



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 9, 2013

SUBJECT: Modification No. 1 to Design Overlay Review No. 360-86 and Conditional Use Permit No. 914-12

APPLICANT: Les Cooley
Pierce/Cooley Architects, Inc.
11871 Gonslaves Street
Cerritos, CA 90703

REQUEST: To allow an 11,569-square-foot addition to the north side of an existing 18,381-square-foot industrial building and to legalize four existing structures located on a 1.59 acre parcel at 417 W. 164th Street (APN 612 501 9010); to construct a parking lot with 53 parking spaces located at 433 W. 164th Street (APN 612 501 9008); both properties are zoned ML-D.

PROPERTY INVOLVED: 417 and 433 W. 164th Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletofo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Díaz			Schaefer
		Goolsby			

Item No. 11C



I. Introduction

History

DOR 360-86 was approved on October 17, 1986 to allow the construction of the existing building for Anco Metal Improvement Co. In addition, CUP No. 300-86 was approved for the operation of a water treatment facility. There are no code enforcement violations on file for this address.

Description of Business

Coast Plating Inc. is a leading provider of metal finishing services to the Global Aerospace Industry. They provide Chemical Processing, Non Destructive Testing, and Paint treatments to a wide variety of manufacturers in the Commercial, Defense, and Space markets. They currently employ approximately 150 people from their two facilities in Carson and Gardena.

Project Description

The proposed project includes two parcels. Both parcels are zoned Manufacturing Light with Design Overlay (ML-D). A 1.59-acre parcel at 417 W. 164th Street includes the existing 18,381-square-foot industrial building. The applicant is proposing an 11,569-square-foot addition to the north side of their existing building to accommodate their continued expansion of their business. Approval of Modification No. 1 to Design Overlay Review No. 360-86 will facilitate the construction of this expansion which will be used for warehousing and manufacturing. In addition, the applicant is requesting to legalize four existing structures located along the east side of the building. The total size of these four structures is 4,531 square feet. They will be used mainly for warehousing and some manufacturing.

The second parcel is located at 433 W. 164th Street. The applicant has recently acquired this property to meet the required parking spaces for their operations. The applicant is proposing 53 parking spaces on this parcel.

II. Background

Street Dedication

The existing right of way along the project site is 50 feet. A 10-foot dedication is required for both parcels. The 10-foot dedication for the 417 W. 164th Street will complete the required 60-foot right of way along the parcel frontage. However, the 10-foot dedication for 433 W. 164th Street (parking lot) will provide a 50-foot right of way along the parcel frontage. The additional 10 feet would have to be dedicated from the parcel to the south at a later date (Exhibit 2).

General Condition of 164th Street

The general condition of this street is very poor. There is no curb, gutter or sidewalk. The pavement and drainage throughout the street is very poor. The applicant is conditioned to make street improvements including curb, gutter, sidewalk, and half

street pavement. In conjunction with City's annual pavement overlay project, the entire street will be paved. In addition, two tree wells are proposed along the 417 W. 164th Street parcel. Conditions of approval require one tree well for the parking lot parcel.

Undergrounding of Utilities

There are four Edison utility poles along the 417 W. 164th Street. There is one utility pole along the 433 W. 164th Street parcel approximately at the midpoint of the property frontage. Conditions of approval require undergrounding of all the utility poles up to the pole at the midpoint of the parking lot parcel. Engineering staff has discussed this undergrounding with Edison and has confirmed that undergrounding of the utilities beyond the fifth pole at the midpoint of the parking lot parcel is economically infeasible because of the many lines that cross the street at that location and other technical issues related to Edison.

Groundwater Monitoring Station

A monitoring station is located within the property along the street. With the 10-foot right of way dedication, approximately 4 feet of the station will be located in the right of way. Leymaster Environmental Consulting Inc. is responsible for preparing monitoring reports for this site. According to their most recent report, the groundwater extraction and soil-vapor extraction systems will continue to be operated and influent and effluent samples collected quarterly for reporting purposes. Groundwater samples will continue to be collected from on-site semiannually and off-site monitoring wells quarterly in accordance with the RWQCB-approved schedule.

Legalizing Existing Structures

Overtime, four structures have been built to accommodate the growth of the company. Permits were not obtained for these structures. The applicant is requesting to legalize these structures. They meet all development standards and are architecturally compatible with the main building. These structures were built over the required parking for the facility and at the same time increased the parking demand for the facility.

Perimeter Fencing

The existing chain-link fence along the easterly property line has fallen and needs to be replaced. The applicant is required to submit a fencing plan to replace all fencing along the perimeter of the property with a new chain-link fence. Any fencing along the front setback area will need to be wrought iron or other decorative material.

New Parking Lot

Since the applicant desired to legalize and keep the four existing structures, it became apparent that there is no room to provide onsite parking for the facility. Therefore, the applicant has purchased a parcel 100 feet west of the facility for the sole purpose of providing offsite employee parking. The parking lot will be improved with 40 standard spaces and 13 compact spaces for a total of 53 spaces. Initially

staff determined that the off-site parking would require a conditional use permit and advertised the project with a conditional use permit. However, upon further review, it was determined that a conditional use permit is not required since CMC Section 9162.3 states that off-site parking spaces are permitted for nonresidential uses as long as they are located within 400 feet of the use. A deed restriction will be recorded on the property to ensure the parking lot cannot be sold separately and its use will be available for perpetuity for Coast Plating, Inc.

III. Analysis

Required Parking

The required parking for the facility is provided by 7 stalls onsite and 53 stalls offsite for a total of 60 parking spaces. Based on the Carson Municipal Code (CMC), the facility requires 54 parking spaces. Therefore, the project meets the parking requirements. Three ADA accessible parking spaces are required for the facility. Two ADA accessible parking spaces are shown on the large site plan provided to the Planning Commission. A revised site plan has been included as Exhibit 3 which shows the third ADA parking space.

Loading and Zones and Areas

Two at grade truck loading zone are required for the project and two are provided. One truck parking space per 7 loading areas is required for the project and two are provided.

Setbacks

In the ML zone, the required front setback is either 25 feet or a variable setback with a minimum of 10 feet and maximum of 20 feet. The proposed project provides a variable setback and meets this requirement. The required side and rear setbacks for this project is zero.

Landscape Requirements for Parking Areas

The project meets the 5% internal landscaping requirement for both the facility and the parking lot. Since the parking spaces within the facility and the parking lot will be visible from the street, the code requires a minimum 10-foot wide landscaped strip. All parking areas will be screened from the public right-of-way by landscaping as required by code.

Trash Enclosure

A 10-foot by 20-foot trash enclosure will be provided on site, refer to Exhibit 3 for the location of the enclosure. The applicant has stated that currently, there is no enclosure and they use a large Waste Management trash bin that is hauled-off site and replaced with an empty one.

Temporary and Unpermitted Structures

The site contains a number of temporary structures and shed that would need to be removed. One modular building is located on the site which has to be removed. The

building code does not permit modular structures without a permanent foundation. In addition, it is Planning Division's policy not to permit modular structures because of the aesthetics.

Required Findings:

Site Plan and Design Review

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

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

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Light Industrial. The proposed parking facility and utilizing the parking spaces for Coast Plating, Inc. located at 417 W. 164th Street are permitted within the ML-D zoning district.

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

The proposed projects is architecturally compatible with the vicinity as well as other aspects such as site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.

3. Convenience and safety of circulation for pedestrians and vehicles.

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

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

The only sign proposed as part of the proposed is a sign for the parking lot informing the public that the parking lot is for the use of Coast Plating Inc. employees and visitors.

5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

The proposed project is consistent with all design standards and guidelines with Section 9172.15.

