



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** July 23, 2013

**SUBJECT:** Modification No. 1 to Design Overlay Review No. 1428-11

**APPLICANT:** Buffalo Wild Wings Restaurant  
Attn: Tom Ventura, MulvannyG2 Architecture  
18200 Von Karman, Suite 910  
Irvine, CA 92612

**PROPERTY OWNER:** Sears Roebuck and Co.  
3335 Beverly Road  
Hoffman Estates, Illinois 60179

**REQUEST:** Construct a new 6,000-square-foot restaurant building with a 1,189-square-foot outdoor dining area on a Sears parcel at the SouthBay Pavilion shopping center

**PROPERTIES INVOLVED:** 736 E. Del Amo Boulevard

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### COMMISSION ACTION

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

### COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

***Item No. 12-D***

## I. Introduction

The applicant, Buffalo Wild Wings restaurant, is proposing a 6,000-square-foot restaurant with a 1,189-square-foot outdoor dining area. The restaurant will occupy a 0.7 acre site located at the southwest corner of the main driveway entry to the SouthBay Pavilion shopping center on Del Amo Boulevard. The restaurant has a sports bar theme that features chicken wings, beer and sporting events throughout the year. The hours of operation will be 11:00 a.m. to 2:00 a.m. Monday through Saturday and 11:00 a.m. to midnight on Sunday. During the college and National Football League seasons the time of operation will be 9:00 a.m. to 2:00 a.m. Buffalo Wild Wings will offer a full menu from the kitchen until close.

The restaurant will open with on-premise security for every day for the first two weeks and will assess the business needs for continued security. The restaurant will work closely with the Los Angeles County Sheriff's Office with the intent of becoming a productive and viable business.

### Background

On August 24, 2011, TPM No. 71684 was submitted concurrently with Design Overlay Review (DOR) No. 1428-11 for creation of two restaurant pads. Approval of DOR No. 1428-11 was not contingent upon approval of the subdivision. As such, the applicant requested that DOR No. 1428-11 proceed to the Planning Commission in order to accommodate agreements made with Sears and Olive Garden. On December 13, 2011, the Planning Commission considered DOR No. 1428-11 for construction of a 7,537-square-foot Olive Garden restaurant located at the southeastern corner of Avalon Boulevard and Carson Plaza Drive and unanimously recommended (8-0) approval to the Carson Redevelopment Agency (RDA). On January 17, 2012, RDA approved DOR No. 1428-11. On October 29, 2012, Olive Garden opened for business.

The proposed restaurant project is a modification to Design Overlay Review (DOR) No. 1428-11 for development of the second restaurant pad. It was noted that a modification would be done for the second pad along Del Amo Boulevard once a restaurant had been selected. At that time, mall management did not have a second restaurant user. The current submittal for a Buffalo Wild Wings restaurant at the second pad completes DOR No. 1428-11.

### *Mall History*

Carson Mall was constructed as an indoor mall in 1973 and major renovations were made in 1992. As part of those renovations, the name was changed to the SouthBay Pavilion and the Broadway building located in the southern portion of the mall was renovated for a new IKEA store. The three main retail anchors, Sears, IKEA, and JCPenney, made up 578,584 square feet of the 937,680-square-foot mall. In April 2005, Hopkins Real Estate Group (HREG) purchased the SouthBay Pavilion and quickly worked on plans to redesign the mall to provide an outdoor shopping experience. At the time, 86 percent of the mall was occupied. In 2005-2006, the southern portion of the mall next to IKEA was demolished to make room for a fourth main retail anchor, Target, and new building pads and exterior tenant spaces were

constructed that currently support Chase bank, 24 Hour Fitness, Chili's restaurant, Big 5, SanSai Japanese Grill, Panera Bread, Jamba Juice, Five Guys Burgers and Fries as well as others. In 2008, the farmers market operating at the Community Center parking lot was relocated to the South Bay Pavilion. In 2011, the Planning Commission granted the farmers market an extension to operate and the new operator, L.A. City Farm, moved the venue to Wednesday afternoons.

