized setting characterized primarily by industrial uses. The proposed project is compatible with the intended character of the area and surrounding uses.
- b) The proposed site will provide a 10-foot landscaped setback adjacent to Main Street and new landscaping within the parking area. Adequate vehicular parking, truck parking, and drive aisles are provided on-site.
- c) The applicant is proposing 18, 318 square feet of warehouse space, including seven at-grade loading doors, 1,390 square feet of office space, and 1,735 square feet for restaurant space. Per the proposed use, the site is required to provide a total of 52 parking spaces and one truck parking space according to the requirements in Carson Municipal Code (CMC) Section 9162.21, Parking Spaces Required. The site meets the minimum parking requirements and will provide a total of 52 parking spaces and one truck parking space.

Accessible pathways are proposed in the parking lot to provide safe connections for employees and pedestrians from the public street. The site has been designed to promote safe circulation for pedestrians and vehicles. The project meets or exceeds the minimum requirements for parking and maneuvering.

- d) A sign program will be required to be approved and reviewed by planning staff. Exact locations and sign types will not be known until tenants begin to occupy the building area(s) and submit for separate sign approvals. Such approval will be considered by planning staff when sign permits have been applied for after the discretionary entitlement process. All signs are required to be compliant with applicable zoning codes. The building will be painted an earthen tone, with darker beige accent colors throughout. The proposed project displays an overall attractiveness, effectiveness and restraint in signing, graphics and color.
- e) The project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Section 5. The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15332 – In-Fill Development (Class 32) of the California Environmental Quality Act (CEQA) Guidelines. The project does not have the potential to cause a significant effect on the environment and is exempt.

Section 6. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1464-12 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify to the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 8. 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 9TH DAY OF APRIL, 2013.

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

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

PARCEL 1:

THE EAST 40 FEET OF THE WEST 495 FEET OF THE NORTH ONE HALF OF THE SOUTH ONE HALF OF LOT 8 OF THE SOUTH GARDENA TRACT (DISTANCES MEASURED TO CENTER OF MAIN STREET, 80 FEET WIDE). IN THE CITY OF GARDENA, AS PER MAP RECORDED IN BOOK 43, PAGE(S) 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS, MINERALS, ASPHALTUM, PETROLEUM, AND THE HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY JAMES BERARDINO AND MARY BERNARDINO, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 12, 1952, IN BOOK 39596, PAGE 271, OFFICIAL RECORDS.

PARCEL 2:

THE EAST 40 FEET OF THE WEST 455 FEET OF THE NORTH HALF OF THE SOUTH HALF OF LOT 8 OF THE SOUTH GARDENA TRACT, 9 (DISTANCE MEASURED TO THE CENTER OF MAIN STREET, 60 FEET WIDE), IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 43, PAGE(S) 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS, MINERALS, ASPHALTUM, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY JAMES BERARDINO AND MARY BERNARDINO, HUSBAND AND WIFE, IN DEED RECORDED APRIL 19, 1946, IN BOOK 23115, PAGE 50, OFFICIAL RECORDS.

PARCEL 3:

THE EAST 40 FEET OF THE WEST 415 FEET OF THE NORTH HALF OF THE SOUTH HALF OF LOT 8 OF THE SOUTH GARDENA TRACT, (DISTANCE MEASURED TO THE CENTER OF MAIN STREET, 60 FEET WIDE), AS PER MAP RECORDED IN BOOK 43, PAGE 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS, ASPHALTUM AND PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY JAMES BERARDINO AND MARY BERNARDINO, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 2, 1946 IN BOOK 23959, PAGE 354. OFFICIAL RECORDS.

PARCEL 4:

THE EAST 80 FEET OF THE WEST 375 FEET OF THE NORTH HALF OF THE SOUTH HALF OF LOT 8 OF THE SOUTH GARDENA TRACT, DISTANCES MEASURED TO CENTER OF MAIN STREET (60 FEET WIDE), THE CITY OF GARDENA, AS PER MAP RECORDED IN BOOK 43, PAGE(S)39 OF MISCELLANEOUS RECORDS, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXCEPT THEREFROM ALL OIL AND MINERAL RIGHTS, AS RESERVED IN DEED RECORDED APRIL 15, 1946, IN BOOK 23068, PAGE 126, OFFICIAL RECORDS.

PARCEL 5:

THE EAST 52.00 FEET OF THE WEST 132.00 FEET, MEASURED FROM THE EAST LINE OF MAIN STREET, 60.00 FEET WIDE, OF THE NORTH HALF OF THE SOUTH HALF OF LOT 8, OF THE SOUTH GARDENA TRACT, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 43 PAGE(S) 39 MISCELLANEOUS RECORDS, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTH 43.00 FEET OF SAID EAST 52.00 FEET.

