



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 28, 2013

SUBJECT: Modification No. 2 to Conditional Use Permit No. 408-93 and Zone Change Case No. 170-13

APPLICANT: New Millennium Secondary School

REPRESENTATIVE: John Killen
3010 Old Ranch Parkway, Suite 470
Seal Beach, CA 90740

REQUEST: To consider approval of modification to a shared parking conditional use permit and a zone change from ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill-Design Overlay) to CG-ORL-D (Commercial General-Organic Refuse Landfill-Design Overlay Review) to allow a secondary school use

PROPERTY INVOLVED: 20795 S. 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. 11B

I. Introduction

Project Description

Modification No. 2 to Conditional Use Permit No. 408-93 to modify conditions of approval of shared parking conditional use permit allowing a secondary school to operate.

Zone Change Case No. 170-13 to change the zone from ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill-Design Overlay) to CG-ORL-D (Commercial General-Organic Refuse Landfill-Design Overlay)

Property Owner

Carson EL Camino LLC, 10751 Wilshire Blvd. Ste 1207, Los Angeles, CA 90024

Property Applicant

New Millennium Secondary School

Project Representative

John Killen, 3010 Old Ranch Parkway, Suite 470, Seal Beach, CA 90740

Project Address

20795 S. Main Street, Carson, CA 90745

II. Background

Current Use of Property

The property is currently developed as a multiple tenant business park allowing a range of light industrial, office and commercial uses.

Previously Approved Discretionary Permits

On April 10, 1979 the Planning Commission approved Variance No. 118-79 to exceed allowed sign area and on November 13, 1984 the Planning Commission approved Variance No. 188-84 for reduction in number of required parking spaces. On October 12, 1993 the Planning Commission approved Conditional Use Permit No. 408-93, for shared parking to accommodate church related uses and approved a Negative Declaration.

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.



III. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 20795 S. Main Street at the northwest corner of the intersection of Main Street and Torrance Boulevard. The property is approximately 5.4 acres and is developed with approximately 74,316 square feet of light industrial office space built in 1968.

The project will relocate the existing New Millennium Secondary School (grades 9-12) from its existing location at 20700 Avalon Boulevard in Carson approximately one and a half miles west to the subject site. The secondary school is proposed to be developed in two phases. Phase I includes remodeling approximately 17,564 square feet of the ground floor of existing buildings (Building 205: 13,460 square feet; Buildings 225, 255, 305: 4,104 square feet) to accommodate the relocation of up to 300 students for grades 9-10 in the 2013-2014 school year. Phase II includes remodeling approximately 13,378 square feet of Buildings 225, 255, and 305 to accommodate the relocation of up to 285 students for grades 11-12 for the 2014-2015 school year. Once both phases are completed, the project will accommodate up to 585 students and 40-50 staff members within 30,942 square feet of building space.

The school hours are 8:00 a.m. to 3:20 p.m. Monday, Tuesday, Thursday and Friday and 8:00am to 1:35 p.m. on Wednesday. The hours of operation from Monday through Friday are 7:00am to 4:00 p.m. and a daily after school program until 5:30 p.m. The project will require approximately 35 parking spaces for administrative staff during Phase I. Phase I will serve students grades 9-10, thus no parking permits will be issued for students. For Phase II, the project will require approximately 50 parking spaces for staff and up to 15 senior student parking permits. Daily school deliveries will include breakfast and lunch for the students along with mail delivery, UPS and office supplies. Students will be dropped off at 7:30 a.m. via private personal vehicles. There will be no buses providing transportation to or from the school. The project will utilize vacant tenant spaces and will not displace any existing use within the buildings.

Parking for the proposed secondary school will be shared with the existing tenants. CMC Section 9164.24 B. (Automobile Parking Spaces Required for Mixed Uses) identifies that when two (2) or more uses share a parking facility and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, and then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit provided:

1. The applicant shall show evidence that there is no substantial conflict or overlap in the principal hours of the buildings or uses for which the shared parking facilities are proposed.

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.

To assure that no overlap or conflict occurs with the shared parking facilities a signed affidavit will be a condition of approval. The property owner will be required to maintain substantially the same uses and activities on the property to demonstrate the ability to maintain a shared parking relationship. Currently, the property is occupied by Glory Christian Church, a smaller church, an artist studio and a construction products warehouse/office. It is possible that the church may not wish to renegotiate the lease once it expires and may move from this property. The property owner/applicant will need to demonstrate that any subsequent tenants would be compatible with the proposed secondary school.

Zoning/General Plan Designation

The subject property is zoned ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill-Design Overlay). The properties to the north has the same zoning and the properties to the west and east are zoned ML-D (Manufacturing, Light-Design Overlay) and to the south the property is zoned SP-3 (Specific Plan 3) and provides for commercial and light industrial uses. The subject property has a General Plan Land Use designation of Mixed Use-Business Park which is specifically intended to support commercial, business park and limited industrial uses.

Required Findings: Zone Change Case

State law requires compatibility between land use zoning classifications and the General Plan. The proposal to change the zoning from ML-ORL-D (Manufacturing Light-Organic Refuse Landfill-Design Overlay) to CG-ORL-D (Commercial General-Organic Refuse Landfill-Design Overlay) would be compatible to the surrounding uses and would be compatible and consistent with the General Plan land use designation of Mixed Use-Business Park.

Applicable Zoning Ordinance Regulations

The proposed project site identifies 314 existing parking spaces and a need for 242 parking spaces for the proposed secondary school to be in compliance with CMC Section 9162.21 B. 6 a and b (Institutional school parking). The proposed parking and site access areas have been reviewed by the Traffic Engineer and were deemed as acceptable and in compliance with the CMC requirements. The existing parking will be shared with existing tenants identified in an attached "existing tenants" exhibit requiring a signed affidavit to ensure to parking area demand overlap or conflict exist in the use of the subject property. The existing tenant exhibit will modify Condition No. 25 of CUP No. 408-93. All prior conditions of approval for CUP No. 408-93 that are on-going run with the land and are thereby enforceable. New conditions of approval for the subject property are attached.

The conditions in the proposed resolution will supersede those conditions contained in Resolution No. 93-1518 adopted by the Planning Commission on October 12, 1993.

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.

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21(D), Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.21 (D) Conditional Use Permit 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. 21 (D), Conditional Use Permit, Approving Authority Findings and Decision, the proposed use and development must be compatible with the intended character of the area. The existing site has deferred maintenance of the front yard landscaping along Torrance Boulevard and Main Street.
 - Mitigation: Owner/applicant to provide on-going maintenance and keep landscaping irrigated with an automatic irrigation system in compliance with conditions of approval.

IV. Environmental Review

Pursuant to Section 15070, Decision to Prepare a Negative or Mitigated Negative Declaration, of the California Environmental Quality Act (CEQA) Guidelines an initial study has been prepared for the proposed project that shows no substantial evidence

Planning Commission Staff Report
Modification No. 2 to CUP No. 408-93 and Zone Change Case No. 170-13
May 28, 2013



that the project may have a significant effect on the environment. As such, a negative declaration has been prepared.