#### *Previously Approved Discretionary Permits*

- On October 22, 1991, the Planning Commission approved Variance No. 353-91 for the reduction of the required side and rear yard setbacks for the 57,000-square-foot IKEA warehouse/office building, bringing the total size of IKEA to 206,500 square feet (Resolution No. 91-1418).
- On November 5, 1991, the Redevelopment Agency approved Design Overlay Review No. 547-91 to renovate the mall. Also included were three (3) new building pads (10,000 square feet, 12,000 square feet, and 15,000 square feet) along Avalon Boulevard and Dominguez Street for future tenants.
- On March 23, 2004, the Planning Commission approved TPM No. 60509 to facilitate a major remodel of the shopping center under DOR No. 831-03. TPM No. 60509 affected four properties and created a fifth for the existing 24-Hour Fitness health club.
- On May 4, 2004, RDA approved DOR No. 831-03 for 57,049 square feet of additional net building area, bringing the total building area for the South Bay Pavilion to 1,024,563 square feet. From 2004 to 2011, subsequent modifications were approved to address the sign program, pad tenant buildings, exterior improvements, farmer's market, and advertising signs.
- On June 28, 2005, the Planning Commission recommended approval of Zone Change Case No. 148-05 to the City Council in order to apply the Mixed Use Residential standards to the site by changing the zone from CR-D to CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). On July 19, 2005, and August 2, 2005, the City Council approved the first and second reading for Ordinance No. 05-1338. The Ordinance became effective September 1, 2005.
- On August 9, 2005, the Planning Commission approved TPM No. 62572 to create three parcels from three existing parcels, for a total of six parcels. The subdivision created separate parcels for the existing Chili's restaurant, the pylon sign at the northeastern corner of Avalon Boulevard and Dominguez Street, and the existing T-Mobile building north of IKEA.
- On December 11, 2007, the Planning Commission approved TPM No. 69807 to create three new parcels from one existing parcel. The subdivision created separate parcels for Chase bank (formerly Washington Mutual), the Tony Roma's restaurant, and the mall area.

- On January 17, 2012, RDA approved DOR No. 1428-11 for construction of a 7,537-square-foot Olive Garden restaurant.
- On April 9, 2013, the Planning Commission approved TPM No. 71684 for the subdivision of one (1) existing parcel into three (3) parcels located at 20700 S. Avalon. The three parcels are described in Table 1:

**TABLE 1 – PROJECT SUMMARY**

PARCEL	SIZE (ACRES)	DESCRIPTION
1	11.9	Sears parcel
2	0.8	Olive Garden
3	0.7	Proposed Buffalo Wild Wings
TOTAL	13.4	

*Location/Site Characteristics/Existing Development*

The SouthBay Pavilion shopping center is located in the center of the City of Carson between Del Amo Boulevard to the north, Leapwood Avenue to the east, Dominguez Street to the south, and Avalon Boulevard to the west. The properties included in the mall are part of a reciprocal easement agreement (REA) which covers the entire shopping center. The REA includes provisions for common driveways, parking, and maintenance requirements.

The properties to the north includes a park, a smaller shopping center, and single-family residences; to the east are apartments and light industrial uses; to the south are commercial businesses and a hotel; and to the west are offices and commercial uses.

*Zoning/General Plan/Redevelopment Area Designation*

The SouthBay Pavilion shopping center is zoned CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). The subject property is designated under the General Plan Land Use as Mixed Use-Residential. Properties to the south and west are designated Regional Commercial; Properties to the east are designated Light Industrial; and properties to the north are designated Regional Commercial, Recreational Open Space, and Low Density Residential.

In 2005, the MUR (Mixed Use Residential) overlay district was applied to the shopping center in anticipation of future residential development. The existing shopping center and proposed project are consistent with the Mixed Use-Residential land use designation and the CR-MUR-D zone.

*Public Safety Issues*

The South Bay Pavilion has its own security team that patrols the mall. Major code enforcement issues have not been reported by the City's Public Safety Division. The

Sheriff's Department reports that crimes have been reported at the SouthBay Pavilion (mostly grand theft, petty theft, and auto burglary), but these crimes are not unusual for a shopping mall of this size. As a condition of approval staff recommends that security cameras be installed in coordination with the Los Angeles Sheriff's Department.

