



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 26, 2013
SUBJECT: Design Overlay Review No. 1504-13
APPLICANT: John Atwill
15600 New Century Drive
Gardena, CA 90245
REQUEST: To permit an office use and a greenhouse fertilizers research facility on a site located in the ML-D (Manufacturing, Light, Design Overlay) zoning district
PROPERTY INVOLVED: 353 and 361 W. Gardena Boulevard

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. 11-D

I. Introduction

Property Owner and Applicant

John Atwill, 15600 New Century Drive, Gardena, CA 90248

Project Address

353 and 361 W. Gardena Boulevard, Carson, CA 90745

Project Description

The proposed project consists of the remodel of two former residential structures totaling 3,274 square-feet for office use and a greenhouse fertilizer research facility. The proposed project will include 11 parking spaces meeting CMC parking requirements.

Background

Current Use of Property

The property is developed with two residential structures that will be remodeled for office and storage use.

Previously Approved Discretionary Permits

There are no previously approved discretionary permits for the subject property.

Public Safety Issues

After consulting with the Public Safety Department it was determined that there is no open zoning code enforcement case associated with this property.

II. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 353 and 361 W. Gardena Boulevard. The property is approximately 0.82 acres and is developed with two residential structures built in 1927 totaling 3,274 square feet. The applicant shall obtain all necessary final building permit clearances from the City's Building and Safety Division to convert the existing residential structures to office use in compliance with CMC 9182.09 (Conversion of Residential Structures to Commercial Uses). Light industrial uses are located to the west and south and vacant land is located to the north and to the east.

The applicant's "operational statement" identifies that Grow More Inc., is an innovative leader in the development of new fertilizers, micronutrients and bio-stimulant products. The proposed on-site greenhouse will simulate sub-tropical and tropical growing conditions where the effect of solarization, humidity, temperature and nutrients can be manipulated. The hours of operation will be from 6:00 a.m. to 8:00



p.m. for field cultivation, the greenhouse, the laboratory and office use will operate from 7:30 a.m. to 6:00 p.m.

There will be two full-time staff members and one part-time staff. Truck traffic will be limited to single-axle trucks in the 5 ton capacity range. Deliveries are expected to be once per week in the early a.m. hours.

Zoning/General Plan Designation

The subject property is zoned ML-D (Manufacturing, Light, Design Overlay). The surrounding properties are zoned ML-D (Manufacturing, Light, Design Overlay). The subject property has a General Plan Land Use designation of Light Industrial.

Applicable Zoning Ordinance Regulations

The proposed office and greenhouse fertilizer facilities use are subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Sections 9172.23 and are subject to the development standards of CMC Section 9145 and 9146.

The proposed project includes 11 parking spaces which meets CMC requirements. The property has one driveway approach on Gardena Boulevard and vehicle parking access from an adjoining 20-foot wide alley on the west side of the subject property. The traffic engineer has reviewed the project's circulation and has deemed it acceptable with no expected significant traffic impacts. The applicant will redesign the proposed vehicle parking space so that it will be developed away from the existing power pole located in the alley right-of-way. Furthermore, the existing 20-foot wide alley right-of-way has badly deteriorated necessitating immediate repair to allow safe emergency vehicular access. Therefore, a condition of approval shall be required to repair said alley to the City Public Works Department standards within 60 days of project approval.

CMC Section 9146.23 (Front Yard) requires that each lot have a front yard of 25 feet except that a variable front yard in which all portions are at least ten (10) feet in depth and some portion is at least twenty (20) feet in depth is permitted if to the satisfaction of the Director, all portions of the yard where the setback is twenty (20) feet or less are landscaped and mounded earth forms are included in the landscaping. The applicant shall provide a minimum 10-foot landscape setback with the proposed "wrought-iron" fencing behind the required setback. The proposed chain-link side yard fencing next to the alley shall start 25-feet back from the front property line. The proposed landscape area may also be used to meet on-site water run-off (Standard Urban Storm-water Mitigation Plan/SUSMP) requirements via a bio-swale.

CMC Section 9164.3 (Non-Residential Trash Area) requires that each lot developed with a non-residential use have adequate trash and garbage collection and storage

areas to accommodate all accumulation of refuse on the premises. Trash areas shall be either enclosed within a building or be bounded on three sides by a six (6') foot high wall. The outdoor trash area shall be at least four and one-half (4½) feet by six (6) feet in size. The owner/applicant shall comply with stated CMC requirements.