IV. Environmental Review

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

V. Recommendation


That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 360-86 TO ALLOW AN 11,569-SQUARE-FOOT ADDITION TO AN EXISTING 18,381-SQUARE-FOOT INDUSTRIAL BUILDING AND TO LEGALIZE FOUR EXISTING STRUCTURES LOCATED ON A 1.59 ACRE PARCEL AT 417 W. 164TH STREET (APN 612 501 9010) AND CONSTRUCTION OF A PARKING LOT WITH PARKING SPACES LOCATED AT 433 W. 164TH STREET (APN 612 501 9008)."

VI. Exhibits

1. Draft Resolution
2. Assessor's Parcel Map
3. Revised Site Plan
4. Fire Department Clearance Memorandum Dated April 26, 2013
5. Zoning/Vicinity Map
6. Development Plans (Under Separate Cover)


Prepared by:


Saied Naaseh, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 360-86 TO ALLOW AN 11,569-SQUARE-FOOT ADDITION TO AN EXISTING 18,381-SQUARE-FOOT INDUSTRIAL BUILDING AND TO LEGALIZE FOUR EXISTING STRUCTURES LOCATED ON A 1.59 ACRE PARCEL AT 417 W. 164TH STREET (APN 612 501 9010) AND CONSTRUCTION OF A PARKING LOT WITH 53 PARKING SPACES LOCATED AT 433 W. 164TH STREET (APN 612 501 9008)

Section 1. An application was duly filed by the applicant, Les Cooley, Pierce/Cooley Architects, Inc. , with respect to Modification No. 1 to Design Overlay Review No. 360-86 and Conditional Use Permit No. 914-12 to allow an 11,569-square-foot addition to an existing 18,381-square-foot industrial building and to legalize four existing structures located on a 1.59 acre parcel at 417 W. 164th Street (APN 612 501 9010); to construct a parking lot with 53 parking spaces located at 433 W. 164th Street (APN 612 501 9008); both properties are zoned ML-D (Manufacturing, Light – Design Overlay) and described in Exhibit "A" attached hereto.

A public hearing was duly held on July 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 CMC Section 9172.23, Site Plan and Design Review, the Planning Commission finds that:

- 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 subject property is designated for Light Industrial. The proposed parking facility and utilizing the parking spaces for Coast Plating, Inc. located at 417 W. 164th Street are permitted within the ML-D zoning district.

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

The proposed projects is architecturally compatible with the vicinity as well as other aspects such as site planning, land coverage, landscaping, appearance and scale



of structures and open spaces and other features relative to a harmonious and attractive development of the area.

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

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

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

The only sign proposed for the off-site lot is a sign informing the public that the parking lot is for Coast Plating Inc. employees and visitors.

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

The proposed project is consistent with all design standards and guidelines with Section 9172.15.

Section 4. 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 Projects" of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is considered an in-fill development that does not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

Section 5. Based on the aforementioned findings, the Commission hereby approves Modification No. 1 to Design Overlay Review No. 360-86 and Conditional Use Permit No. 914-12 to allow an 11,569-square-foot addition to an existing 18,381-square-foot industrial building and to legalize four existing structures and construction of a parking lot with 53 parking spaces with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF JULY, 2013

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"
Legal Description

LOT 3 OF TRACT NO. 2619, AS PER MAP RECORDED IN BOOK 26 PAGE 99 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THE NORTHERLY 109.76 FEET OF SAID LOT 3.



CITY OF CARSON
OFFICE OF ECONOMIC DEVELOPMENT
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 360-86

GENERAL CONDITIONS

1. If Modification No. 1 to Design Overlay Review No. 360-86 are 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.
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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject



property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
10. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
12. Indemnification. The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suites, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agent for any such Claims or Litigation and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant. The applicant's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the parties must mutually agree as to whether any appeal will be taken or defended. The applicant shall have the right, within the first 30 days of the service of the complaint, in its sole and absolute discretion, to determine that it does not want to defend any litigation attacking the City's approvals in which case the City shall allow the applicant to settle the litigation on whatever terms the applicant determines, in its sole and absolute discretion, but applicant shall confer with City before acting and cannot



bind City. In that event, the applicant shall be liable for any costs incurred by the City up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs. In the event of an appeal, or a settlement offer, the Parties shall confer in good faith as to how to proceed. Notwithstanding the applicant's indemnity for claims and litigation, the City retains the right to settle any litigation brought against it in its sole and absolute discretion and the applicant shall remain liable.

PARKING

13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Public Works/City Engineer, provides equivalent life, service and appearance.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
19. Three ADA accessible parking spaces shall be provided as required.
20. An agreement and a deed restriction shall be recorded on the 433 W. 164th Street to ensure its use as an exclusive parking lot for 417 W. 164th Street that cannot be sold separately and its use will be available for perpetuity for Coast Plating, Inc. unless the required parking is met in some other way in accordance with the requirements of CMC.

LANDSCAPING/IRRIGATION

21. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."



23. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
24. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
25. The landscaping for 433 W. 164th Street shall be designed to screen the parking lot from the street.
26. The landscaping for 417 W. 164th Street shall be designed to screen the parking lot from the street, truck loading and parking areas, and outdoor storage areas as determined by the Planning Division.
27. The landscape plans shall provide for irrigation for tree wells within the public right of way.
28. Tree wells within the street shall be at least 3 feet by 5 feet and shall allow the adjacent sidewalk to meet ADA requirements.
29. Landscape plans shall include a combination of trees, shrubs, ground cover, and irrigation.
30. All above ground equipment visible from public street shall be screened by landscaping as required by the Planning division.
31. Prior to installing any landscape irrigation system, the area to be landscaped shall be scarified and covered with a mixture of not less than four (4) inches of topsoil, preferably native topsoil, in a reasonable quantity and type approved by the Director.

UTILITIES

32. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
33. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
34. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).



AESTHETICS

35. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
36. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
37. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

SIGNS

38. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
39. The applicant shall obtain approvals for all signs from the Planning Division prior to installation.

FENCES/WALLS

40. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
41. The two gates along the street shall be tubular fencing with design, material, and color to be approved by the Planning Division.
42. The applicant shall submit a fencing plan and replace all fencing along the perimeter of the property.

LIGHTING

43. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (industrial zones) of the Zoning Ordinance.
44. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.
45. Adequate parking lot lighting shall be proposed to provide a safe environment for the users and their cars.



TRUCK LOADING AND MANEUVERING

46. All truck loading facilities, maneuvering areas and parking spaces shall be designed to the standards outlined in Section 9162.62 of the Zoning Ordinance.

TRASH

47. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
48. A 10-foot by 20-foot trash enclosure shall be constructed in a location approved by the Planning Division.
49. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division

AIR QUALITY

50. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
51. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
52. Active grading sites shall be watered at least twice daily.
53. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
54. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
55. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
56. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
57. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
58. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.



59. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

MISCELLANEOUS

60. All temporary structures including modular buildings without foundation and without permits shall be removed.
61. All trash and debris shall be removed from the site.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

62. The applicant shall receive a clearance from the Fire Department and comply with all requirements as stated on Fire Department's memorandum dated April 26, 2013.

BUILDING AND SAFETY

63. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.
64. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

THE GAS COMPANY

65. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Applicant shall keep the Gas Company informed of construction schedules, pre-construction meetings, etc., so that they can schedule their work accordingly.

PUBLIC SAFETY - CITY OF CARSON

66. Ensure compliance 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.
67. Ensure compliance with current seismic mitigation codes.
68. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.
69. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.



