



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** December 10, 2013

**SUBJECT:** Design Overlay Review No. 1488-13  
 Conditional Use Permit Nos. 916-12  
 Variance Nos. 542-13, 543-13, and 544-13

**APPLICANT:** George Marc George Architect  
 7320 Ayers Rock Road  
 Riverside, CA 92508

**REQUEST:** To construct a new 926-square-foot truck service structure and convert an existing residential duplex structure to an office and storage use for the truck service facility; variance requests for reduction of landscaped setback area along Alameda Street and Jackson Street and reduction of required parking spaces on a 9,894 square-foot site located in the ML-D (Manufacturing, Light – Design Overlay) zoning district

**PROPERTY INVOLVED:** 21252 and 21262 S. Alameda Street

### COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

### COMMISSIONERS' VOTE

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

***Item No. 11-A***

## I. Introduction

### *Project Description*

The Property Owner, Brownstone Capital Partners, LLC (2700 N. Main Street, Suite 508 Santa Ana, CA 92705), and the applicant are proposing a truck service facility by constructing a new 926-square-foot metal structure with three sides and an open canopy. In addition, an existing residential duplex structure is being converted to an office and storage space for the facility. The approval of the proposed project requires three variance requests for reduction of landscape setback along Jackson Street from 10 feet to zero, reduction of landscape setback along Alameda from 10 feet to 5 feet, and reduction of required parking from 12 spaces to 8 spaces.

### *Proposed Applications*

The following provides a summary of the applications filed by the applicant:

- Design Overlay Review (DOR) No. 1488-13. Pursuant to Section 9172.23 of the CMC, approval of a DOR application is required since the site is zoned ML-D. In addition pursuant to Section 9182.09 of the CMC, approval of a DOR application is required for conversion of residential structures to commercial use.
- Conditional Use Permit (CUP) No. 916-12. Pursuant to Section 9172.21 of the CMC a CUP is required for permitting a truck repair facility within 100 feet of residentially zoned property.
- Variance No. 542-13. Pursuant to Section 9172.22 of the CMC, a variance request is required for reduction of the required landscape setback along Jackson Street from 10 feet to zero.
- Variance No. 543-13. Pursuant to Section 9172.22 of the CMC, a variance request is required for the reduction of landscape setback along Alameda from 10 feet to 5 feet for the proposed building and 2 feet for the existing building.
- Variance No. 544-13. Pursuant to Section 9172.22 of the CMC, a variance request is required for the reduction of the required parking from 10 spaces to 8 spaces.

### *General Plan and Zoning*

The zoning for the site is ML-D (Manufacturing, Light – Design Overlay). The General Plan Land Use designation for the site is Light Industrial.

## II. Background

### *Location*

The property is located at the southeast corner of Alameda Street and Jackson Street. An alley and residences are located to the east and the Union Pacific railroad and Alameda Street (Alameda Corridor) to the west. The property north of the site



across Jackson Street is a tire shop and the property to the south is an auto repair shop.

#### *History of Site and Approved Discretionary Permits*

On February 14, 2006, the Planning Commission recommended approval (DOR) No. 921-05 to the Redevelopment Agency of a DOR for the construction of a 4,300-square-foot, two-story industrial building to include office space and a caretaker's unit. At their March 21, 2006 meeting, the Redevelopment Agency approved DOR No. 921-05. On January 22, 2008, DOR No. 109-07, CUP No. 680-07, and VAR No. 503-07 were approved to allow construction of a 1,361-square-foot building for minor truck repair. However, neither of these two projects was developed. The current property owner has owned the site since 2010.

#### *Current Use of Property*

A truck repair business has been operating without permits at the site since at least November 17, 2011. There are no buildings associated with the truck repair facility. All operations are conducted outside. The residential duplex includes office, a break room, restrooms, storage, and a machine shop. The existing walls at the perimeter of the site have been constructed without permits and do not meet setback requirements. The walls are required to be removed under the proposed Condition No. 36.c.

#### *Public Safety Issues*

There has been considerable activity with Code Enforcement since 2011 including visits to the site, meetings with the City Prosecutor, planning staff, and the applicant. These meetings have focused on getting the property into compliance. Meanwhile, numerous complaints from the nearby residences were received regarding the operation of the business including noise and conducting the operations outside.