Recommendation


That the Planning Commission:

- **ADOPT** the negative declaration; and
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 2 TO CUP NO. 408-93 AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE NO. 170-13 FROM ML-ORL-D (MANUFACTURING LIGHT-ORGANIC REFUSE LANDFILL-DESIGN OVERLAY) TO CG-ORL-D (COMMERCIAL GENERAL-ORGANIC REFUSE LANDFILL-DESIGN OVERLAY) FOR A SECONDARY SCHOOL USE TO BE LOCATED AT 20795 S. MAIN STREET."

V. Exhibits

1. Draft Resolution and "Exhibit A" (Legal Description)
2. Exhibit "B" Zone Change Map
3. Initial Study/Negative Declaration
4. Development Plans
5. New Millennium Secondary School-Operational Statement

Prepared by: 
Zak Gonzalez II, Associate Planner

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

Approved by: 
Sheri Repp, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 2 TO CONDITIONAL USE PERMIT NO. 408-93 AND RECOMMENDING APPROVAL OF ZONE CHANGE CASE NO. 170-13 FROM ML-ORL-D TO CG-ORL-D FOR A SECONDARY SCHOOL TO BE LOCATED AT 20795 S. 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, John Killen, on behalf of the property owner, Carson El Camino LLC, with respect to real property located at 20795 S. Main Street, and described in Exhibit "A" attached hereto, requesting the approval Modification No. 2 to Conditional Use Permit No. 408-93 to modify a shared parking conditional use permit (CUP) and recommend approval of Zone Change Case No. 170-13 changing the zoning from ML-ORL-D (Manufacturing, Light – Organic Refuse Landfill – Design Overlay) to CG-ORL-D (Commercial, General – Organic Refuse Landfill – Design Overlay) to allow the operation of a secondary school use.

Section 2. A public hearing was duly held on May 28, 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. 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 use and modification request of the shared parking conditional use permit is consistent with the General Plan land use designation of Mixed Use-Business Park.
- b) The project is compatible with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, and site emergency access.
- c) The City Traffic Engineer reviewed the proposed site plan and the existing 314 parking spaces to be shared by the existing tenants and the proposed secondary school and deemed the existing parking and vehicle access to and from the site as adequate to serve the uses. The City Traffic Engineer determined that the proposed project will not generate any significant traffic impacts to the area and is in compliance with all other CMC parking requirements.
- d) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the zoning from ML-ORL-D to CG-ORL-D would be compatible with the surrounding uses and compatible/consistent with the General Plan land use designation of Mixed Use-



Business Park. The proposed school will be consistent with existing uses and future development for the area.

- e) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. Pursuant to Section 15070, Decision to Prepare a Negative Declaration, of the California Environmental Quality Act (CEQA) Guidelines an initial study has been prepared for the proposed project which shows no substantial evidence that the project may have a significant effect on the environment. As such, the Planning Commission hereby adopts the Negative Declaration.

Section 5. Based on the aforementioned findings, the Commission hereby grants Modification No. 2 to Conditional Use Permit No. 408-93 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and recommends approval of Zone Change Case No. 170-13 to the Carson City Council.

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 28th DAY OF MAY, 2013.

CHAIRMAN

ATTEST:

SECRETARY



W.B.T.A
DESCRIPTION

Page 1
Order No. 21017000

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PARCEL Three (3) IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP 5616 FILED IN BOOK 62 PAGE 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN LOTS 38, 39 AND 44 OF TRACT 6378, AS PER MAP RECORDED IN BOOK 68 PAGES 1 AND 2 OF MAPS, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN AND UNDER SAID LAND WITH THE RIGHT TO DRILL FOR, MINE, EXTRACT, TAKE AND REMOVE THE SAME FROM ANY WELLS OR SHAFTS LOCATED ON ANY LAND ADJACENT TO THE ABOVE DESCRIBED LAND WITHOUT ACCOUNTING TO THE GRANTEE FOR ANY RENTALS, ROYALTIES OR PROCEEDS FROM THE SALE OF SUCH MINERALS, AS RESERVED IN DEED FROM SUNSET OIL COMPANY, RECORDED AUGUST 2, 1944 IN BOOK 20925 PAGE 72, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS IN AND UNDER SAID LAND (EXCEPT THAT PORTION INCLUDED WITHIN THE SOUTH 350 FEET OF LOTS 36 AND 37) OF SAID TRACT 6378, AS RESERVED BY SUNSET OIL COMPANY, A CORPORATION, IN DEED RECORDED JULY 1, 1955 IN BOOK 48230 PAGE 289, OFFICIAL RECORDS AND BY SUNSET INTERNATIONAL PETROLEUM CORPORATION, A CORPORATION, IN DEED RECORDED JULY 20, 1960 IN BOOK D916 PAGE 193, OFFICIAL RECORDS

ALSO EXCEPT FROM THAT PORTION LYING WITHIN THE LINES OF LOT 91 TRACT 4671, AS PER MAP RECORDED IN BOOK 56 PAGES 30 AND 31 OF MAPS, ALL OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 5, 1963 IN BOOK D-2250 PAGE 748, OFFICIAL RECORDS.

03 0014808

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**CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION**

EXHIBIT "B"

CONDITIONS OF APPROVAL

MODIFICATION NO. 2 TO CONDITIONAL USE PERMIT NO. 408-93

ZONE CHANGE CASE NO. 170-13

GENERAL CONDITIONS

1. The conditions contained herein supercede the conditions contained in Resolution No. 93-1518 adopted by the Planning Commission on October 12, 1993.
2. If Modification No. 2 to Conditional Use Permit No. 408-93 is not used within one year of its effective date, said permits shall be declared null and void unless an extension of time is previously 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 the development plans and submitted to Planning Division.
4. 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 within 90 days of receiving approval by the Planning Commission.
5. The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the City in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.
6. Approval by the Planning Division and issuance of appropriate building permits, if applicable, are required for any future alterations, expansions or repairs.
7. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
8. 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.

9. The applicant and the 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.
10. 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.
11. 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.
12. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
13. 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 Modification No. 2 to Conditional Use Permit (CUP) No. 408-93 and Zone Change Case (ZCC) No. 170-13. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

14. Designated parking shall meet all applicable standards as outlined in the City of Carson development standards. No expansions, additions, or landscaping shall be constructed that precludes or prevents on-site parking.
15. All parking areas and driveways shall remain clear to facilitate automobile parking and access. No encroachment into parking areas and/or driveways shall be permitted.
16. Parking for the proposed secondary school will be shared with the existing tenants. CMC Section 9164.24 B. (Automobile Parking Spaces Required for Mixed Uses) identifies that when two (2) 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 requirement may be reduced by the



Planning Commission through the approval of a Conditional Use Permit provided: The applicant shows evidence that there is no substantial conflict or overlap in the principal hours of the buildings or uses for which the shared parking facilities are proposed, and; 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. Therefore, a signed affidavit by all existing and proposed tenants will be required in compliance with the CMC Section 9164. B requirements.

17. The owner/applicant shall be responsible for filing the Notice of Determination with the Los Angeles County Clerk.
18. The owner/applicant shall be responsible to pay any required State Department of Fish and Game Fee for the review and approval of the project Initial Study and Negative Declaration.
19. The proposed site plan shows 314 existing parking spaces and a need for 242 parking spaces for the proposed secondary school to be in compliance with CMC Section 9162.21 B. 6 a and b (Institutional school parking). The existing tenant uses require 240 parking spaces. The parking space demand including the proposed New Millennium Secondary School requires 482 parking spaces. The proposed parking and site access areas have been reviewed by the City Traffic Engineer and were deemed as acceptable and in compliance with the CMC requirements. The existing parking will be shared with existing tenants as identified in the "existing tenants" exhibit below requiring a signed affidavit to ensure the parking area demand does not overlap or conflict.