PUBLIC WORKS DEPARTMENT - CITY OF CARSON

GENERAL

70. Prior to issuance of Grading Permit, the developer shall obtain clearance from Engineering Services Division and submit a copy of approved grading plan to the City of Carson.
71. The Developer shall submit a copy of approved plans (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies) on mylars, to the City of Carson – Engineering Services Division, developer shall post bond for all the improvements required in the public right of way, prior to issuance of construction permits.
72. 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.
73. A construction permit is required for any work to be done in the public right-of-way.
74. Submit Proof of Worker's Compensation and Liability Insurance.

BUILDING PERMIT

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

75. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans to the City of Carson – Engineering Services Division.
76. 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.
77. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
78. The Developer shall submit a sewer area study to the Los Angeles. County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development.



If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

79. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
80. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 10 feet of additional right-of-way abutting the development along 164th Street. New Right-of-Way line shall be 30 feet from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
81. 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.
 - a) Street Improvements along 164th Street
 - b) Sewer Main Improvements (*if any*) along 164th Street as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (*if any*) along 164th Street as determined by the aforementioned requirement.
82. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.

CERTIFICATE OF OCCUPANCY

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

83. 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.
84. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
85. 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.



86. 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.
87. Install sidewalk, curb, gutter, asphalt concrete pavement and base (from centerline of 164th Street to edge of gutter) within the public right of way along 164th Street abutting this proposed development per City of Carson Standard. Developer shall submit plan showing the proposed gutter flow line elevation and shall consider street drainage pattern of all properties along 164th Street to guarantee a positive drainage flow. The plan shall be reviewed and approved by the Engineering Services Division and to the satisfaction of the City Engineer.
88. Remove and replace any broken/damaged driveway approach within the public right of way along 164th Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
89. Remove unused driveway approach if any, within the public right of way along 164th 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.
90. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
91. Plant approved parkway trees on locations where trees in the public right of way along 164th Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
92. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 164th Street abutting this proposed development.
93. 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 Street Lighting Division and shall be completed prior to the issuance of Certificate of Occupancy. **Additional streetlight installation or 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
94. Install streetlights on concrete poles with underground wiring in the public right of way along 164th Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow (626)300-4753.



95. All existing overhead utility lines less than 12 kilovolts along 164th Street abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer.
96. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
97. 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.
98. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
99. 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.
100. 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

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



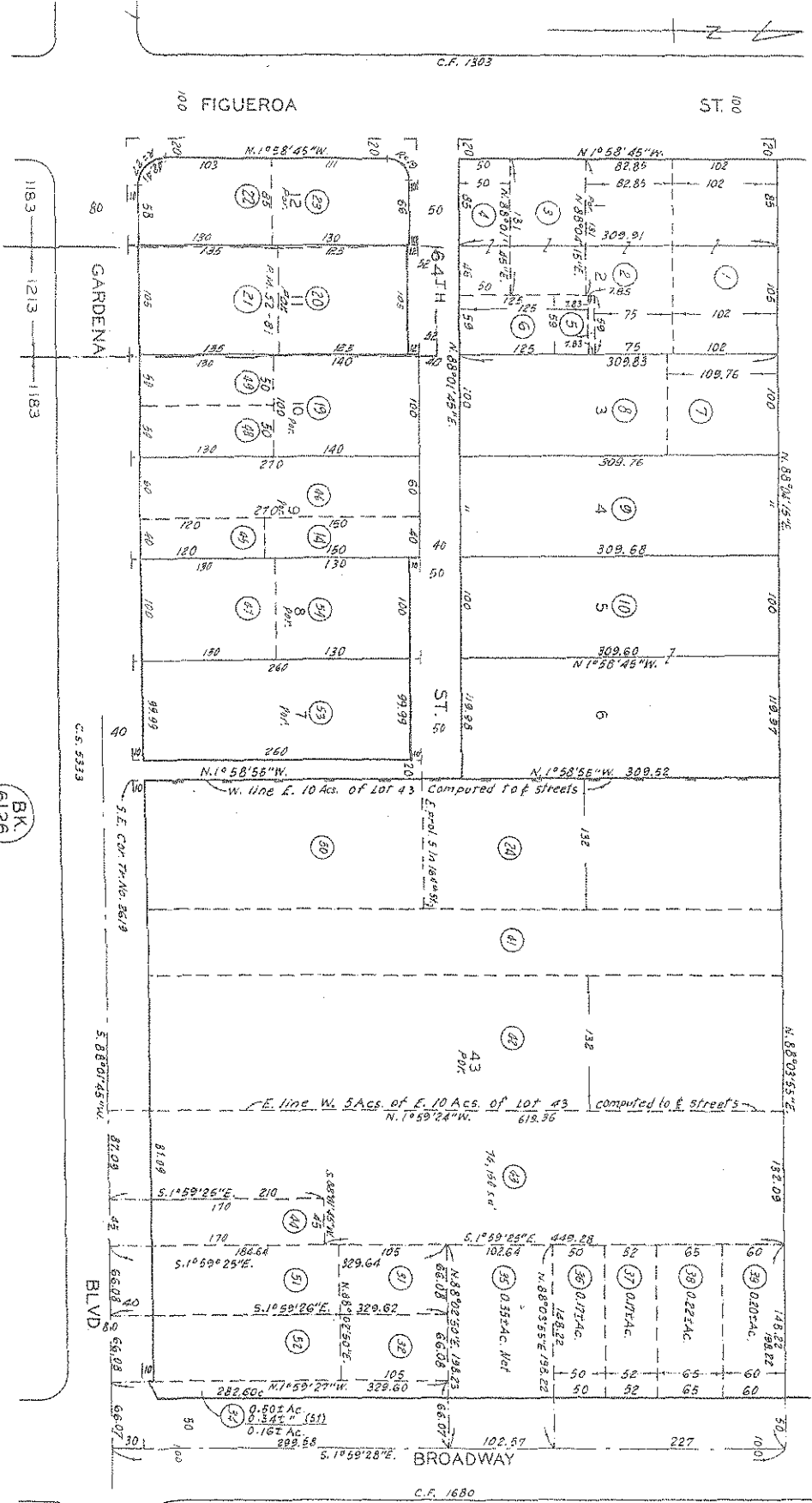
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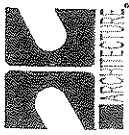
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GARDENA TRACT
M.R. 43-5-6
M.R. 52-73
TRACT NO. 2619
M.B. 26-99

BK
6126

EXHIBIT NO. 02





Pierce/Cooley
Architects, Inc.

