



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 26, 2013
 SUBJECT: Design Overlay Review No. 1509-13
 APPLICANT: Paul Giuliano
 28 Deer Hill Drive
 Rolling Hills Estates, CA 90274
 REQUEST: To permit new building additions and site improvements to existing light industrial food processing and warehouse buildings located in the ML-D (Manufacturing, Light, Design Overlay) zoning district
 PROPERTY INVOLVED: 320 and 354 W. Alondra Boulevard and 16201 and 16205 S. Broadway

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. 11-C

I. **Introduction**

Property Owner

Paul Giuliano, Rolling Hills Estates, CA 90274

Property Applicant

Tiffany Dell'Aquila, Gangi Architects, 229 East Palm Avenue, Burbank, CA 91502

Project Address

716 E. Alondra Boulevard

Project Description

The proposed project is for the demolition of 38,436 square feet of light industrial building space, construction of 38,468 square feet of light industrial food production building space, and construction of a 31,316-square-foot cold storage facility. The proposed project includes 299 parking spaces meeting CMC parking requirements.

Background

Current Use of Property

The property is developed with light industrial food production and warehouse buildings that provide lunches to school districts for their students.

Previously Approved Discretionary Permits

On August 10, 1982, the Planning Commission approved Variance No. 157-82 for the subject site for deviation from off-street parking standards.

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. Code Enforcement staff previously issued a warning citation to remove illegal trucking activity and obtain zoning entitlements for any continued industrial operation.

II. **Analysis**

Location/Site Characteristics/Existing Development

The subject property is located at 320 and 354 W. Alondra Boulevard and 16201 and 16205 S. Broadway. The property is approximately 8.6 acres. Light industrial uses surround the subject property and the property north of Alondra Boulevard is located in unincorporated LA County.

The applicant's "statement of operations" identifies that the existing use consists of USDA food processing, wholesale bakery and warehousing activities. The USDA food processing and the wholesale bakery operate 24 hours a day 7 days a week and the warehousing use operates Monday through Friday 6:00 a.m. to 6:00 p.m.

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Delivery trips range 10 to 20 per day. The company currently employs between 200 to 220 employees depending on time of year. New construction of the cold storage facility will employ up to 10 new employees. Further, the demolition of 16201 Broadway and the new construction of said building space for food processing could add 20 to 50 additional jobs.

Zoning/General Plan Designation

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

Applicable Zoning Ordinance Regulations

The proposed new additions to Giuliano's Bakery and Delicatessen 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 299 parking spaces which meets CMC requirements. The property has three driveway approaches on Alondra Boulevard and two driveway approaches on Broadway, however the existing approach next to the building at 310 W. Alondra Boulevard will be abandoned. The traffic engineer reviewed the proposed project interior circulation and has determined that there are no adverse traffic impacts associated with the proposed development.

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 proposed development meets CMC landscape setback requirements. However, if the applicant does build the proposed 30,973 square-foot new building on 16201 Broadway Street, the applicant will have to provide a 25-foot landscape setback along Broadway Street.

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:

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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 lot maintenance of the existing paving areas, landscaping and has barbed wire on top of the front yard chain-link fencing next to the bakery building located at 354 W. Alondra Boulevard.
 - Mitigation: New landscaping shall be provided in compliance with the CMC requirements and all barbed wire shall be removed. Owner/applicant shall submit landscape and irrigation plans designed by a landscape architect with an automatic irrigation system for all landscaping areas. Also, the new construction at 16201 Broadway will require a 25-foot landscape setback further enhancing the visual aesthetics of the area.
 - Mitigation: The planting of 24 inch box trees will be required for the interior parking areas. This requirement will also enhance the visual esthetics of the area.

III. Environmental Review

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

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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. 1509-13 FOR BUILDING IMPROVEMENTS AND ADDITIONS TO FOOD PROCESSING WAREHOUSES LOCATED AT 320 AND 354 W. ALONDRA BOULEVARD AND 16201 AND 16205 S. BROADWAY."

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

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1509-13 FOR BUILDING ADDITIONS AND SITE IMPROVEMENTS TO EXISTING LIGHT INDUSTRIAL FOOD PROCESSING FACILITIES LOCATED AT 320 AND 354 W. ALONDRA BOULEVARD AND 16201 AND 16205 S. BROADWAY

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, Paul Giuliano, with respect to real property located at 320 and 354 W. Alondra Boulevard and 16201 and 16205 S. Broadway, and described in Exhibit "A" attached hereto, requesting the approval to construct building additions and site improvement 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 light industrial buildings were built in 1962 and will be remodeled to add approximately 69,784 square feet of food processing, warehouse use and a cold storage facility. Aesthetic improvements will consist of front/side yard and interior parking landscaping meeting CMC requirements.
- c) The proposed project includes 299 parking spaces meeting Carson Municipal Code (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. 1509-13 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