EXISTING TENANTS EXHIBIT

Existing Tenant	Use	Days open	Hours open	Parking required
Glory Christian Church	Church use	Tues-Friday Saturday Sunday	7-9 p.m. 2-8 p.m. 9 a.m.-noon	225 parking spaces
Construction Products, Corp	Warehouse Office	Monday-Friday	9-5 p.m.	15 parking spaces
Proposed Tenant				
New Millennium Secondary School	Secondary School	M, T, Th, Fri: Wednesday	8-3:20 p.m. 8-1:35 p.m.	242 parking spaces

20. The hours of and days of operation of any new tenants shall be identified with any future business license requests. The hours or days of operation shall substantially comply with the previous occupant of the lease space or with the hours and days of operation specified in Condition No. 18. Deviations in the hours or days of operations from the previous tenant shall be reviewed in accordance with the procedures established in Condition No. 18 of this permit.
21. The maximum occupancy for any tenant use space shall be determined by the Los Angeles County Division of Building and Safety.
22. The applicant shall be prohibited from operating on those days (Saturdays or Sundays or Wednesday evenings) that are used by the Glory Christian Church.
23. Compact spaces shall be properly designated pursuant to CMC Section 9162.43 of the Zoning Ordinance.

BUILDING AND SAFETY

24. All building improvements shall comply with City of Carson Building and & Safety Division requirements.
25. All building and parking grounds shall be sufficiently lighted to ensure the public's safety and welfare. Owner/applicant shall submit a lighting plan to be reviewed and approved by Planning and Building Safety Divisions.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

26. All requirements by the Los Angeles County Fire Department shall be met.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

GENERAL

26. Any existing off-site improvements damaged during construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
27. A construction permit is required for any work to be done in the public right-of-way.
28. Proof of Worker's Compensation and Liability Insurance is required.

BUILDING PERMITS

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



29. The Developer shall submit a copy of approved grading plans, if any, to the City of Carson – Engineering Division.
30. The Developer shall submit improvement plans to the Engineering Services Division 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.
31. All existing overhead utility lines less than 12 kilovolts abutting the proposed subdivision shall be underground 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 deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. [Per SCE: Distribution Lines are 12kV and less; Transmission Lines: 16kV and above]
32. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services Division.

CERTIFICATE OF OCCUPANCY

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

33. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
34. 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.
35. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right-of-way along Main Street and Torrance Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
36. Fill in any missing sidewalk along Main Street and Torrance Boulevard abutting this proposed development per City of Carson Standard.
37. Remove and replace any broken/damaged driveway approach within the public right-of-way along Main Street and Torrance Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
38. The Developer shall modify existing driveways within the public right-of-way along Main Street and Torrance Boulevard abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.

39. If necessary, modify existing wheelchair ramp at the corner of Main Street and Torrance Boulevard per City of Carson Standard, in compliance with ADA requirements.
40. Plant approved parkway trees on locations where trees in the public right-of-way along Main Street and Torrance Boulevard abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
41. All new utility lines servicing the proposed development, abutting the proposed development shall be underground to the satisfaction of the City Engineer.
42. 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).
43. 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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



New Millennium Secondary School

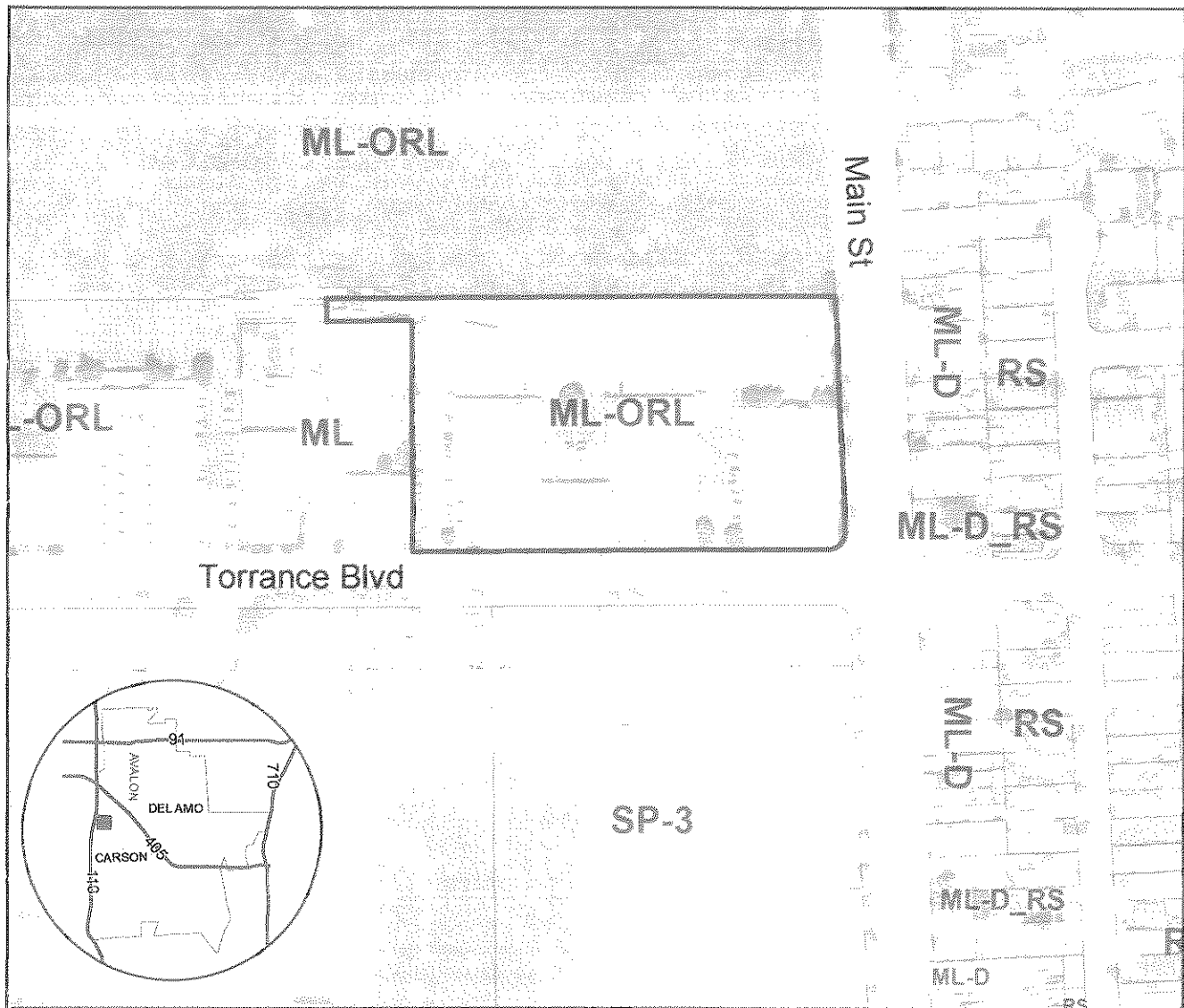
INTRODUCTION

The project site totals approximately 5.1 acres and is located in the City of Carson, Los Angeles County, California as shown in Figure 1, Regional Map. The project is located at the northwest corner of the intersection of Main Street and Torrance Boulevard as shown in Figure 2, Local Vicinity Map. An aerial photograph of the site and surrounding land uses are shown in Figure 3, Aerial Photo. The General Plan land use designation for the site is Mixed Use – Business Park. The zoning is Manufacturing Light with an Organic Refuse Landfill (ORL) overlay.