## II. Analysis

### *Applicable Zoning Ordinance Regulations*

The project site is located in the Design Overlay district and the proposed project is subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

### *Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23(D), Site Plan and Design Review, Approving Authority Findings and Decision, the Planning Commission may recommend approval of the proposal only if the following findings can be made in the affirmative:

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

Staff has reviewed the proposed project and finds that the findings listed above can be made in the affirmative as indicated:

- a) The proposed project is consistent with the General Plan which designates the subject property for Mixed Use-Residential, including commercial uses.
- b) The subject site is zoned CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). The proposed project is consistent with the zone.
- c) The proposed project is compatible with the architecture and design of existing and anticipated development in the vicinity, including appearance, size, scale, and location.
- d) The proposed project will not obstruct vehicular and pedestrian circulation. Adequate parking will be available.

- e) The project involves no potential for any adverse effect, either individually or cumulatively.

*Issues of Concern*

- Issue – Lack of adequate parking area lighting: There is a lighting deficiency east of the proposed restaurant where overflow parking may occur. The safety of restaurant patron would be compromised if sufficient lighting is not provided.
  - *Mitigation:* The applicant/owner shall provide a lighting implementation plan to address the lighting deficiency for Planning Division review and approval.
  
- Issue – Landscaping and pedestrian access: A landscape plan will be submitted. Staff will review the plan for consistency with existing landscaping on the mall property and will require that existing entry landscaping along Del Amo Boulevard is not trampled by restaurant patrons using overflow parking areas east of the proposed restaurant site.
  - *Mitigation:* The applicant/owner will provide pedestrian access from the sidewalk south of Del Amo Boulevard via a handicap/disabled person's ramp to the proposed restaurant entrance. Further, landscape plans shall be submitted that enhances the area and is consistent with existing mall property.
  
- Issue- Lack of architectural enhancement: The proposed outdoor dining area facing Del Amo Boulevard lacks architectural treatment/features that would assist in hiding the proposed hanging television screens and heater units from public view. The outdoor dining elevation as proposed looks bare and does not create a vibrant architectural feature.
  - *Mitigation:* The applicant/owner shall provide an ornamental valance hung across the top edge of the outdoor dining area canopy to hide the proposed structural fixtures and enhance the architectural ambiance.
  
- Issue – Trash and Recycling: The mall has a trash and recycling program for regular trash and recycling items, but currently does not have a recycling program for food wastes generated by restaurants. Food wastes are placed in regular trash bins at the end of the work day. There are programs that recycle food wastes rather than disposing them in a landfill.
  - *Mitigation:* The applicant could be directed to the South Bay Environmental Services Center (SBESC) for special programs. Waste Management or the County Sanitation Districts may also have programs.

**III. Environmental Review**

Pursuant to Section 15303(c), New Construction, of the California Environmental Quality Act (CEQA) Guidelines, the project site is located in a developed, urbanized area and does not involve the use of hazardous substances other than what is typically used for new construction. Adequate public services and facilities are available and the project site is not considered environmentally sensitive. Therefore, the proposed project does not have the potential for causing a significant effect on the environment and is found to be categorically exempt.

**IV. Recommendation**


That the Planning Commission:

- **APPROVE** of Modification No. 1 to Design Overlay Review No. 1428-11 subject to the conditions attached as Exhibit "B" to the Resolution; and
- **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. 1428-11 FOR THE DESIGN AND DEVELOPMENT OF A NEW RESTAURANT BUILDING AT THE SOUTHBAY PAVILION LOCATED AT 736 E. DEL AMO BOULEVARD."