14745 Greenway St
Carson, CA 90745
Tel: 310-533-2272
Fax: 310-533-2273
www.piercecooley.com

BUILDING ADDITION COAST PLATING, INC

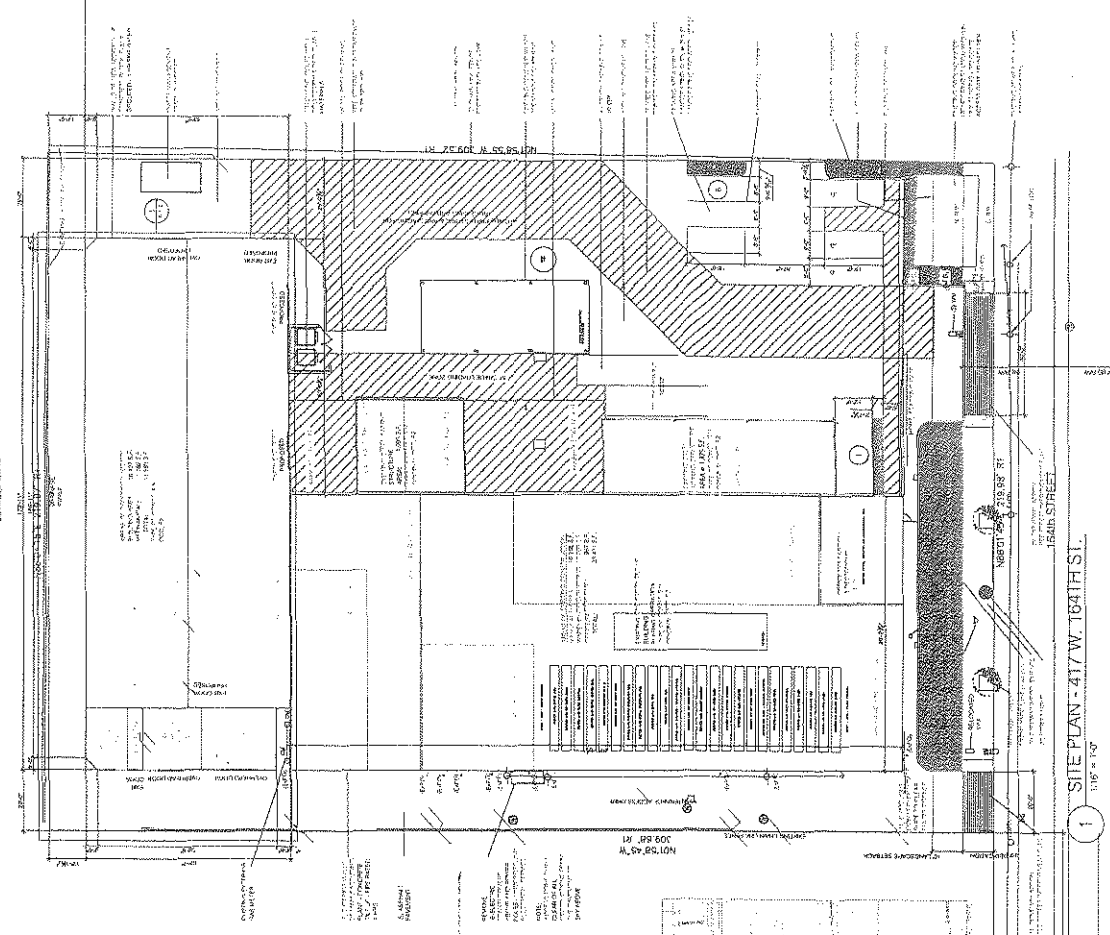
433 & 417 W. 164TH STREET
CARSON, CA

THE 180 GROUP
(AVA COAST PLATING)
180 WEST 15th STREET
GARDENA, CA 90248
310-770-0047
310-770-0047

Project No.	180-001
Client	THE 180 GROUP
Architect	PIERCE/COOLEY ARCHITECTS, INC.
Date	08/11/10
Scale	AS NOTED
Sheet No.	02/01
Sheet Title	SITE PLAN

SITE PLAN & PROJECT DATA

Sheet No. **A-0.0**



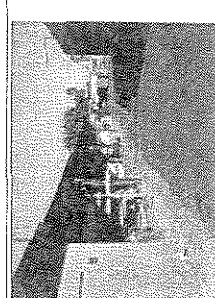
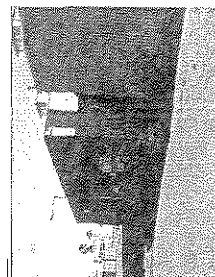
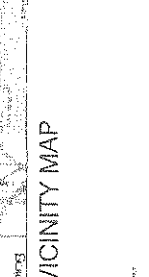
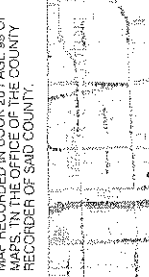
SITE SUMMARY:
SITE AREA (NET): 1.59 AC (69,264 SF)
BUILDING AREA - EXISTING: 23,431 SF
BUILDING AREA - NEW: 11,569 SF
TOTAL BUILDING AREA: 35,000 SF
BLDG. COVERAGE: 52 %

PARKING REQUIRED:
TOTAL REQUIRED: 10,346 SF
TOTAL PROVIDED: 10,346 SF
TOTAL OFFSITE: 10,346 SF

PARKING PROVIDED:
TOTAL: 10,346 SF
OFFSITE: 10,346 SF

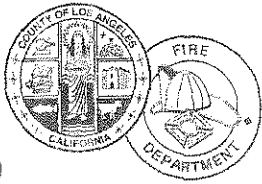
BUILDING AREA:
TOTAL: 35,000 SF

LEGAL DESCRIPTION:
LOTS 5 AND 6 OF TRACT NO. 2819 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAPS RECORDED IN BOOK 26 PAGE 98 OF RECORDS OF SAID COUNTY.



Location of this property's existing lot

Location of this property's existing lot



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

2013 APR 31 AM 11:32

RECEIVED
FIRE DEPARTMENT
CITY OF CARSON

DATE: April 26, 2013

ATTENTION: PLANNING SECTION

CITY: Carson

SUBJECT: CUP 914-12

LOCATION: 417 W. 164th St.

- The Fire Department has no additional requirements for this permit.
- The required fire flow for public fire hydrants at this location is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for on-site fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Public fire hydrant(s): Install _____ Upgrade _____ Verify (flow test) _____ existing public fire hydrant(s).
Private on-site fire hydrant(s): Install _____ Upgrade _____ Verify (flow test) _____ existing private on-site fire hydrants.

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

Water: Per Golden State Water Company, the Fire Flow Availability form dated February 19, 2013, indicates adequate fire hydrant spacing and flow requirements for existing fire hydrants. Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.

Access: Access is accepted as shown on the site plan dated 04/26/2013 (Fire Department Stamp) Maintain the existing 20' westerly drive aisle/Fire Department access, clear to the sky and unobstructed at all times. Post "No Parking Fire Lane". Maintain the proposed 26' easterly Fire Department access clear to the sky and unobstructed at all times. Post "No Parking Fire Lane".

Special Requirements: _____

Comments: This project is cleared for public hearing.