EXHIBIT A

LEGAL DESCRIPTION:

APN: 6125-018-009 & 6125-018-010

THAT PORTION OF THE EAST HALF OF FARM LOT 34 OF THE GARDENA TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 43 PAGE(S) 5 AND 6 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID FARM LOT 34 (BEING THE CENTER LINE OF BROADWAY, 100 FEET WIDE) DISTANT SOUTH 1 DEGREES 59'25" EAST 279.50 FEET ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF ALONDRA BOULEVARD, 100 FEET WIDE, (BEING THE CENTER LINE OF CENTRAL AVENUE, 60 FEET WIDE, AS SHOWN ON SAID MAP) AS SAID CENTER LINE INTERSECTION IS SHOWN ON SHEET 1 OF COUNTY SURVEYOR'S MAP NO. B-686 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID FARM LOT 34, SOUTH 88 DEGREES 06'05" WEST 390.00 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF FARM LOT 34, SOUTH 1 DEGREES 59'25" EAST 10.62 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID EASTERLY LINE OF FARM LOT 34 AND PASSING THROUGH A POINT IN THE SAID EASTERLY LINE THAT IS DISTANT SOUTH 1 DEGREES 59'25" EAST 289.50 FEET FROM SAID CENTER LINE INTERSECTION OF BROADWAY AND ALONDRA BOULEVARD; THENCE ALONG SAID LINE DRAWN AT RIGHT ANGLES SOUTH 88 DEGREES 00'35" WEST 88.00 FEET, THENCE PARALLEL WITH SAID EASTERLY LINE OF FARM LOT 34, SOUTH 1 DEGREES 59'25" EAST 120.00 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID EASTERLY LINE OF FARM LOT 34, AND PASSING THROUGH A POINT IN SAID EASTERLY LINE THAT IS DISTANT SOUTH 1 DEGREES 59'25" EAST 409.50 FEET FROM SAID CENTER LINE INTERSECTION OF BROADWAY AND ALONDRA BOULEVARD; THENCE ALONG SAID LAST MENTIONED LINE DRAWN AT RIGHT ANGLES, NORTH 88 DEGREES 00'35" EAST, 478.00 FEET TO SAID EASTERLY LINE OF FARM LOT 34; THENCE ALONG SAID EASTERLY LINE, NORTH 1 DEGREES 59'25" WEST, 130.00 FEET THE POINT OF BEGINNING.

APN: 6125-018-008

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

THAT PORTION OF LOT 34 OF THE GARDENA TRACT, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 43, PAGES 5 AND 6 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTHERLY 10 FEET OF SAID LOT, WITH THE WESTERLY LINE OF THE EASTERLY 50 FEET OF SAID LOT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 229.5 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 340 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 229.5 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 10 FEET OF SAID LOT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 340 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND BOUNDED BY THE FOLLOWING DESCRIBED

229 E. Palm Ave. Burbank California 91502 USA f.818.845.3170 f. 818.247.7259

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LINES:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE HEREINBEFORE DESCRIBED LAND; THENCE SOUTHERLY ALONG THE EASTERLY LINE THEREOF, 17 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE, 24.06 FEET TO A POINT IN THE NORTHERLY LINE OF SAID HEREINBEFORE DESCRIBED LAND DISTANT WESTERLY THEREON 17 FEET FROM THE POINT OF BEGINNING; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, 17 FEET TO THE POINT OF BEGINNING.

APN: 6125-018-007

PARCEL A:

THAT PORTION OF THE EAST ONE-HALF OF LOT 34 OF THE GARDENA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 5 AND 6 OF MISCELLANEOUS RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF ALONDRA BOULEVARD, 100 FEET WIDE, (FORMERLY OLIVE STREET), 60 FEET WIDE, WITH THE CENTER LINE OF BROADWAY, 100 FEET WIDE, (SAID CENTER LINE OF BROADWAY BEING THE EASTERLY LINE OF SAID LOT 34), AS SAID CENTER LINE INTERSECTION IS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-686 SHEET 1 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE SOUTHERLY ALONG SAID CENTER LINE OF BROADWAY, 289.50 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE 525.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID RIGHT ANGLE LINE, 135.05 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE EAST ONE-HALF OF SAID LOT 34; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID EAST ONE-HALF, 240.62 FEET TO A POINT ON THE SOUTHERLY LINE OF ALONDRA BOULEVARD, (100 FEET WIDE); THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF ALONDRA BLVD., 135.03 FEET TO A POINT, SAID POINT BEING DISTANT WESTERLY 525.00 FEET MEASURED AT RIGHT ANGLES TO SAID CENTER LINE OF BROADWAY; THENCE SOUTHERLY PARALLEL TO SAID CENTER LINE OF BROADWAY, 240.39 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE EAST ONE-HALF OF LOT 34 OF THE GARDENA TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGES 5 AND 6 OF MISCELLANEOUS RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF ALONDRA BOULEVARD, 100 FEET WIDE, (FORMERLY OLIVE STREET), 60 FEET WIDE, WITH THE CENTER LINE OF BROADWAY, 100 FEET WIDE, (SAID CENTER LINE OF BROADWAY BEING THE EASTERLY LINE OF SAID LOT 34), AS SAID CENTER LINE INTERSECTION IS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-686 SHEET 1 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE SOUTHERLY ALONG SAID CENTER LINE OF BROADWAY, 289.50 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID CENTER LINE 390.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID RIGHT ANGLE LINE, 135.05 FEET; THENCE NORTHERLY PARALLEL WITH SAID CENTER LINE OF BROADWAY 240.39 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID ALONDRA BOULEVARD (100 FEET WIDE); THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF ALONDRA BOULEVARD 135.00 FEET TO A POINT, SAID POINT BEING DISTANT WESTERLY 390.00 FEET MEASURED AT RIGHT ANGLES TO SAID CENTER LINE OF BROADWAY; THENCE SOUTHERLY PARALLEL TO SAID CENTER LINE OF BROADWAY, 240.17 FEET TO THE TRUE POINT OF BEGINNING.



APN: 6125-018-011

THAT PORTION OF THE EAST HALF OF FARM LOT 34 OF THE GARDENA TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 43, PAGES 5 AND 6 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID FARM LOT 34 (BEING THE CENTER LINE OF BROADWAY, 100 FEET WIDE) DISTANT SOUTH 1°59'25" EAST 279.50 FEET ALONG SAID CENTER LINE FROM ITS INTERSECTION WITH THE CENTER LINE OF ALONDRA BOULEVARD, 100 FEET WIDE (BEING THE CENTER LINE OF CENTRAL AVENUE, 60 FEET WIDE, AS SHOWN ON SAID MAP) AS SAID CENTER LINE INTERSECTION IS SHOWN ON SHEET 1 OF COUNTY SURVEYOR'S MAP NO. B-686 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID FARM LOT 34, SOUTH 88°06'05" WEST 350.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 88°06'05" WEST, 40.00 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF FARM LOT 34, SOUTH 1°59'25" EAST, 10.62 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID EASTERLY LINE OF FARM LOT 34 AND PASSING THROUGH A POINT IN SAID EASTERLY LINE THAT IS DISTANT SOUTH 1°59'25" EAST 289.50 FEET FROM SAID CENTER LINE INTERSECTION OF BROADWAY AND ALONDRA BOULEVARD; THENCE ALONG SAID LINE DRAWN AT RIGHT ANGLES, SOUTH 88°00'35" WEST 270.00 FEET TO THE WESTERLY LINE OF SAID EAST HALF OF FARM LOT 34; THENCE ALONG SAID WESTERLY LINE, SOUTH 1°59'25" EAST 120.00 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID EASTERLY LINE OF FARM LOT 34 AND PASSING THROUGH A POINT IN SAID EASTERLY LINE THAT IS DISTANT SOUTH 1°59'25" EAST, 409.50 FEET FROM SAID CENTER LINE INTERSECTION OF BROADWAY AND ALONDRA BOULEVARD; THENCE ALONG SAID LAST MENTIONED LINE DRAWN AT RIGHT ANGLES NORTH 88°00'35" EAST 310.00 FEET TO A LINE THAT IS PARALLEL WITH SAID EASTERLY LINE OF FARM LOT 34 AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 1°59'25" WEST, 130.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID FARM LOT 34 (BEING THE CENTER LINE OF BROADWAY, 100 FEET WIDE) DISTANT SOUTH 1°59'25" EAST 279.50 FEET ALONG SAID CENTER LINE FROM THE INTERSECTION WITH THE CENTER LINE OF ALONDRA BOULEVARD, 100 FEET WIDE, (BEING THE CENTER LINE OF CENTRAL AVENUE, 60 FEET WIDE, AS SHOWN ON SAID MAP) AS SAID CENTER LINE INTERSECTION IS SHOWN ON SHEET 1 OF COUNTY SURVEYOR'S MAP NO. B-686 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID FARM LOT 34, SOUTH 88°06'05" WEST 350.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 88°06'05" WEST 40.00 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF FARM LOT 34, SOUTH 1°59'25" EAST 10.62 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID EASTERLY LINE OF FARM LOT 34 AND PASSING THROUGH A POINT IN SAID EASTERLY LINE THAT IS DISTANT SOUTH 1°59'25" EAST 289.50 FEET FROM SAID CENTER LINE INTERSECTION OF BROADWAY AND ALONDRA BOULEVARD; THENCE ALONG SAID LINE DRAWN AT RIGHT ANGLES, SOUTH 88°00'35" WEST 88.00 FEET; THENCE PARALLEL WITH SAID EASTERLY LINE OF FARM LOT 34, SOUTH 1°59'25" EAST 120.00 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID EASTERLY LINE AT FARM LOT 34, AND PASSING THROUGH A POINT IN SAID EASTERLY LINE THAT IS DISTANT SOUTH 1°59'25" EAST 409.50 FEET FROM SAID CENTER LINE INTERSECTION OF BROADWAY AND ALONDRA BOULEVARD; THENCE ALONG SAID LAST MENTIONED LINE DRAWN AT RIGHT ANGLES, NORTH 88°00'35" EAST 128.00 FEET TO A LINE THAT IS