ALSO EXCEPT ALL OIL, MINERALS, GAS, ASPHALTUM AND PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY JAMES BERARDINO AND WIFE, IN DEEDS RECORDED IN BOOK PAGE 410, OFFICIAL RECORDS, AS TO A POINT OF SAID LAND, AND IN BOOK 41231, PAGE 63, OFFICIAL RECORDS, AS TO THE REMAINDER OF SAID LAND.

PARCEL 6:

THE EAST 118 FEET OF THE WEST 295 FEET OF THE NORTH HALF OF THE SOUTH HALF OF LOT 8 OF SOUTH GARDENA TRACT, IN THE CITY OF GARDENA, AS PER MAP RECORDED IN BOOK 43 PAGE(S) 39 OF MISCELLANEOUS RECORDS, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID DISTANCE OF 295 FEET BEING MEASURED FROM THE CENTER LINE OF MAIN STREET, 60 FEET WIDE.

EXCEPTING ALL OIL, GAS, MINERALS, ASPHALTUM, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED BY JAMES BERARDINO AND MARY BERNARDINO, HUSBAND AND WIFE, IN DEED RECORDED DECEMBER 2, 1946 IN BOOK 24026, PAGE 90 OFFICIAL RECORDS.

PARCEL 7:

THE WEST 80 FEET (DISTANCES MEASURED FROM THE EAST LINE OF MAIN STREET) OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 8, THE SOUTH GARDENA TRACT, IN THE CITY OF GARDENA, AS PER MAP RECORDED IN BOOK 43, PAGE(S) 39 MISCELLANEOUS RECORDS, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 30 FEET.

ALSO EXCEPT THEREFROM THE SOUTH 43 FEET.

EXCEPT FROM SAID LAND ANY PORTION CONTAINED WITHIN LINES OF "MAIN STREET", AS DESCRIBED IN THE DEED TO COUNTY OF LOS ANGELES, RECORDED APRIL 7, 1976, A INSTRUMENT NO 3663, OFFICIAL RECORDS.

ALSO EXCEPTING ALL OIL, GAS, MINERALS, ASPHALTUM, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, AS RESERVED IN DEED RECORDED IN BOOK 23M5, PAGE 45 OFFICIAL RECORDS.

PARCEL 8:

THE NORTH 30 FEET OF THE WEST 80 FEET DISTANCES MEASURED FROM THE EAST LINE



OF MAIN STREET) OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 8, THE SOUTH GARDENA TRACT, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 43, PAGE(S) 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSORS PARCEL NUMBERS:

PARCEL 1: 7339-002-008, PARCEL 2: 7339-002-009, PARCEL 3: 7339-002-010, PARCEL 4: 7339-002-012, PARCEL 5: 7339-002-016, PARCEL 6: 7339-002-013, PARCEL 7: 7339-002-023, PARCEL 8: 7339-002-022
COMMONLY KNOWN AS 17802-17814 MAIN STREET CARSON, CA. 90726

Assessor's Parcel No: 7339-002-008



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1464-12

GENERAL CONDITIONS

1. If a building permit plan check submittal for Design Overlay Review No. 1464-12 is not submitted to the City of Carson within one year of its effective date, 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. 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. If required, 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 by the Planning Commission.
5. 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.
6. 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.
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. 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.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. The applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1464-12. 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 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.

PLANNING

11. Prior to issuance of a building permit, a reciprocal easement agreement (REA) or another appropriate agreement such as Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted for review and approval by the Planning Division. The REA shall describe shared responsibilities and maintenance for all landscaping, parking areas, driveways, and other common areas. The REA shall be recorded on each property prior to issuance of certificate of occupancy.
12. Prior to issuance of a building permit, a landscape plan shall be submitted to the Planning Division for review and approval.
13. A sign program shall be submitted for review and approval by the Planning Division prior to installation of any signs. All tenants and property owners shall be required to comply with the requirements of the sign program prior to issuance of a sign permit.
14. All exterior materials and finishes shall be complimentary to the surrounding area and must be submitted to the Planning Division for review and approval prior to certificate of occupancy. Decorative score lines, cornices, and other similar accents shall be required.



ENGINEERING

15. 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.
16. 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.
17. A construction permit is required for any work to be done in the public right-of-way.
18. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

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

19. 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.
20. 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.
21. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
22. 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 Main Street
23. 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.

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

24. 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.