**V. Exhibits**

1. Zoning Map
2. Proposed Resolution
3. Buffalo Wild Wings Restaurant Operational Statement
4. Development Plans (under separate cover)


Prepared by: \_\_\_\_\_

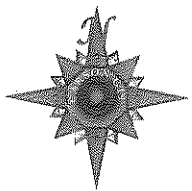
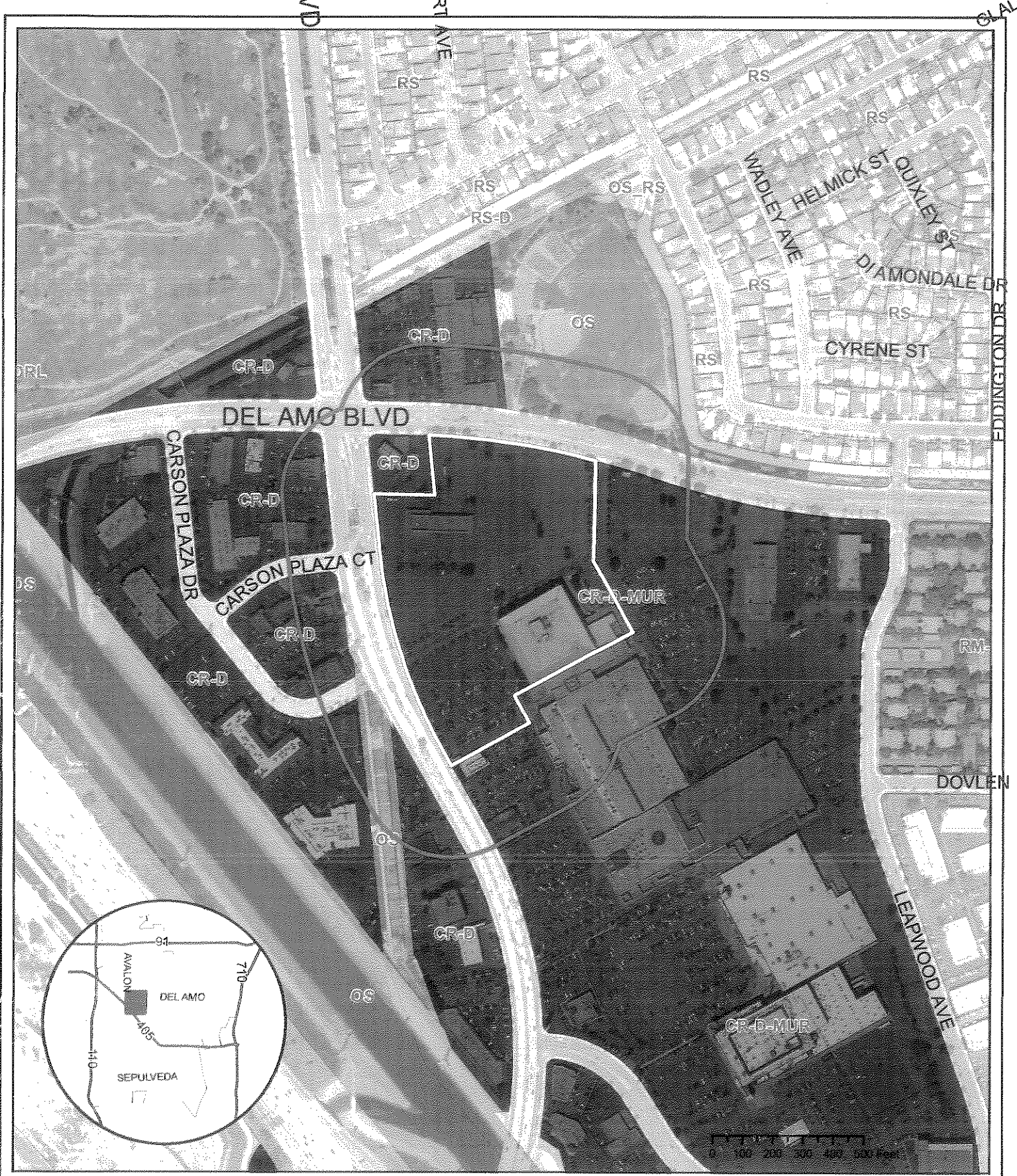
  
Zak Gonzalez II, Associate Planner

Reviewed by: \_\_\_\_\_

  
John F. Signo, AICP Senior Planner

Approved by: \_\_\_\_\_

  
Sheri Repp Loadsman, Planning Officer



*City of Carson*  
*300 Foot Radius Map*  
*736 East Del Amo Blvd.*

Exhibit 1





**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. 1428-11 FOR THE DESIGN AND DEVELOPMENT OF A NEW RESTAURANT BUILDING AT THE SOUTHBAY PAVILION LOCATED AT 736 E. DEL AMO BOULEVARD**

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

**Section 1.** An application was duly filed by the applicant, Buffalo Wild Wings, on behalf of the property owner, Sears Holdings Inc., with respect to real property located at 736 E. Del Amo Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Modification No. 1 to Design Overlay Review No. 1428-11 for the design and development of a new 6,000-square-foot restaurant building with a 1,189-square-foot outdoor dining area on the Sears parcel at the SouthBay Pavilion shopping center.