PARALLEL WITH SAID EASTERLY LINE OF FARM LOT 34 AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 1°59'25" WEST 130.56 FEET TO THE TRUE POINT OF BEGINNING.

APN: 6125-018-012

NO DEED RECORDING INFORMATION HAS BEEN RECOVERED.

PARCEL WAS ESTABLISHED AS THE REMAINDER OF THE EAST HALF OF FARM LOT 34 OF THE GARDENA TRACT BASED SOLELY ON THE ADJACENT PROPERTY DEEDS.

BENCHMARK:

L.A. CO. BM # Y 12229

GARDENA QUAD, 2005 ADJUSTMENT

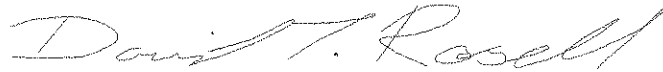
ELEV = 59.709' NAVD 88

SMALL SPIKE IN CATCH BASIN, 1 FOOT NORTH OF NORTH CURB 60 FEET EAST OF BCR AT THE NORTHEAST CORNER OF AVALON BOULEVARD AND ALONDRA BOULEVARD.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF ALONDRA BOULEVARD BEING NORTH 88°06'36" EAST PER R.S.B. 200/83.

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION



DAVID T. ROSELL

P.L.S. 6281

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL DEEDS, EASEMENTS, VACATIONS, TAKINGS AND/OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF LOS ANGELES COUNTY



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1509-13

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1509-13, 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. 1509-13. 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. 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

17. The existing rod-iron fencing shall conform to the requirements of the LA County Fire Department emergency access requirements via a Fire Department approved lock device.

GRAFFITI

18. 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

19. 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.
20. There shall be a 25-foot front yard landscape setback requirement for the proposed 30,973-square-foot building to be located at 16201 Broadway Street.
21. The proposed vehicle parking areas shall be planted with 24-inch box shade trees as determined by Planning Division review and approval and shall be irrigated with an automatic irrigation system.
22. 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, 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.
54. 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.

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 portion of Alondra Boulevard abutting the proposed development by grinding 2" of existing asphalt pavement and overlaying with rubberized asphalt (from southerly lip of gutter to the existing curb at the median) per City of Carson Standard and to the satisfaction of the City Engineer. Developer shall submit plan showing the proposed pavement elevation, 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 Alondra Blvd. and Broadway 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. The developer shall abandon any unused driveway by removing existing driveway and replacing with concrete sidewalk, full height curb and gutter, to the satisfaction of the City Engineer and per City of Carson Standard.
65. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Broadway and Alondra Blvd. abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

66. Plant approved parkway trees on locations where trees in the public right of way along Broadway and Alondra Boulevard abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
67. 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.
 - d. Developer may be required to install additional street light on concrete pole with underground wiring on Alondra Blvd. to the satisfaction of LA County Street Lighting Division.
68. 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]
 69. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
 70. 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.

71. 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)
72. 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.
73. 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.
74. The proposed project shall comply with all approval requirements from the LA County Fire Department including but not limited to: water flow requirements, fire hydrant location and emergency vehicle access.



Statement of Operations

- 1) Description of use:
 - a. 310. W. Alondra-USDA Food Processing
 - b. 310. W. Alondra-Wholesale Bakery
 - c. 310. W. Alondra-Wholesale Bakery
 - d. 310. W. Alondra-USDA Food Processing
 - e. 16201 S. Broadway- Vacant
 - f. 16225 S. Broadway-Warehouse
 - g. 16230 S. Broadway-Warehouse
 - h. 16245 S. Broadway-Warehouse
- 2)
 - a. Areas a-d operate 24 hours a day 7 days a week
 - b. Areas 1-h operate M-F 6-6
- 3) Delivery trips vary by day but currently I would estimate between 10-20 per day.
- 4) Areas a-h employ between 200-220 employees depending on time of year.
- 5) New Construction of the cold storage will employ between 5-10 employees. If we demolish 16201 S. Broadway and turn it into food processing, we could add an additional 20-50 jobs.



EXHIBIT NO. 03