25. 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.
26. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
27. Fill in any missing sidewalk if any, within the public right of way along Main Street abutting this proposed development.
28. Remove and replace any broken/damaged driveway approach within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
29. Remove unused driveway approach if any, within the public right of way along Main Street 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.
30. The Developer shall modify existing driveways within the public right of way along Main Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
31. Plant approved parkway trees on locations where trees in the public right of way along Main Street abutting this proposed development are missing (if any) per City of Carson Standard Nos. 117, 132, 133 and 134.
32. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street abutting this proposed development.
33. 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
34. All existing overhead utility lines less than 12 kilovolts along Main Street 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.



35. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
36. 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.
37. 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)
38. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
39. 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.

SHERIFF'S DEPARTMENT

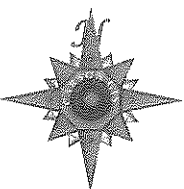
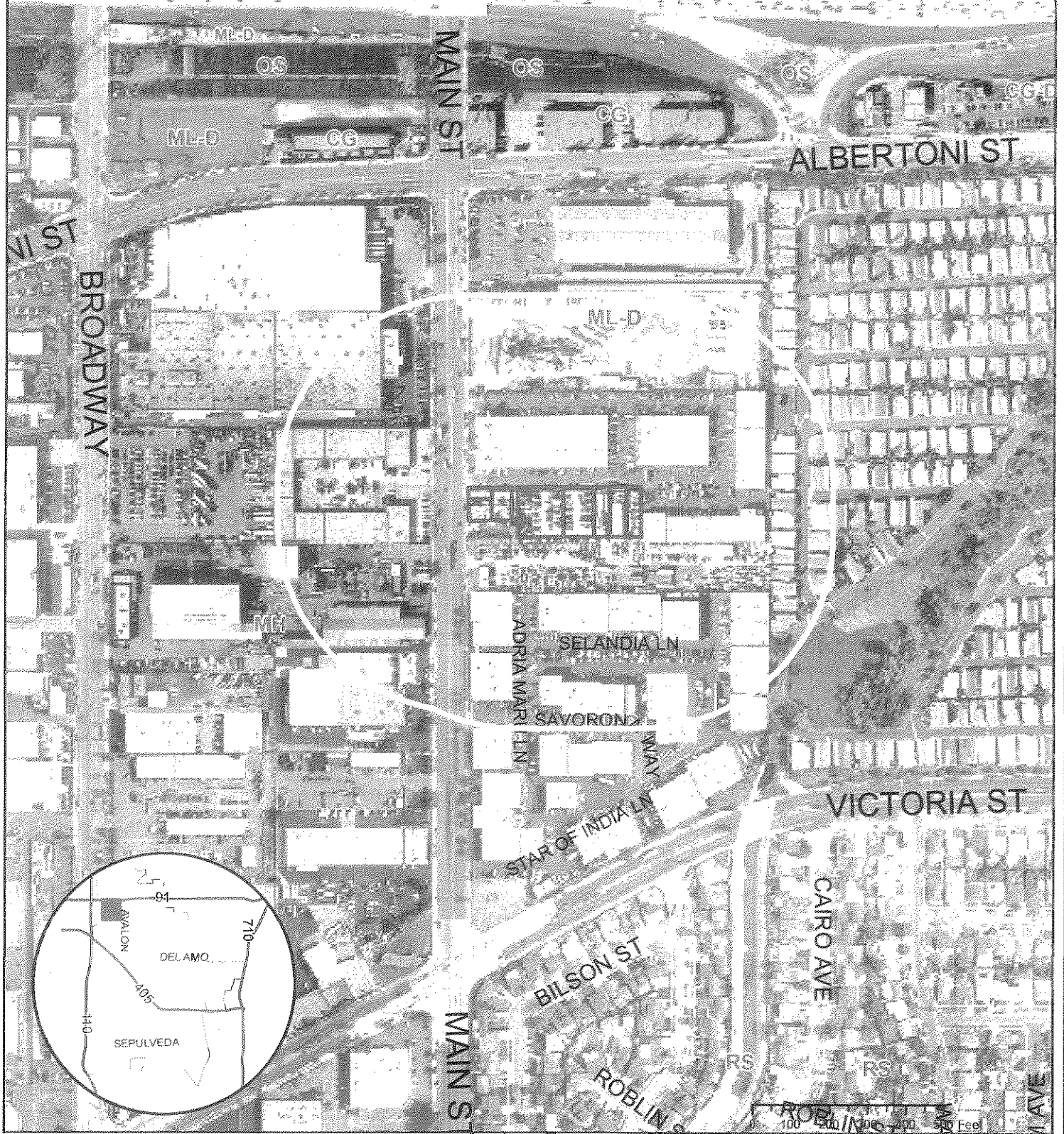
40. Installation and maintenance of a recorded video system with 24-hour monitoring shall be provided on-site.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

41. 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.



91 FREEWAY



City of Carson EXHIBIT NO. 02
500 Foot Radius Map
17802-14 Main Street

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