A Planning Commission meeting was duly held on July 23, 2013, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

a) The proposed use and development is consistent with the General Plan, which designates the subject property for Mixed Use-Residential and commercial uses.

b) The proposed project is part of the SouthBay Pavilion shopping center and is compatible with the architecture and design of existing and anticipated development in the area, including site planning, land coverage, landscaping, appearance, scale of structures and open space.

c) The project site is part of a planned development for the SouthBay Pavilion shopping center and must comply with the requirements of the reciprocal easement agreement (REA) for the center. Adequate parking spaces will be available and adequate circulation will be provided to assure the convenience and safety of pedestrians and vehicles. The proposed development will have direct access to Del Amo Boulevard and secondary access to Avalon Boulevard and Leapwood Avenue via internal driveways within the parking lot of the shopping center.

d) A sign program for the South Bay Pavilion has been approved. All signage associated with this project will comply with the approved sign program in order to assure attractiveness and compatibility with the rest of the shopping center.

e) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

**Section 4.** Pursuant to Section 15303(c), New Construction, of the California Environmental Quality Act (CEQA) Guidelines, the project site is located in a developed,

urbanized area and does not involve the use of hazardous substances other than what is typically used for new construction. Adequate public services and facilities are available and the project site is not considered environmentally sensitive. Therefore, the proposed project does not have the potential for causing a significant effect on the environment and 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. 1428-11 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 23<sup>rd</sup> DAY OF JULY, 2013**

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



**“EXHIBIT A”**

**LEGAL DESCRIPTION:**

**PARCEL 1 OF PARCEL MAP NO. 2328 IN THE CITY OF CARSON,COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 37, PAGES 4 THROUGH 5, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY**



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**

**MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 1428-11**

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Modification No. 1 to Design Overlay Review No. 1428-11, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. 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.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
6. The applicant shall submit two complete sets of plans and related documentation 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.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. 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.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the



Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

11. **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.
12. **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.
13. **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.
14. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Modification No. 1 to Design Overlay Review No. 1428-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. The applicant shall provide a deposit in the amount of 100 percent 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 the 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 the City shall have no liability to the applicant.

### AESTHETICS

15. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
16. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
17. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
18. Building materials shall be of matte finish in order to reduce glare and match the design of the main mall building.
19. The applicant/owner shall provide a valance on the top edge of the outdoor dining canopy to enhance the architectural aesthetics and hide/shield the proposed heaters and television screen fixtures from public view. The Planning Division shall review and approve materials used for the valance.

### FENCES/WALLS

20. Walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project building and subject to the approval of the Planning Division.

### GRAFFITI

21. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
22. Graffiti shall be removed from all project areas within three (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.).

### LANDSCAPING/IRRIGATION

23. 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.
24. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
25. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.



26. 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.
27. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Annual flowers wherever possible;
  - b. Five and one gallon shrubs;
  - c. Flats of ground cover planted 8-inches on center; and
  - d. Tree height and plant materials to be approved by the project planner prior to installation.
28. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
29. Additional landscaping shall be provided to soften the back of the building. Landscaping may include medium to large-size shrubs and shall be reviewed and approved by the Planning Division prior to installation.

#### LIGHTING

30. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts onto adjacent properties and motorists.
31. Per Section 9138.17(D) of the Carson Municipal Code, the applicant shall provide illumination for all storefront entries.
32. The applicant/owner shall provide a lighting implementation plan for the area east of the proposed Buffalo Wild Wings restaurant identifying the schedule for correcting the deficient lighting in said area that may be used by patron's for over-flow parking.