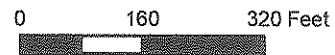
PROJECT DESCRIPTION

The project proposes to relocate the existing New Millennium Secondary School (grades 9-12) from its existing location at 20700 Avalon Boulevard in Carson approximately one and a half miles west to the proposed location at the northwest corner of Main Street and Torrance Boulevard. The project is proposed to be developed in two phases. Phase I includes remodeling approximately 17,564 square feet of the ground floor of two existing buildings (Building 205 – 13,460 sq. ft.; Building 225,255,305 – 4,104 sq. ft.) to accommodate the relocation of up to 300 students for grades 9-10 in the 2013-2014 school year. Phase II includes remodeling approximately 13,378 square feet of Building 225,255,305 to accommodate the relocation of up to 285 students for grades 11-12 for the 2014-2015 school year. Once both phases are completed, the project will accommodate the relocation of up to 585 students and 40-50 staff members within 30,942 square feet. The school hours are 8:00am to 3:20pm Monday, Tuesday, Thursday and Friday and 8:00am to 1:35pm on Wednesday. The hours of operation from Monday through Friday are 7:00am to 4:00pm and a daily After School Program until 5:30pm. The project will require approximately 35 parking spaces for administrative staff during Phase I. Phase I will serve students grades 9-10, thus no parking permits will be issued. For Phase II, the project will require approximately 50 parking spaces for staff and up to 15 senior student parking permits. Daily school deliveries will include breakfast and lunch for the students along with mail delivery, UPS and office supplies. The project will not displace any existing use within either of the existing buildings. The site plan showing the two buildings that will require interior remodeling is shown in Figure 4.

AMENDMENT TO THE ZONING MAP DESIGNATION Zone Change Case No. 170-13



The site, as shown above, is currently designated as follows:



ZONING MAP: Manufacturing, Light - Organic Refuse Landfill - Design Overlay

It is proposed that the site be amended to the following:

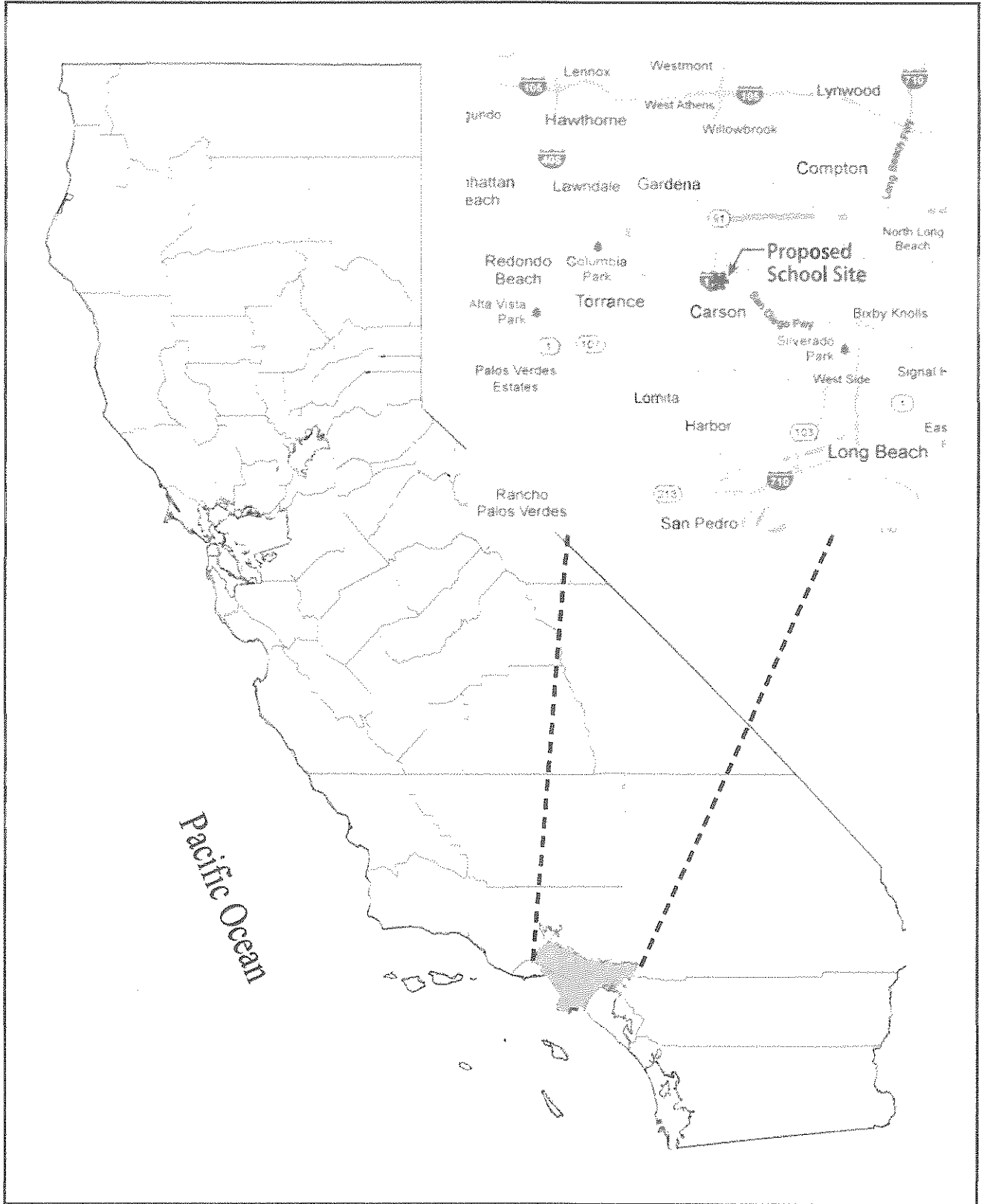
ZONING MAP: Commercial General - Organic Refuse Landrill - Design Overlay