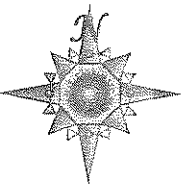
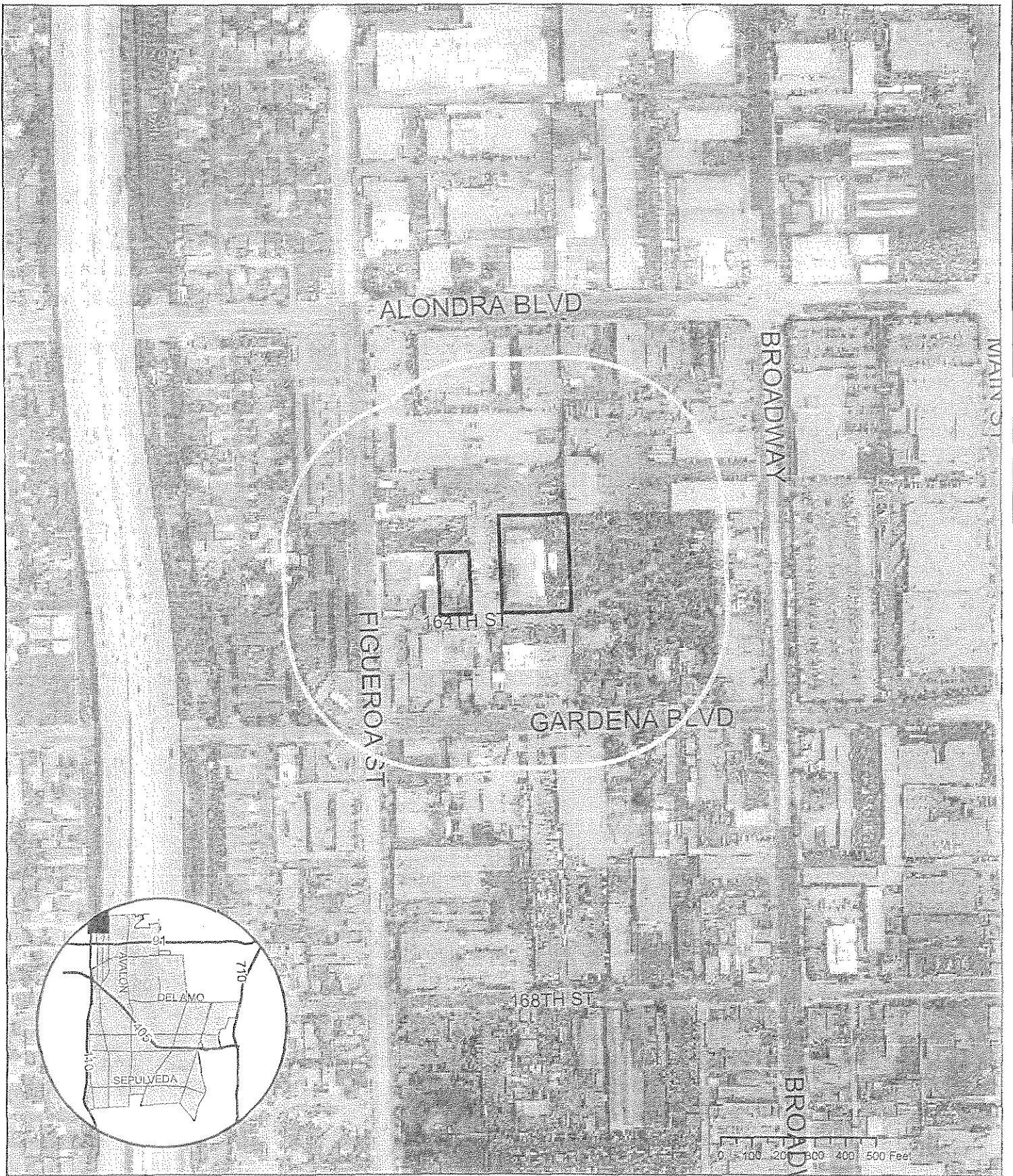
Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer

City.CUP 01/2008 Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

EXHIBIT NO. 04





City of Carson
 500 Foot Radius Map
 417 West 164th Street



Date Printed: Wednesday, June 05, 2013
 K:\Planning\Addresses\Lockton_502700\Car 850-111
 Public Hearing Notices\ zoningMap.mxd

EXHIBIT NO. 05



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 9, 2013

SUBJECT: Modification No. 1 to Design Overlay Review No. 360-86 and Conditional Use Permit No. 914-12

APPLICANT: Les Cooley
Pierce/Cooley Architects, Inc.
11871 Gonslaves Street
Cerritos, CA 90703

REQUEST: To allow an 11,569-square-foot addition to the north side of an existing 18,381-square-foot industrial building and to legalize four existing structures located on a 1.59 acre parcel at 417 W. 164th Street (APN 612 501 9010); to construct a parking lot with 53 parking spaces located at 433 W. 164th Street (APN 612 501 9008); both properties are zoned ML-D.

PROPERTY INVOLVED: 417 and 433 W. 164th 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. 11C



I. Introduction

History

DOR 360-86 was approved on October 17, 1986 to allow the construction of the existing building for Anco Metal Improvement Co. In addition, CUP No. 300-86 was approved for the operation of a water treatment facility. There are no code enforcement violations on file for this address.

Description of Business

Coast Plating Inc. is a leading provider of metal finishing services to the Global Aerospace Industry. They provide Chemical Processing, Non Destructive Testing, and Paint treatments to a wide variety of manufacturers in the Commercial, Defense, and Space markets. They currently employ approximately 150 people from their two facilities in Carson and Gardena.

Project Description

The proposed project includes two parcels. Both parcels are zoned Manufacturing Light with Design Overlay (ML-D). A 1.59-acre parcel at 417 W. 164th Street includes the existing 18,381-square-foot industrial building. The applicant is proposing an 11,569-square-foot addition to the north side of their existing building to accommodate their continued expansion of their business. Approval of Modification No. 1 to Design Overlay Review No. 360-86 will facilitate the construction of this expansion which will be used for warehousing and manufacturing. In addition, the applicant is requesting to legalize four existing structures located along the east side of the building. The total size of these four structures is 4,531 square feet. They will be used mainly for warehousing and some manufacturing.

The second parcel is located at 433 W. 164th Street. The applicant has recently acquired this property to meet the required parking spaces for their operations. The applicant is proposing 53 parking spaces on this parcel.

II. Background

Street Dedication

The existing right of way along the project site is 50 feet. A 10-foot dedication is required for both parcels. The 10-foot dedication for the 417 W. 164th Street will complete the required 60-foot right of way along the parcel frontage. However, the 10-foot dedication for 433 W. 164th Street (parking lot) will provide a 50-foot right of way along the parcel frontage. The additional 10 feet would have to be dedicated from the parcel to the south at a later date (Exhibit 2).

General Condition of 164th Street

The general condition of this street is very poor. There is no curb, gutter or sidewalk. The pavement and drainage throughout the street is very poor. The applicant is conditioned to make street improvements including curb, gutter, sidewalk, and half

street pavement. In conjunction with City's annual pavement overlay project, the entire street will be paved. In addition, two tree wells are proposed along the 417 W. 164th Street parcel. Conditions of approval require one tree well for the parking lot parcel.

Undergrounding of Utilities

There are four Edison utility poles along the 417 W. 164th Street. There is one utility pole along the 433 W. 164th Street parcel approximately at the midpoint of the property frontage. Conditions of approval require undergrounding of all the utility poles up to the pole at the midpoint of the parking lot parcel. Engineering staff has discussed this undergrounding with Edison and has confirmed that undergrounding of the utilities beyond the fifth pole at the midpoint of the parking lot parcel is economically infeasible because of the many lines that cross the street at that location and other technical issues related to Edison.

Groundwater Monitoring Station

A monitoring station is located within the property along the street. With the 10-foot right of way dedication, approximately 4 feet of the station will be located in the right of way. Leymaster Environmental Consulting Inc. is responsible for preparing monitoring reports for this site. According to their most recent report, the groundwater extraction and soil-vapor extraction systems will continue to be operated and influent and effluent samples collected quarterly for reporting purposes. Groundwater samples will continue to be collected from on-site semiannually and off-site monitoring wells quarterly in accordance with the RWQCB-approved schedule.

Legalizing Existing Structures

Overtime, four structures have been built to accommodate the growth of the company. Permits were not obtained for these structures. The applicant is requesting to legalize these structures. They meet all development standards and are architecturally compatible with the main building. These structures were built over the required parking for the facility and at the same time increased the parking demand for the facility.

Perimeter Fencing

The existing chain-link fence along the easterly property line has fallen and needs to be replaced. The applicant is required to submit a fencing plan to replace all fencing along the perimeter of the property with a new chain-link fence. Any fencing along the front setback area will need to be wrought iron or other decorative material.