Required Findings: Site Plan and Design Review

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

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

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

Issues of Concern:

- Issue – Project Aesthetics: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the proposed use and development must be compatible with the harmonious and attractive development of the area. The existing site has deferred maintenance of the side yard adjoining the alley right-of-way. Furthermore, the residential structure located at 361 W. Gardena Boulevard has significant signs of building deterioration and visual blight that needs to be addressed to be in compliance with CMC 9182.09 (Conversion of Residential Structures to Commercial Uses).
 - Mitigation: New fencing and new asphalt paving along the alley right-of-way shall be provided in compliance with the CMC requirements. Furthermore, the owner/applicant shall submit a landscape plan with an irrigation plan identifying an automatic irrigation system for all landscaping areas to enhance the project site aesthetics.

- Mitigation: The residential structure located at 361 W. Gardena Boulevard shall comply with current Building and Safety Code requirements for conversion of a residential structure to office use. If said structure is not brought into compliance within 60 days after project approval it shall be demolished in compliance with the Building and Safety Division requirements.
- Issue-Safe Vehicular Movements: There is an existing power pole in the alley that needs to be addressed with the vehicle parking layout. Further, the deteriorated alley right-of-way condition may impair emergency vehicular access and needs to be addressed.
 - Mitigation: The required vehicle parking for the proposed use will be redesigned so that vehicle parking movements are not impaired with the existing power pole location and to avoid vehicle traffic hazards. Furthermore, the 20-foot alley right-of-way shall be repaired to Public Works Department standards within 60 days of project approval to allow safe emergency vehicle access to the subject property.

III. Environmental Review

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the proposed office and greenhouse fertilizer research facility use do not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.


IV. Recommendation


That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1504-13 FOR OFFICE USE AND A GREENHOUSE FERTILIZER RESEARCH FACILITY TO BE LOCATED AT 353 AND 361 W. GARDENA BOULEVARD."

V. Exhibits

1. Development plans
2. Zoning/vicinity 500 foot radius map
3. Applicant's operational statement

Prepared by: 
Zak Gonzalez II, Associate Planner

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

Approved by: 
Sheri Repp, Planning Officer

ALONDRA BLVD

BROADWAY

MAIN ST

162NE

163RE

FIGUEROA ST

164TH ST

GARDENA BLVD

ML

ML

MH

168TH ST

BROADWAY

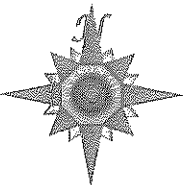
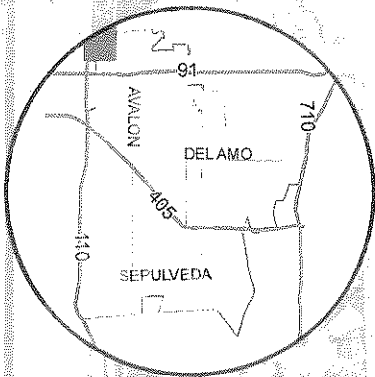
MH

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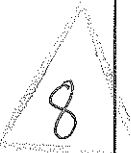
MAIN

100 200 300 400 500 Feet



City of Carson
300 Foot Radius Map
353 and 361 West Gardena Blvd.

EXHIBIT NO. 02



Symbol of Quality

GROW  MORE



World Headquarters

June 28, 2013

To: Planner, City of Carson
701 E. Carson St.
Carson, CA 90749

OPERATION STATEMENT

Grow More, Inc. is an innovative leader in the development of new fertilizers, micronutrients and bio-stimulant products with sales and distribution through out the 11 Western States and with 35 distributors worldwide; it has become necessary to operate a Research Farms close to our corporate headquarters in Gardena.

Mission:

To create value through product and service excellence, to build trust with end users, dealers and distributors, to continue to contribute to environmental protection and maximize health and safety in the work place and field while inspiring innovation.

Vision:

To develop innovative, scientific solution for customers in the form of quality products, expertise, information, technology and advance science, to help our customers to be successful by providing solutions that break through the barrier of traditional products.

Operation Overview:

Various economically valuable field and greenhouse grown agricultural and horticultural crops will be incorporated in ongoing research, development and improvement of new and existing fertilizers, micronutrients and plant bio-stimulants as they relate to the acquisition and transport of mineral elements on the plant - soil relationship and the mechanism of adaptation of plants to adverse and ideal environmental conditions.

Fundamental processes of plant physiology and biochemistry such as photosynthesis, respiration, how plant roots modify the chemical soil properties as the soil root interfaces will be elucidated in terms of plant growth and yield.

The on site greenhouse will simulate sub-tropical and tropical growing conditions, where the effect of solarization, humidity, temperature and nutrients can be manipulated.

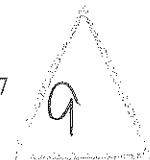
EXHIBIT NO. 03

Continue....