ADDRESS

20795 S Main St
Carson CA, 90745

EXHIBIT NO. 02



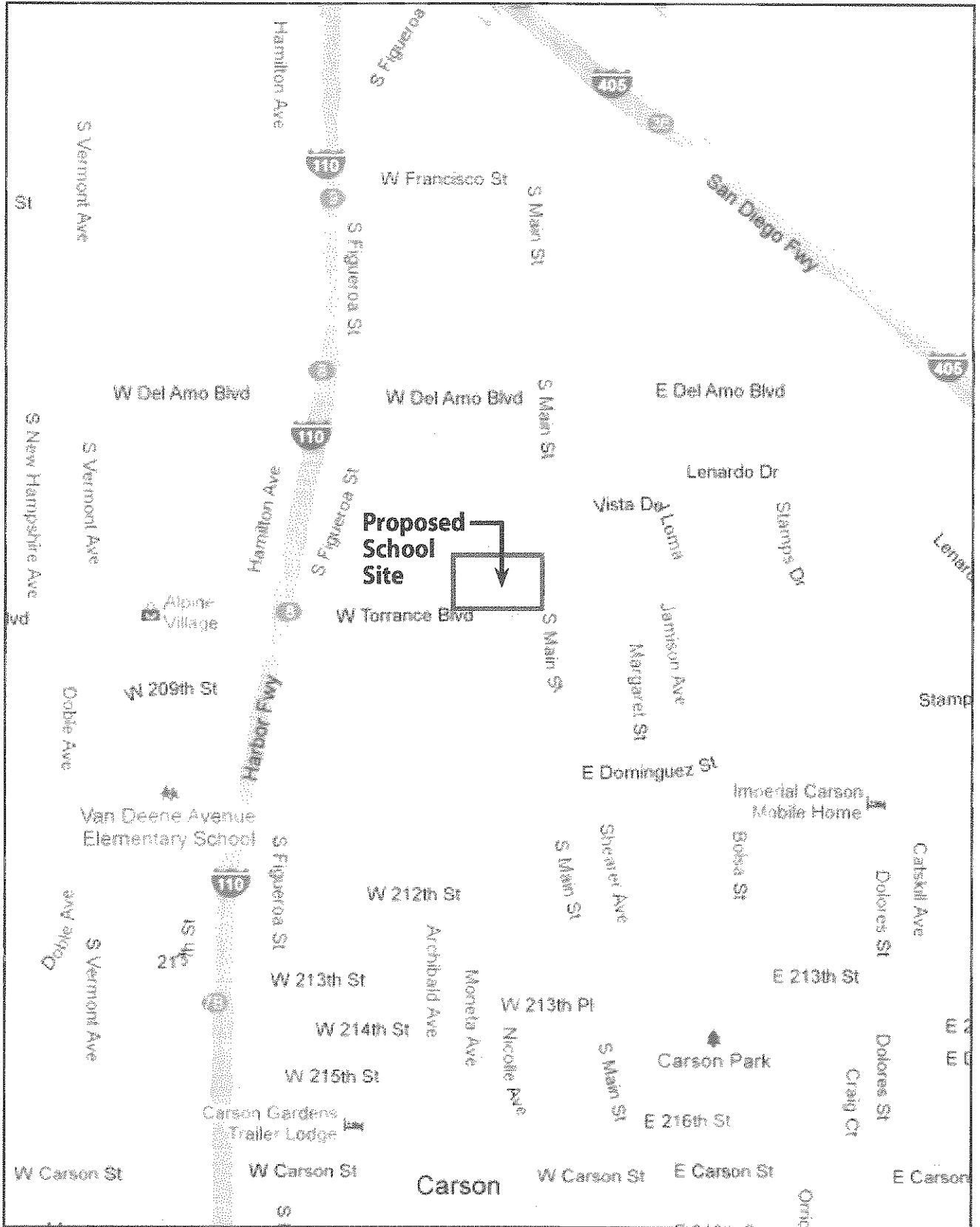


Source: Phil Martin & Associates, Inc., Google Maps 2013



Figure 1
Regional Map

18



Source: Google Maps, 2013



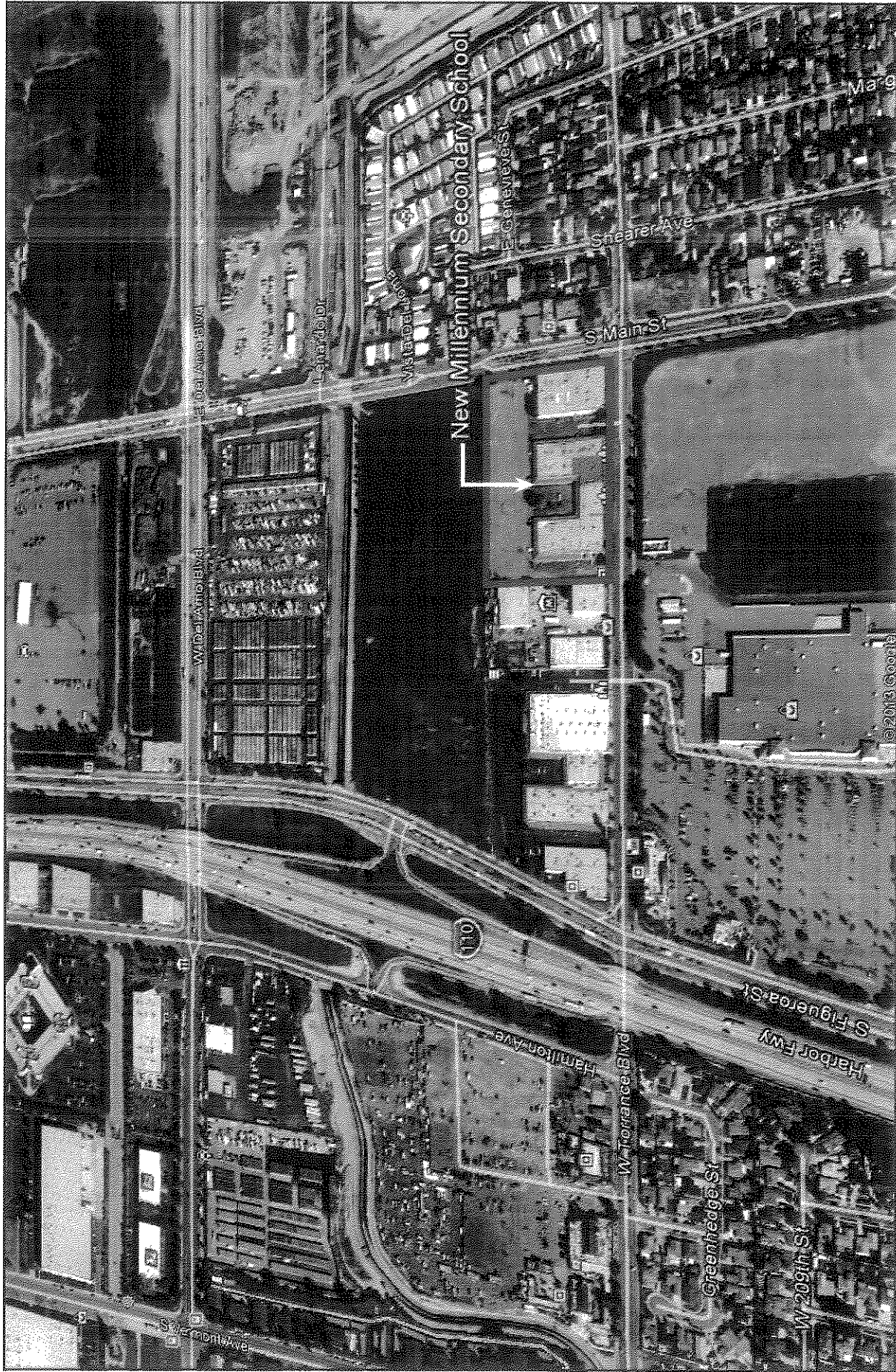
Figure 2
Vicinity Map

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Phil Martin & Associates, Inc.