New Parking Lot

Since the applicant desired to legalize and keep the four existing structures, it became apparent that there is no room to provide onsite parking for the facility. Therefore, the applicant has purchased a parcel 100 feet west of the facility for the sole purpose of providing offsite employee parking. The parking lot will be improved with 40 standard spaces and 13 compact spaces for a total of 53 spaces. Initially

staff determined that the off-site parking would require a conditional use permit and advertised the project with a conditional use permit. However, upon further review, it was determined that a conditional use permit is not required since CMC Section 9162.3 states that off-site parking spaces are permitted for nonresidential uses as long as they are located within 400 feet of the use. A deed restriction will be recorded on the property to ensure the parking lot cannot be sold separately and its use will be available for perpetuity for Coast Plating, Inc.

III. Analysis

Required Parking

The required parking for the facility is provided by 7 stalls onsite and 53 stalls offsite for a total of 60 parking spaces. Based on the Carson Municipal Code (CMC), the facility requires 54 parking spaces. Therefore, the project meets the parking requirements. Three ADA accessible parking spaces are required for the facility. Two ADA accessible parking spaces are shown on the large site plan provided to the Planning Commission. A revised site plan has been included as Exhibit 3 which shows the third ADA parking space.

Loading and Zones and Areas

Two at grade truck loading zone are required for the project and two are provided. One truck parking space per 7 loading areas is required for the project and two are provided.

Setbacks

In the ML zone, the required front setback is either 25 feet or a variable setback with a minimum of 10 feet and maximum of 20 feet. The proposed project provides a variable setback and meets this requirement. The required side and rear setbacks for this project is zero.

Landscape Requirements for Parking Areas

The project meets the 5% internal landscaping requirement for both the facility and the parking lot. Since the parking spaces within the facility and the parking lot will be visible from the street, the code requires a minimum 10-foot wide landscaped strip. All parking areas will be screened from the public right-of-way by landscaping as required by code.

Trash Enclosure

A 10-foot by 20-foot trash enclosure will be provided on site, refer to Exhibit 3 for the location of the enclosure. The applicant has stated that currently, there is no enclosure and they use a large Waste Management trash bin that is hauled-off site and replaced with an empty one.

Temporary and Unpermitted Structures

The site contains a number of temporary structures and shed that would need to be removed. One modular building is located on the site which has to be removed. The



building code does not permit modular structures without a permanent foundation. In addition, it is Planning Division's policy not to permit modular structures because of the aesthetics.

Required Findings:

Site Plan and Design Review

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

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

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Light Industrial. The proposed parking facility and utilizing the parking spaces for Coast Plating, Inc. located at 417 W. 164th Street are permitted within the ML-D zoning district.

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

The proposed projects is architecturally compatible with the vicinity as well as other aspects such as site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.

3. Convenience and safety of circulation for pedestrians and vehicles.

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

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

The only sign proposed as part of the proposed is a sign for the parking lot informing the public that the parking lot is for the use of Coast Plating Inc. employees and visitors.

5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

The proposed project is consistent with all design standards and guidelines with Section 9172.15.

IV. Environmental Review

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

V. Recommendation

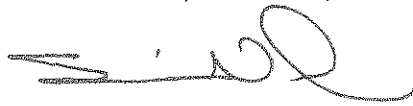
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 360-86 TO ALLOW AN 11,569-SQUARE-FOOT ADDITION TO AN EXISTING 18,381-SQUARE-FOOT INDUSTRIAL BUILDING AND TO LEGALIZE FOUR EXISTING STRUCTURES LOCATED ON A 1.59 ACRE PARCEL AT 417 W. 164TH STREET (APN 612 501 9010) AND CONSTRUCTION OF A PARKING LOT WITH PARKING SPACES LOCATED AT 433 W. 164TH STREET (APN 612 501 9008)."

VI. Exhibits

1. Draft Resolution
2. Assessor's Parcel Map
3. Revised Site Plan
4. Fire Department Clearance Memorandum Dated April 26, 2013
5. Zoning/Vicinity Map
6. Development Plans (Under Separate Cover)

Prepared by:


Saied Naaseh, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 360-86 TO ALLOW AN 11,569-SQUARE-FOOT ADDITION TO AN EXISTING 18,381-SQUARE-FOOT INDUSTRIAL BUILDING AND TO LEGALIZE FOUR EXISTING STRUCTURES LOCATED ON A 1.59 ACRE PARCEL AT 417 W. 164TH STREET (APN 612 501 9010) AND CONSTRUCTION OF A PARKING LOT WITH 53 PARKING SPACES LOCATED AT 433 W. 164TH STREET (APN 612 501 9008)

Section 1. An application was duly filed by the applicant, Les Cooley, Pierce/Cooley Architects, Inc. , with respect to Modification No. 1 to Design Overlay Review No. 360-86 and Conditional Use Permit No. 914-12 to allow an 11,569-square-foot addition to an existing 18,381-square-foot industrial building and to legalize four existing structures located on a 1.59 acre parcel at 417 W. 164th Street (APN 612 501 9010); to construct a parking lot with 53 parking spaces located at 433 W. 164th Street (APN 612 501 9008); both properties are zoned ML-D (Manufacturing, Light – Design Overlay) and described in Exhibit "A" attached hereto.

A public hearing was duly held on July 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 CMC Section 9172.23, Site Plan and Design Review, the Planning Commission finds that:

- 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 subject property is designated for Light Industrial. The proposed parking facility and utilizing the parking spaces for Coast Plating, Inc. located at 417 W. 164th Street are permitted within the ML-D zoning district.

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

The proposed projects is architecturally compatible with the vicinity as well as other aspects such as site planning, land coverage, landscaping, appearance and scale



of structures and open spaces and other features relative to a harmonious and attractive development of the area.

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

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

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

The only sign proposed for the off-site lot is a sign informing the public that the parking lot is for Coast Plating Inc. employees and visitors.

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

The proposed project is consistent with all design standards and guidelines with Section 9172.15.

Section 4. 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 Projects" of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is considered an in-fill development that does not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

Section 5. Based on the aforementioned findings, the Commission hereby approves Modification No. 1 to Design Overlay Review No. 360-86 and Conditional Use Permit No. 914-12 to allow an 11,569-square-foot addition to an existing 18,381-square-foot industrial building and to legalize four existing structures and construction of a parking lot with 53 parking spaces with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF JULY, 2013

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"
Legal Description

LOT 3 OF TRACT NO. 2619, AS PER MAP RECORDED IN BOOK 26 PAGE 99 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THE NORTHERLY 109.76 FEET OF SAID LOT 3.



CITY OF CARSON
OFFICE OF ECONOMIC DEVELOPMENT
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 360-86

GENERAL CONDITIONS

1. If Modification No. 1 to Design Overlay Review No. 360-86 are 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.
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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject



property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
10. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
12. Indemnification. The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suites, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agent for any such Claims or Litigation and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant. The applicant's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the parties must mutually agree as to whether any appeal will be taken or defended. The applicant shall have the right, within the first 30 days of the service of the complaint, in its sole and absolute discretion, to determine that it does not want to defend any litigation attacking the City's approvals in which case the City shall allow the applicant to settle the litigation on whatever terms the applicant determines, in its sole and absolute discretion, but applicant shall confer with City before acting and cannot



bind City. In that event, the applicant shall be liable for any costs incurred by the City up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs. In the event of an appeal, or a settlement offer, the Parties shall confer in good faith as to how to proceed. Notwithstanding the applicant's indemnity for claims and litigation, the City retains the right to settle any litigation brought against it in its sole and absolute discretion and the applicant shall remain liable.

PARKING

13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Public Works/City Engineer, provides equivalent life, service and appearance.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
19. Three ADA accessible parking spaces shall be provided as required.
20. An agreement and a deed restriction shall be recorded on the 433 W. 164th Street to ensure its use as an exclusive parking lot for 417 W. 164th Street that cannot be sold separately and its use will be available for perpetuity for Coast Plating, Inc. unless the required parking is met in some other way in accordance with the requirements of CMC.