#### PARKING

33. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
34. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
35. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
36. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
37. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.

38. 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 Engineering Services, provides equivalent life, service and appearance.
39. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
40. The applicant/owner shall provide a handicapped ramp south of the Del Amo Boulevard sidewalk connecting to the proposed restaurant entrance for patrons using overflow parking areas east of the restaurant parcel. The applicant/owner shall also provide such handicapped ramp east of the Del Amo Boulevard main South Bay Pavilion shopping center entrance connecting to the sidewalk to accommodate restaurant patron's overflow parking safe foot traffic.

#### SIGNS

41. A primary wall sign shall be permitted for the front of the building along Del Amo Boulevard. Secondary wall signs may be permitted for the sides of the building facing the parking lot. No signage is permitted for the back wall of the building facing the Sears building.
42. All signage shall comply with the requirements of the Carson Municipal Code and the approved sign program for the SouthBay Pavilion. Signs shall be reviewed and approved by the Planning Division and the South Bay Pavilion Shopping Center management prior to installation.

#### TRASH

43. Trash enclosure design shall be approved by the Planning Division prior to issuance of any building permit(s).

#### BUILDING AND SAFETY - COUNTY OF LOS ANGELES

44. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

46. A construction permit is required for any work to be done in the public right-of-way.
47. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
48. 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 (contact Joaquin Herrera at 626-300-4770).
49. The owner/applicant shall comply with the Standard Urban Storm Water Plan (SUSMP) requirements. Owner/applicant shall coordinate with the city's Public Works Department.

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

**GENERAL**

50. 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.
51. 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.
52. 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.
53. A construction permit is required for any work to be done in the public right-of-way. Construction bond for all the required improvements in the public right of way shall be submitted and approved.
54. 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:

55. 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.
56. 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.



57. 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.
58. 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.
59. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
60. 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 Del Amo Blvd.
  - b. Sewer Main Improvements *(if any)* along Del Amo Blvd. as determined by the aforementioned sewer area study.
  - c. Storm Drain Improvements *(if any)* along Del Amo Blvd. as determined by the aforementioned requirement.
61. 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:

62. The Developer shall install separate sewer laterals to individually serve the building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
63. 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.
64. 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.
65. 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.
66. Remove and replace any broken/damaged driveway approach within the public right of way along Del Amo Blvd. abutting and serving this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
67. Remove and replace any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Del Amo Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
68. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
69. 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.
70. 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)
71. 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 in a CD in AutoCAD format to the Engineering Services Division.
72. 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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

73. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
74. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.



PUBLIC SAFETY - CITY OF CARSON

75. Ensure compliance with current seismic mitigation codes.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

76. Digital security cameras with remote internet access by the LA County Sheriff's Office shall be installed to monitor the premises. Cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement upon request.
77. Prior to certificate of occupancy, the applicant shall pay fair share funding for a new retail enforcement car as determined by the Sheriff's Department and the City.





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- 5500 Wayzata Boulevard, Suite 1600  
Minneapolis, MN 55416
- Phone 952.593.9943
- Fax 952.593.9787
- www.buffalowildwings.com
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July 9, 2013

RE: Buffalo Wild Wings, 736 E. Del Amo Boulevard, Carson, CA.

Hours of Operations:

Monday through Saturday 11am-2am. Sunday 11a-Midnight. During College and NFL football, we will open at 9am. We will have a full menu from the kitchen available until close.

We will have approximately 100 team members.

We will open with on-premise security personnel for every day, for the first two weeks. We will assess the business needs for continued security. As a Company-owned restaurant the restaurant's security will be over-seen by an experienced Security Practitioner, who is part of the BWW Risk Management Team, and who will over-see the physical safety and security operations of the restaurant. The restaurant will have a properly designed, installed, and positioned, 16-channel Networked Digital CCTV system, Digital entry office safe, smart-safe, and written Cash Handling procedures/policies. The restaurant would work closely with the local Sheriff's Office with the intent on becoming a productive and viable business and not become a nuisance location.

Thank you,  
Treavor Smith  
Director Of Operations West Coast  
Buffalo Wild Wings  
816.210.6286