15600 NEW CENTURY DRIVE • GARDENA, CALIFORNIA, U.S.A. • 90248 • TEL: 310-515-1700 • FAX: 310-515-4937

Constant Achievement Through Applied Research

Established 1918



Methods of Applying Plant Nutrients:

Broadcast on surface soil, placement with seed, band placement, side dress, top dress. Irrigation water and fertilizers' application and foliar application.

Laboratory:

Soil testing for mineral nutrients, organic matter, pH, soil moisture, texture, density permeability to air and water.

Tissue testing to determine deficient, sufficient or excess levels of mineral nutrient levels, sugar content, acid in juice, other factors that influence quality and yield.

Water Quality Analysis: Total salt content, electrical conductivity, anion and cation measurement, pH, bicarbonate, soil salt movement, etc.

Fruit and vegetable quality factor pre-harvest and post-harvest, morphology, anatomy and physiology.

Harvesting, Preparation for Fresh Market – Manual harvesting, grading to market standards and physical – mechanical characteristics will be performed at a seasonally optimum time.

Hours of Operation

Field cultivation, irrigation Greenhouse:

7:00 A.M. to 4:00 P.M. Winter	Mon-Sat
6:00 A.M. to 8:00 P.M. Summer	Mon-Sat

Laboratory and Storage Building

7:30 A.M. to 4:00 P.M. Winter	Mon-Fri
7:30 A.M. to 6:00 P.M. Summer	Mon-Sat

Office Hours:

8:00 A.M. to 5:00 P.M. Mon-Fri

Staff Member:

Day to day growing watering grounds keeping	One full time
	One part time as needed.

Laboratory: One part time as needed

Office: One full time
One part time sales

Continue....



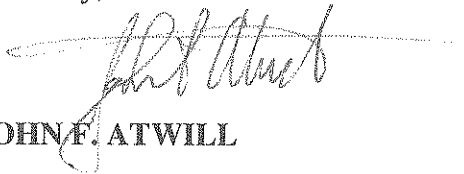
Parking, Vehicle Traffic

Currently two permanent staff member are anticipated with one part time staff member on an as needed basis.

The eleven (11) parking spaces required by code will be more than adequate to accommodate occasional visiting salesmen or customers.

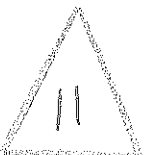
Truck traffic is deliveries or pick-ups, will be seldom and limited to single axel trucks in the 5 ton capacity range. Deliveries and pick-ups are expected to be once per week, in the early A.M.

Sincerely,



JOHN F. ATWILL

/ia.



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1504-13 FOR OFFICE USE AND A GREENHOUSE
FERTILIZER RESEARCH FACILITY TO BE LOCATED AT 353
AND 361 W. GARDENA 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, John Atwill, with respect to real property located at 353 and 361 W. Gardena Boulevard, and described in Exhibit "A" attached hereto, requesting the approval to remodel to existing residential structures for office use and develop a greenhouse fertilizer research facility for property located within the ML-D (Manufacturing, Light – Design Overlay) zone.

A public hearing was duly held on November 26, 2013, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category. There is no specific plan for this area. The surrounding properties are developed with light industrial uses, which the proposed project will be compatible with based on the proposed design.
- b) The existing residential buildings were built in 1927 and will be remodeled to facilitate 3,274-square-feet of office use and a greenhouse fertilizer research facility. Furthermore, the existing residential buildings will comply with CMC 9182.09 (Conversion of Residential Structures to Commercial Use) that requires compliance to all Zoning Ordinance and current Building Code requirements to protect the public's health, safety and welfare. Aesthetic improvements will consist of new front and side yard landscaping meeting CMC requirements and a front yard wrought-iron fence providing a harmonious and attractive development in the area.
- c) The proposed project includes 11 parking spaces meeting CMC requirements. The City traffic engineer has reviewed the proposed circulation and determined that no adverse traffic impacts will result from the proposed project with implementation of the conditions of approval.
- d) No business signs are proposed at this time. All future building signage will comply with the CMC requirements.

Section 4. The Planning Commission further finds that the proposed project is deemed exempt from further environmental review as they will not generate significant environmental impacts. Therefore, the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15332 (In-Fill Development).

Section 5. Based on the aforementioned findings, the Commission hereby approves the categorical exemption and Design Overlay Review No. 1504-13 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 26th DAY OF NOVEMBER, 2013.