LANDSCAPING/IRRIGATION

21. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."



23. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
24. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
25. The landscaping for 433 W. 164th Street shall be designed to screen the parking lot from the street.
26. The landscaping for 417 W. 164th Street shall be designed to screen the parking lot from the street, truck loading and parking areas, and outdoor storage areas as determined by the Planning Division.
27. The landscape plans shall provide for irrigation for tree wells within the public right of way.
28. Tree wells within the street shall be at least 3 feet by 5 feet and shall allow the adjacent sidewalk to meet ADA requirements.
29. Landscape plans shall include a combination of trees, shrubs, ground cover, and irrigation.
30. All above ground equipment visible from public street shall be screened by landscaping as required by the Planning division.
31. Prior to installing any landscape irrigation system, the area to be landscaped shall be scarified and covered with a mixture of not less than four (4) inches of topsoil, preferably native topsoil, in a reasonable quantity and type approved by the Director.

UTILITIES

32. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
33. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
34. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).



AESTHETICS

35. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
36. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
37. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

SIGNS

38. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
39. The applicant shall obtain approvals for all signs from the Planning Division prior to installation.

FENCES/WALLS

40. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
41. The two gates along the street shall be tubular fencing with design, material, and color to be approved by the Planning Division.
42. The applicant shall submit a fencing plan and replace all fencing along the perimeter of the property.

LIGHTING

43. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (industrial zones) of the Zoning Ordinance.
44. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.
45. Adequate parking lot lighting shall be proposed to provide a safe environment for the users and their cars.



TRUCK LOADING AND MANEUVERING

46. All truck loading facilities, maneuvering areas and parking spaces shall be designed to the standards outlined in Section 9162.62 of the Zoning Ordinance.

TRASH

47. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
48. A 10-foot by 20-foot trash enclosure shall be constructed in a location approved by the Planning Division.
49. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division

AIR QUALITY

50. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
51. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
52. Active grading sites shall be watered at least twice daily.
53. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
54. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
55. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
56. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
57. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
58. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.



59. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

MISCELLANEOUS

60. All temporary structures including modular buildings without foundation and without permits shall be removed.
61. All trash and debris shall be removed from the site.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

62. The applicant shall receive a clearance from the Fire Department and comply with all requirements as stated on Fire Department's memorandum dated April 26, 2013.

BUILDING AND SAFETY

63. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.
64. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

THE GAS COMPANY

65. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Applicant shall keep the Gas Company informed of construction schedules, pre-construction meetings, etc., so that they can schedule their work accordingly.

PUBLIC SAFETY - CITY OF CARSON

66. Ensure compliance 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.
67. Ensure compliance with current seismic mitigation codes.
68. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.
69. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.

PUBLIC WORKS DEPARTMENT - CITY OF CARSON

GENERAL

- 70. Prior to issuance of Grading Permit, the developer shall obtain clearance from Engineering Services Division and submit a copy of approved grading plan to the City of Carson.
- 71. The Developer shall submit a copy of approved plans (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies) on mylars, to the City of Carson – Engineering Services Division, developer shall post bond for all the improvements required in the public right of way, prior to issuance of construction permits.
- 72. 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.
- 73. A construction permit is required for any work to be done in the public right-of-way.
- 74. Submit Proof of Worker's Compensation and Liability Insurance.

BUILDING PERMIT

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

- 75. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans to the City of Carson – Engineering Services Division.
- 76. 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.
- 77. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
- 78. The Developer shall submit a sewer area study to the Los Angeles. County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development.



If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

79. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
80. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 10 feet of additional right-of-way abutting the development along 164th Street. New Right-of-Way line shall be 30 feet from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
81. 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.
 - a) Street Improvements along 164th Street
 - b) Sewer Main Improvements (*if any*) along 164th Street as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (*if any*) along 164th Street as determined by the aforementioned requirement.
82. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.

CERTIFICATE OF OCCUPANCY

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

83. 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.
84. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
85. 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.



86. 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.
87. Install sidewalk, curb, gutter, asphalt concrete pavement and base (from centerline of 164th Street to edge of gutter) within the public right of way along 164th Street abutting this proposed development per City of Carson Standard. Developer shall submit plan showing the proposed gutter flow line elevation and shall consider street drainage pattern of all properties along 164th Street to guarantee a positive drainage flow. The plan shall be reviewed and approved by the Engineering Services Division and to the satisfaction of the City Engineer.
88. Remove and replace any broken/damaged driveway approach within the public right of way along 164th Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
89. Remove unused driveway approach if any, within the public right of way along 164th 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.
90. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
91. Plant approved parkway trees on locations where trees in the public right of way along 164th Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
92. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 164th Street abutting this proposed development.
93. 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 Street Lighting Division and shall be completed prior to the issuance of Certificate of Occupancy. **Additional streetlight installation or 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
94. Install streetlights on concrete poles with underground wiring in the public right of way along 164th Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow (626)300-4753.



95. All existing overhead utility lines less than 12 kilovolts along 164th Street abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer.
96. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
97. 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.
98. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
99. 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.
100. 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

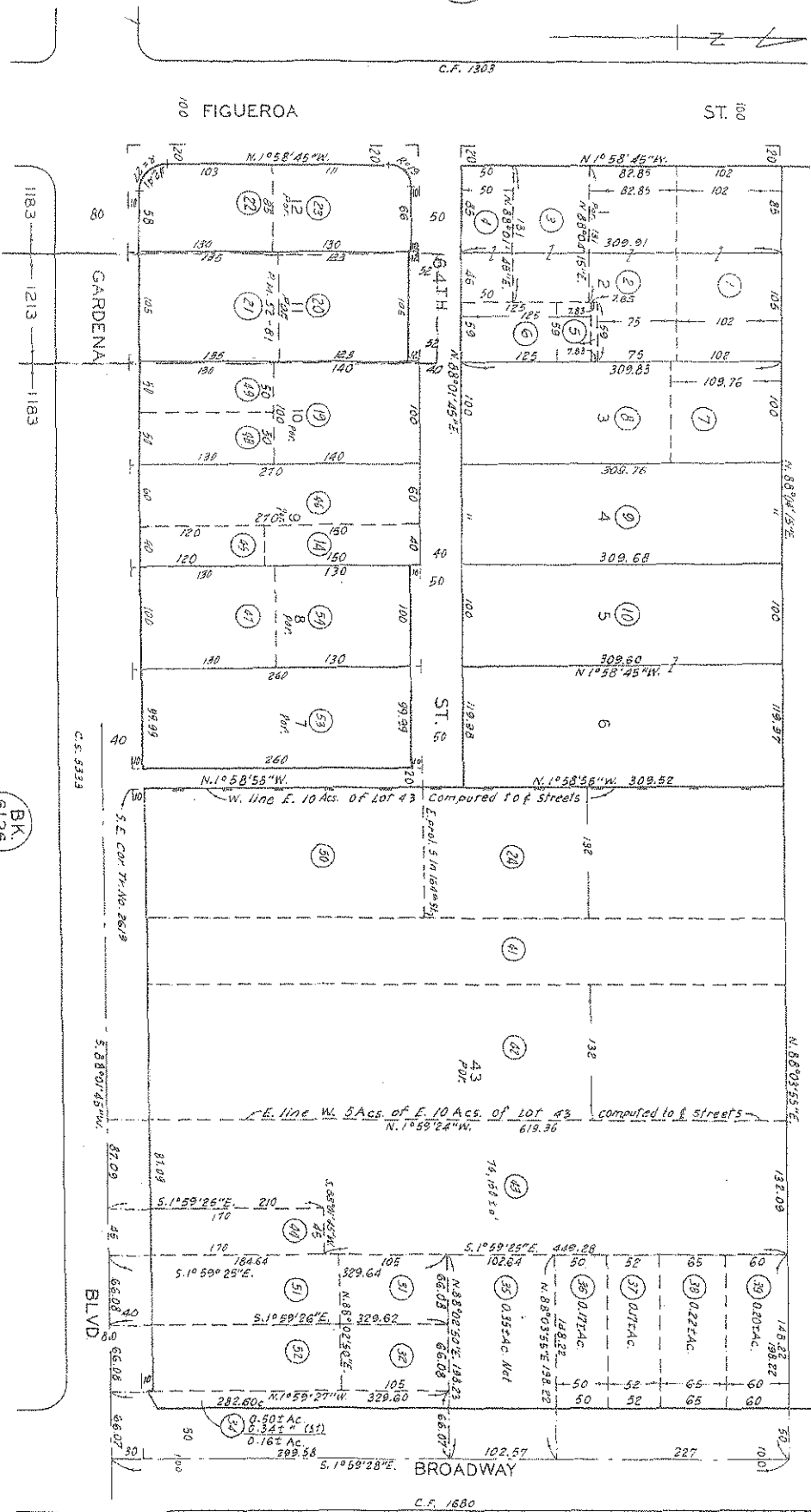
101. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.