NEW MILLENNIUM SECONDARY SCHOOL



Source: Google Earth, 3/7/2011

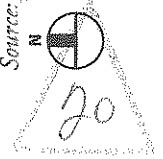


Figure 3
Aerial Photo

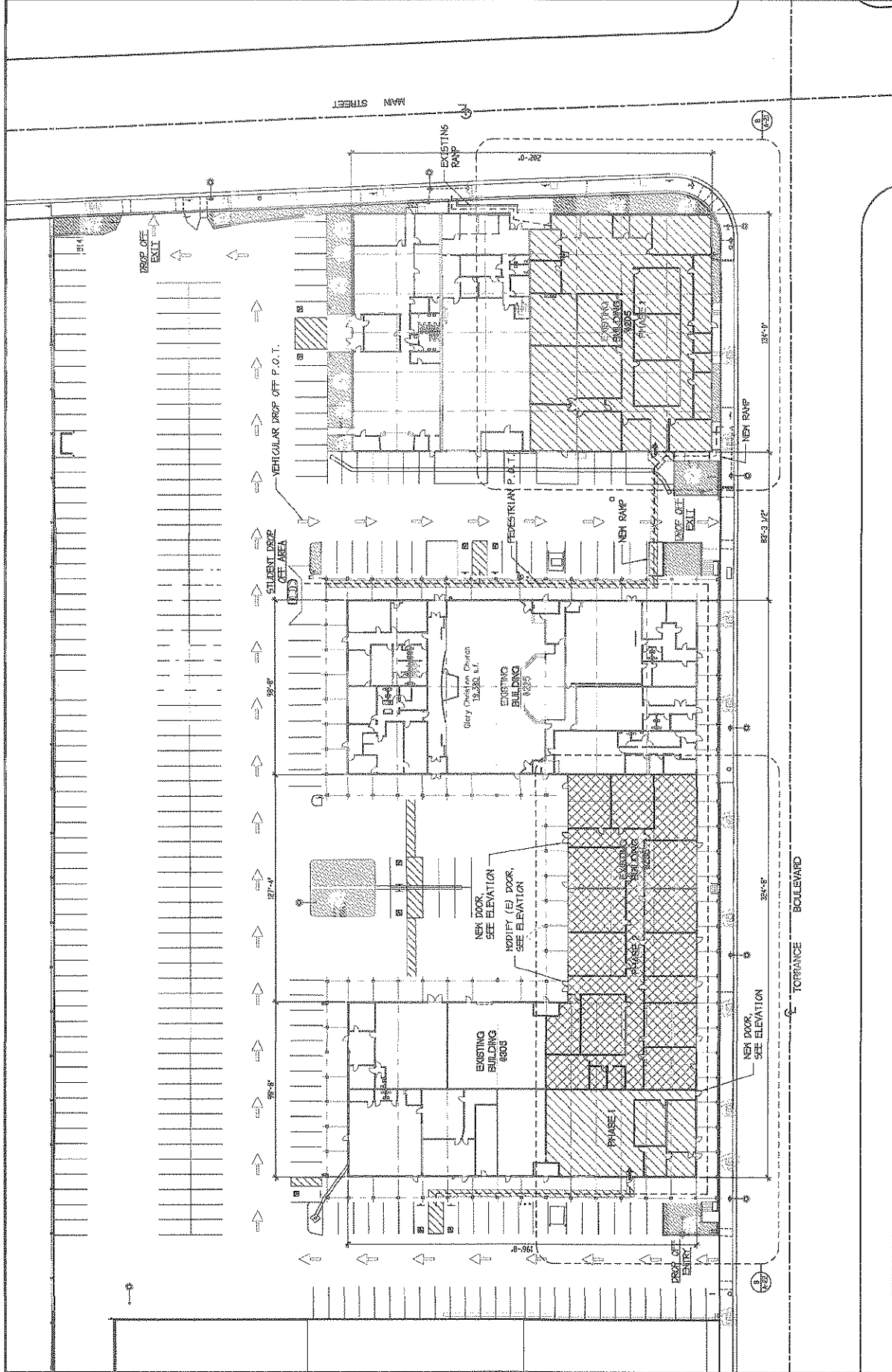


Figure 4

Proposed Site Plan



ENVIRONMENTAL INFORMATION FORM

CEQA - California Environmental Quality Act

Date Filed: 5-2-2013

General Information

- Name and address of developer or project sponsor: NEW MILLENNIUM SECONDARY SCHOOL
20790 AVALON BOULEVARD SUITE 235 CARSON, CA 90746
- Address of project: 20795 MAIN STREET CARSON, CA 90746
- Assessor's Block and Lot Number: 9336003029
- Name, address, and telephone number of person to be contacted concerning this project: JOHN KILLEN
3010 OLD RANCH PARKWAY SUITE 480 SEAL BEACH, CA 90740
- Indicate number of the permit application for the project to which this form pertains:
- List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: NONE
- Existing zoning district: MANUFACTURING-LIGHT; ORL OVERLAY
- Proposed use of site (Project for which this form is filed): SECONDARY SCHOOL - GRADES 9-12

Project Description

- Site size: 5.1 ACRES
- Square footage: 75,130
- Number of floors of construction: ONE
- Amount of off-street parking provided: 314
- Attach plans: SEE ATTACHED
- Proposed scheduling: PHASE 1 - 27,068 SQ. FT. - 2013-2014 SCHOOL YEAR
PHASE 2 - 48,062 SQ. FT. - 2014-2015 SCHOOL YEAR
- Associated projects: NONE
- Anticipated incremental development: NONE
- If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N.A.
- If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N.A.
- If industrial, indicate type, estimated employment per shift, and loading facilities: N.A.
- If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: SECONDARY SCHOOL - GRADES 9-12. SCHOOL YEAR 2013-2014 WILL HAVE UP TO 300 STUDENTS AND 20-25 STAFF MEMBERS. SCHOOL YEAR 2014-2015 WILL HAVE UP TO 280 STUDENTS AND 40-50 STAFF MEMBERS. THE CHARTER SCHOOL WILL SERVE STUDENTS IN THE CARSON/CARDENA AREA.

EXHIBIT NO. 03

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20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. **CUP-REQUIRED IN THE MANUFACTURING - LIGHT ZONE.**

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Change in pattern, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Relationship to a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted. **THE SITE IS FLAT AND DEVELOPED WITH TWO SEPARATE ONE STORY BUILDINGS. THE EXISTING BUILDINGS ARE USED BY A CHURCH. PORTIONS OF EACH BUILDING TO BE REMODELED FOR CLASS ROOMS AND STAFF OFFICES.**
34. Describe the surrounding properties, including information on plant and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, set-back, rear yards, etc.) Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted. **VACANT LAND TO THE NORTH, PRINTING MUSEUM TO THE WEST, VACANT LAND AND SURFACE PAVING LOT TO THE SOUTH, VACANT LAND AND LIGHT INDUSTRIAL TO THE EAST.**

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 5-2-2013

Signature: [Signature]



Carson El Camino LLC
 Commercial Property
 Consisting of approx 74,000 sq ft
 Two Buildings
 Located: Corner of Torrance & Main Street
 City of Carson

May 22, 2013

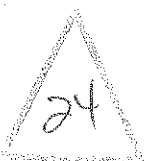
Tenant	Sq Ft.	Address/ Suite Number	Usage	Days of Operation	Hours Open
Glory Christian Fellowship		225 W. Torrance	Church	Tuesday Wed Thurs Friday Saturday Sunday	7-9pm 7-9pm 7-9pm 7-9pm 2-8pm 9-12a
Construction Products Corp.		305 W Torrance	Warehouse Office	Mon-Friday	9-5pm

Note:

(a.) The new tenant, New Millenium School is leasing and replacing 13,500 sq ft unit of vacant space as well as three units and the previous tenants, as follows:

1. Faith In Christ Church
2. International Institute of Tolerance
3. Ace Party Rents

(b) Two units not included: due to being used as the Office of Ownership/Artist Loft and not being leased, as well as the AT&T Cell Tower



CALIFORNIA GENERAL AFFIDAVIT

State of California
County of Los Angeles

I, the undersigned, do hereby swear, certify, and affirm that:

1. I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein, and, if called as a witness, could testify competently thereto.
2. I am an authorized representative of Glory Christian Fellowship Church located at 225 West Torrance Blvd, Carson, California 90745.
3. The hours of operation of the tenant, New Millennium School and their demand for parking do not substantially overlap nor are they in conflict with Glory Christian Fellowship Church.
4. The hours of operation for Glory Christian Fellowship Church are approx. as follows: Tuesday-Friday 7pm - 9pm ... and Saturday 2-8pm ... and Sunday 9am-6pm

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 23rd day of May, 2013 in Los Angeles.