CHAIRMAN

ATTEST:

SECRETARY

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

THE WEST 132 FEET OF THE EAST 10 ACRES OF LOT 43 OF GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CASE NO. 429. SAID EAST 10 ACRES BEING COMPUTED TO CENTER LINE OF 165TH STREET (FORMERLY PALM AVENUE).

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF 164TH STREET, 40 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 2619, RECORDED IN BOOK 26 PAGE 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THE SOUTH 30 FEET OF SAID LAND INCLUDED WITHIN THE LINES OF SAID 165TH STREET.

Assessor's Parcel No: 6125-019-050

Plotted Easements

For 353 WEST GARDENA Blvd , CARSON
361 WEST GARDENA Blvd , CARSON



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1504-13

GENERAL CONDITIONS

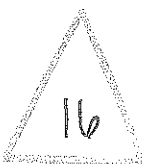
1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1504-13, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the 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 Design Overlay Review No. 1504-13. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. 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. The applicant/owner shall comply with CMC Section 9182.09 (Conversion of Residential Structures to Commercial Uses) that requires site plan and design review approval



pursuant to CMC 9172.23; conformance to current Building Code requirements; architectural features (i.e. façade colors, window treatments, roof materials) and general improvements be compatible with those of newer commercial structures in the general vicinity; and that landscaping shall be properly maintained, or replaced with landscaping of equal or greater prominence. Drought-tolerant landscaping and irrigation practices are recommended.

17. The structure located at 361 W Gardena Boulevard is in a significant physical state of disrepair and exhibits visual blight. If this structure is not repaired in compliance with current Building and Safety Code requirements said building shall be demolished within 60 days of project approval.
18. 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.

FENCES/WALLS

19. The wrought-iron fence 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. The side yard chain-link fencing adjoining the alley shall start 25 feet back from the front property line.

GRAFFITI

20. 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

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. There shall be at least a 10-foot front yard landscape setback. The proposed wrought-iron fencing shall be placed behind the 10-foot front yard setback area. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
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. 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.

LIGHTING

26. 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.

PARKING

27. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
28. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
29. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
30. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
31. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
32. 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.
33. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

SIGNS

34. All signage shall comply with the requirements of the Carson Municipal Code and shall be reviewed and approved by the Planning Division.

TRASH

35. Trash enclosure design shall comply with CMC Section 9164.3 (Non-Residential Trash Area).

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.

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

GENERAL

46. 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.
47. 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.
48. 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.
49. A construction permit is required for any work to be done in the public right-of-way.
50. 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:

51. 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.
52. 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.
53. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
- a) Comply with mitigation measures recommended in the approved soils, drainage concept, hydrology study and stormwater quality plan.
54. The Developer shall submit a clearance from the Los Angeles County Department of Public Works (LACDPW) indicating that there is adequate capacity 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.

55. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
56. 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.
57. 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:

58. 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.
59. 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.
60. 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.
61. The developer shall improve the half of the alley west of the proposed development by installing asphalt concrete pavement and base (from centerline of alley to the easterly right of way line) per City of Carson Standard and to the satisfaction of the City Engineer. Developer shall submit plan showing the proposed pavement elevation and shall consider street drainage pattern of all properties along the alley 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.
62. Remove and replace any broken/damaged driveway approach within the public right of way along Gardena Blvd. abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
63. The developer shall modify existing driveway approach per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
64. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Gardena Blvd. abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.



65. The proposed project or portions thereof, are not within an existing Lighting District. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the existing streetlights. The owner shall submit street light layout plans showing existing street lights to the LACDPW'S Traffic and Lighting Division, Street Lighting Section for review and approval. Contact Jeff Chow of LACDPW at (626) 300-4753 for questions regarding street light plan submittal. Street Lighting plans cannot be approved and released prior to completion of the annexation process. Annexation and assessment balloting are required (the annexation and balloting procedure is approximately 10 to 12 months).

The Owner shall complete with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street light plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and installation must be accepted by the Lighting District per approved plans prior to issuance of a Certificate of Occupancy. For acceptance of the street light billing from the developer's account to a County Lighting District account, the area must be annexed into the Lighting District and all street lights in the development must be installed in accordance to LACDPW approved street light layout plans.

- a. Submit street light layout plans to commence the plan approval process and/or initiate the annexation and assessment balloting proceedings.
 - b. Provide business/property owner's name(s), mailing address(es), site address , Assessor Parcel Number(s) and Parcel Boundary in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - c. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
66. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. [Per SCE: Distribution Lines are 12kV and less; Transmission Lines: 16kV and above]
67. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
68. 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.
69. 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).



70. 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.
71. 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.
72. The proposed project shall comply with all LA County Fire Department approval requirements including water flows, fire hydrant locations and emergency vehicle access.