BK 6120

BK 6126

17



NO. 114
NO. 399

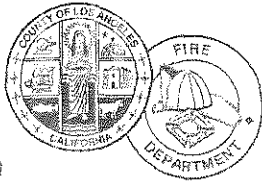
GARDENA TRACT
TRACT NO. 2619
M.R. 43-5-6
M.R. 52-73
M.B. 26-99

Street lines per M.R. 43-5-6 and M.R. 52-73 are considered the lot lines in this tract, although the divisions of some lots are measured from the center lines of the streets.

ASSISTANT CLERK
COUNTY DEPT. OF PUBLIC AFFAIRS

EXHIBIT NO. 02

743722202
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86703602-87
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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerced, California 90040

2013 APR 31 AM 11:32

RECEIVED
FIRE SERVICE
CITY OF CARSON

DATE: April 26, 2013

ATTENTION: PLANNING SECTION

CITY: Carson

SUBJECT: CUP 914-12

LOCATION: 417 W. 164th St.

- The Fire Department has no additional requirements for this permit.
- The required fire flow for public fire hydrants at this location is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for on-site fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Public fire hydrant(s): Install _____ Upgrade _____ Verify (flow test) _____ existing public fire hydrant(s).
Private on-site fire hydrant(s): Install _____ Upgrade _____ Verify (flow test) _____ existing private on-site fire hydrants.

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

Water: Per Golden State Water Company, the Fire Flow Availability form dated February 19, 2013, indicates adequate fire hydrant spacing and flow requirements for existing fire hydrants. Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.

Access: Access is accepted as shown on the site plan dated 04/26/2013 (Fire Department Stamp) Maintain the existing 20' westerly drive aisle/Fire Department access, clear to the sky and unobstructed at all times. Post "No Parking Fire Lane". Maintain the proposed 26' easterly Fire Department access clear to the sky and unobstructed at all times. Post "No Parking Fire Lane".

Special Requirements: _____

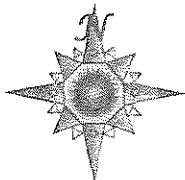
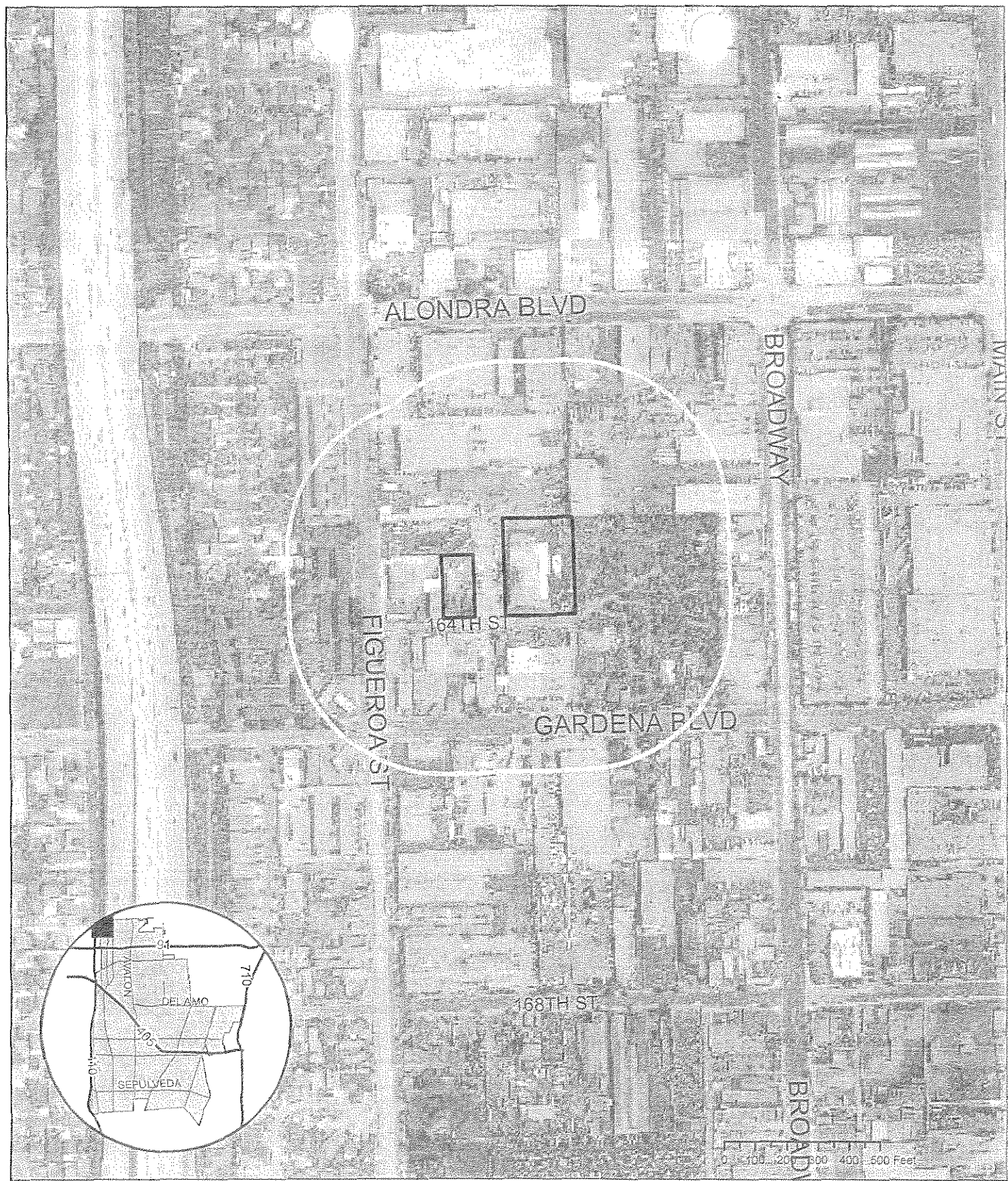
Comments: This project is cleared for public hearing.

Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer

City.CUP 01/2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



City of Carson
 500 Foot Radius Map
 417 West 164th Street



Date Printed: Wednesday, June 05, 2013
 K:\Planning\Addresses\Jackson_S10230\Der 860-111
 Public Hearing Notices\ConingMap.mxd

EXHIBIT NO. 05