Tenant Representative, George Penn PhD
Glory Christian Fellowship Church

Tenant Representative , Cristalle Callis,
Executive Director, New Millennium School

ACKNOWLEDGMENT

State of California
County of Los Angeles

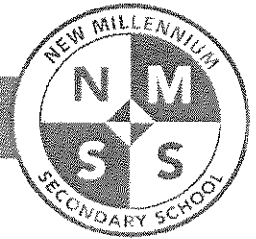
On May 23, 2013 before me Richard Rand personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS

Richard Rand acting on behalf of Carson El Camino, LLC
Richard Rand
Printed Name





May 20, 2013

Zak Gonzalez II,
Associate Planner, City of Carson
Community Development/Planning Division
701 E. Carson Street
Carson, CA 90749
(310)952-1700 Ext:1301

New Millennium Secondary School: Operational Statement

Dear Mr. Gonzales,

New Millennium Secondary School is a Charter High school, intending to serve students in the 9th through 12th grades, primarily located in the Carson/Gardena areas of Los Angeles County. The school will serve similar demographics to those of Banning High School, Carson High School, Gardena High School, and Narbonne High School, consisting of predominately Hispanic and African American students.

Mission

The New Millennium Secondary School's mission is to prepare traditionally underserved students for success in the 21st century by providing a rigorous and relevant college-preparatory education that invests in talented human capital, provides early college experiences, and strives to adapt public education to the "new millennium".

Vision

The vision for New Millennium Secondary School ("NMSS") is to provide all of its students with a high-quality, college-preparatory education, with access to early college coursework to ensure all students are successful in applying to and succeeding in college.

For the 2013-2014 and 2014-2015 school years, NMSS plans to operate a split campus. We will host up to 300 students on the Torrance/main campus. Students in the 9th and 10th grades will take seven classes a day. Starting in the 2015-2016 school year, we will host grades 9-12 on the Torrance/Main campus. We plan on enrolling up to 585 students at capacity.

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Schedule

Students are dropped off at 7:30am via private personal vehicles. There are no school buses that provide transportation to/from the school. Students are dismissed at 3:20pm Monday, Tuesday, Thursday and Friday and are usually picked up by 3:45pm. On Wednesdays students are released at 1:35pm and are picked up by 1:50pm.

NMSS utilizes a modified block schedule. Periods 1-6 meet on alternating days and each course meets for 100 minutes on regular schedule days. Period 7 meets for 65 minutes on every regular schedule day. Odd period courses (1, 3, and 5) will meet on Monday and Thursday, and even period courses (2, 4, and 6) will meet on Tuesday and Friday. Periods 1-6 will all meet on shortened Professional Development Day (Wednesday). The M, T, Th, F bell schedule for NMSS is:

8:00am – 8:25am Advisory period

8:30am – 10:10am Period 1/2

10:15am – 11:55am Period 3/4

11:55am – 12:25pm Lunch

12:30pm – 2:10pm Period 5/6

2:15pm – 3:20pm Period 7

Professional Development Day (Wednesday)

NMSS has historically had an early release to allow for professional development time. On Wednesdays, the bell schedule is:

8:00am – 8:50am 1st period

8:53am – 9:43am 2nd period

9:46am – 10:36am 3rd period

10:36am – 10:56am Nutrition

10:59am – 11:49am 4th period

11:52pm – 12:42pm 5th period

12:45am – 1:35pm 6th period

Space

During the first phase, we will operate 10 classrooms serving up to 300 students. We will have approximately 20-25 staff members on the site.

During the second phase, we will operate up to 20 classes, serving up to 285 students. We will have between 40-50 staff members on the site.

1. Hours of operation – daily and days of the week

Monday – Friday 7:00am – 4:00pm
After School Program, daily until 5:30pm
Occasional evening events

2. No. and age of students

Phase 1: Up to 300 students, Aged 13-16
Phase 2: Up to 585 students aged 13-19

3. No. of administrators

Phase 1: up to 5 administrators
Phase 2: up to 8 administrators

4. Any daily deliveries

- School breakfast
- School lunch
- Mail
- UPS/Office depot

5. Any existing uses that will be displaced

N/A

6. Schedule for Phase I and II

We anticipate using the Phase I space for the 2013-2014 and 2014-2015 school years and the phase II space for the 2015-2016 school year and beyond.

7. No. of existing parking spaces; standard and handicap

Do you need this information for our current space? Or the proposed space?

Currently we have 35 staff members at our current location. For Phase I of the project, we anticipate having 20-25 staff members with no need for student parking. For the first two years, we will only have 9-10th grades students on the site and we will not issue parking permits for students.

For Phase II we anticipate between 40-45 staff and we would like to be able to offer 15 parking permits to seniors who would drive themselves to school. The number of permits offered to students is negotiable based on the total number of spaces available for NMSS to use.

Sincerely,



Cristalle Callis
Executive Director
New Millennium Secondary School
20700 Avalon Blvd Ste 285
Carson CA 90746
P: 310-999-6162 xtn 111
F: 310-999-6163



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 93-1518

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CARSON GRANTING
CONDITIONAL USE PERMIT NO. 408-93.

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

Section No. 1. An application was duly filed by the applicant, SGI USA, with respect to real property located at 205-307 West Torrance Blvd. and 20793-20797 Main Street and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 408-93 for a reduction in parking pursuant to Section 9162.24(B) of the Carson Zoning Ordinance which will allow the establishment of a church on the subject property. A public hearing was duly held on October 12, 1993 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 No. 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section No. 3. The Planning Commission finds that:

- a) The proposed use, a church, and the resulting request for a reduction in parking is consistent with the Light Manufacturing designation of the property by the General Plan.
- b) The subject property is 5.42 acres, flat, and is adequate in size to support the existing development of the site and the existing parking facilities are adequate to accommodate the increased use of the site, as discussed below, proposed by the applicant. Adequate utilities currently exist which serve the property.
- c) Access to the site is provided from three existing driveways; one off Main Street and two located along Torrance Blvd.. The City Consultant Traffic Engineer has reviewed the proposed project and has determined that the use will not generate significant traffic impacts to the area circulation and that adequate street access and traffic capacity currently exists.
- d) The Los Angeles County Fire Department requires one on-site fire hydrant be provided in order to provide increased water supply to the site. With the incorporation of the Fire Department requirements as conditions of approval, adequate water supply for fire protection is provided.
- e) The intended character of the area is designated for light industrial uses or commercial uses and the proposed church will be compatible with the intended character of the area, especially due to the fact that no exterior construction is proposed.
- f) The parking provided on site, 312 spaces, is adequate to meet the peak parking requirements for the subject property as identified in the parking analysis of the October 12, 1993 Staff Report to the Planning Commission. The applicant, SGI USA, shall be restricted from operating on the last Fridays of the month and all existing and future tenants shall maintain the operating hours and days identified in the parking analysis of the aforementioned Staff Report. New tenants' hours or days of operation and modifications of the hours or days of operation of any of the existing tenants must be reviewed in advance of any changes by the City in accordance with the attached conditions of approval.

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M
A.C.P.

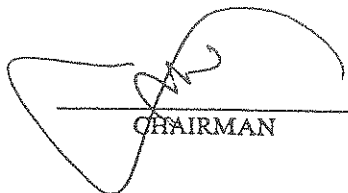
g) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

Section No. 4. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 408-93 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Negative Declaration.

Section No. 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section No. 6. This action shall become final and effective fifteen (15) 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 OCTOBER, 1993.



CHAIRMAN

ATTEST:



SECRETARY

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-4-11

EXHIBIT "A"

Legal Description

CONDITIONAL USE PERMIT NO. 408-93

Parcel 3 in the City of Carson, County of Los Angeles, State of California, as shown on parcel map 5616 filed in Book 62 Page 68 of Parcel Maps, in the Office of the County Recorder of Said County.



EXHIBIT "B"

CITY OF CARSON
DEPARTMENT OF COMMUNITY DEVELOPMENT
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 408-93

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

1. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
2. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
3. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
4. The private driveways shall be indicated on the final map as "FIRE LANE" and shall be maintained in accordance with the Los Angeles County Fire Code.
5. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
6. Driveways shall be 26 feet paved width clear to sky to within 150 feet of all portions of buildings (Outside). "No Parking/Firelane" shall be posted.
7. The required on-site fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with any two hydrants flowing simultaneously.
8. Install 1 private fire hydrant.
9. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a *minimum* of 25' from a structure or protected by a two hour fire wall. Location as per map must be on file with the County of Los Angeles Fire Department.
10. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
11. Submit fire flow information to the Fire Department for approval.



PUBLIC SAFETY - CITY OF CARSON

12. The applicant shall comply with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.
13. The applicant shall be required to comply with current seismic mitigation codes.

COMMUNITY DEVELOPMENT DEPARTMENT--CITY OF CARSON

14. If Conditional Use Permit No. 408-93 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
15. The applicant shall substantially comply with Planning Commission Exhibit C-2.
16. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
17. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review by the Planning Commission.
18. The applicant shall file an Affidavit of Acceptance with the Community Development Department within thirty days of receipt of the Planning Commission Resolution. The applicant shall record said Affidavit and these Conditions of Approval in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Community Development Department within thirty days of receipt of the Planning Commission Resolution.
19. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
20. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
21. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be finalized (approved) by this Department prior to the issuance of a building permit.
22. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Community Development Department a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the city to file the Notice of Determination required under Public Resources Code Section 21152 and 14 Cal. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Community Development Department the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
23. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Community Development Department, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

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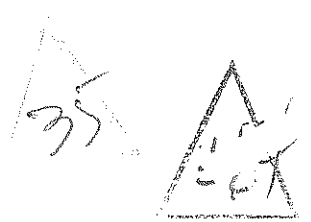
24. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
25. The hours of operation of the tenants of the subject property listed below shall be maintained as follows:

Tenant	Use	Days of Operation	Hours of Operation
IMB Academy	martial arts school	Monday & Wednesday Tuesday & Thursday Friday Saturday	9:00 am - 12:30 pm 3:30 pm - 10:00 pm 4:00 pm - 10:00 pm 2:00 pm - 8:00 pm 9:00 am - 4:00 pm
Vacant	warehouse	Monday - Saturday	9:00 am - 6:00 pm
L.A. Cellular	warehouse	Monday - Friday	9:00 am - 6:00 pm
Len Davis Litho	printing shop	Monday - Saturday	7:00 am - 10:00 pm
Simms Custom Cabinets	cabinet shop	Monday - Friday Saturday	8:00 am - 6:00 pm 10:00 am - 2:00 pm
Faith in Christ Church	church	Tuesday Wednesday Thursday Friday Saturday Sunday	6:30 pm - 10:30 pm 6:30 pm - 9:30 pm 6:30 pm - 10:30 pm 6:30 pm - 12:00 am 2:00 pm - 8:00 pm 9:30 am - 2:00 pm 6:00 pm - 9:30 pm
Ebenezer Church	church	Monday Wednesday Friday Saturday Sunday	7:00 pm - 9:00 pm 7:00 pm - 9:00 pm 7:00 pm - 9:00 pm 8:00 am - 9:00 am 8:30 am - 1:00 pm 6:30 pm - 8:30 pm
Construction Products	warehouse/office	Monday - Friday	8:30 am - 4:30 pm
SGI USA	church	Monday - Friday** Saturday Sunday	7:00 pm - 9:00 pm 9:00 am - 9:00 pm 9:00 am - 7:00 pm
Vacant	manufacturing	Monday - Saturday	9:00 am - 6:00 pm
Moose Lodge	bar	Monday - Thursday Friday Saturday Sunday	10:00 am - 12:00 am 10:00 am - 2:00 am 9:00 am - 2:00 am 9:00 am - 12:00 am
Moose Lodge	Bingo	Friday Sunday	5:30 pm - 10:30 pm 12:00 pm - 5:00 pm

** Last Friday of each month excluded

Minor modifications of the hours of operation or days of operation shall receive prior written approval by the Community Development Director before the change in operating hours or days is implemented. If the proposed modifications in operating hours or days is determined to be significant in the opinion of the Director, the proposed modification shall be reviewed by the Planning Commission in accordance with Section 9173.1 of the Carson Zoning Ordinance.

26. It shall be the responsibility of the property owner to incorporate the restrictions and conditions of this Conditional Use Permit in all future leases.



27. The hours and days of operation of any new tenants shall be identified with any future business license requests. The hours or days of operation shall substantially comply with the previous occupant of the lease space or with the hours and days of operation specified in Condition No. 25. Deviations in the hours or days of operations from the previous tenant shall be reviewed in accordance with the procedures established in Condition No. 25 of this permit.
28. 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.
29. The owners of the property or his/her authorized representative will submit an annual statement in writing verifying the days and hours of operation of all tenants. Said statement shall be submitted on or before November 1 of the year.
30. The maximum occupancy of the portion of the building occupied by the applicant, SGI USA, shall be 300 people. The applicant shall not conduct events which will cause an occupant load in excess of 300 people within the building space currently occupied by the applicant.
31. Any change in tenancy involving a space currently operating for assembly use shall not be allowed to automatically transfer to or replace another assembly use without the written approval of the Community Development Director in order to allow for verification of potential occupancy capacity, tenant improvements, and hours of operation.
32. The applicant shall be prohibited from operating the last Friday of the month.
33. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
34. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
35. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
36. Compact spaces shall be property designated pursuant to Section 9126.43 of the Zoning Ordinance.
37. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

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