#### *Proposed Operations*

The hours of operation for the proposed facility are Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturdays 8:00 a.m. to 5:00 p.m. The operation of the business includes general repair of automobiles and trucks.

#### *Access and Internal Circulation*

The existing access driveway approach is approximately 14 feet wide which is not wide enough to accommodate the semi-truck cabs. The applicant is proposing to widen the driveway approach to 30 feet. The city's traffic engineer has reviewed the proposed widening of the driveway approach and the interior circulation and finds them acceptable. The current access points to the alley will be eliminated with the proposed project.

### *Street Dedication*

The current right-of-way (ROW) for Jackson Street is 50 feet. The preferred ROW for a local residential street is 60 feet. The project is required to dedicate 5 feet along the property's entire Jackson Street frontage, Condition No. 56. This area will be landscaped and maintained by the applicant.

### *Lot Merger*

The proposed project is currently on two parcels. The project will be required to merge the two lots prior to occupancy of the buildings, Condition No. 47.

## III. Analysis

### *Operations*

Section 9138.2 of CMC requires all operations of repair facilities within 100 feet of residential areas to be conducted within an enclosed building. The proposed metal structure includes two walls on each side. The rear of the building is against a proposed 14-foot-high sound wall along the eastern property line. The open side of the structure faces Alameda Street to accommodate truck entry and exit. The roof is a metal canopy constructed above the walls and thus the proposed operations will not be completely conducted within an enclosed building since the structure will have openings on one side as well as the roof area. However, since the proposed project includes a 14-foot-high block wall along the eastern property line, the intent of this section is met. Furthermore, Condition Nos. 15 and 27 prohibit repair operations outside the 926-square-foot repair structure.

Section 9138.2.5 of CMC requires all non-residential operations of repair facilities within 100 feet of residential areas to be within the hours of 7:00 a.m. and 9:00 p.m. daily. The applicant has stated that the operations will be conducted within the said hours.

Section 9138.2.8 of CMC requires all display and storage be located within an enclosed building. Condition Nos. 17 and 29 requires compliance with this requirement. In addition, this section limits vehicles awaiting service to be parked in an unenclosed area for a period not to exceed seventy-two (72) hours. Condition No. 20 ensures compliance with this requirement.

Section 9182.09 of the CMC, approval of a DOR application is required for conversion of residential structures to commercial use. The property owner seeks to retain the existing building and convert the use from residential to office and storage use. All conversions are required to comply with applicable Site Development Standards (Division 6 of Part 3 of this Chapter) and General Development Standards (Part 6 of this Chapter), including, but not limited to front yard setbacks. A variance

request is required for the existing building since it does not meet the front yard setback along Alameda. The applicant has filed this request in order to retain the existing building.

#### *Sound Proofing*

Section 9138.2.3 of CMC requires all repair operations are soundproofed to prevent annoyance or detriment to surrounding properties. The proposed 14-foot-high sound wall ensures compliance with this requirement, Condition No. 36.a. In addition, this section further requires that in no case can doors or windows be permitted in any wall within one hundred (100) feet of and facing a residential zone. The proposed project does not have a direct opening facing residential zone. Furthermore, the proposed sound-wall assists in meeting the intent of this requirement.

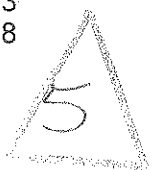
The Final Environmental Impact Report for the Alameda Transportation Corridor identified as a noise reduction mitigation measure the construction of a sound barrier wall east of Alameda Street from Dominguez Street to Carson Street to minimize noise impacts from diesel truck and train noise to adjoining residences east of Alameda Street. In January 2008, the city retained a consulting firm, Tetra Tech, to evaluate options for providing a sound wall or other features to mitigate negative impacts from the Alameda Corridor. The study recommended a 14-foot-high wall along the western boundary of the alley that runs parallel to Alameda Street. The Study concluded that this wall will significantly reduce the noise impacts from the Alameda Corridor on the residential areas east of Alameda Street. The city is currently exploring funding options to facilitate installation of the wall. There are some funds available from the Alameda Corridor project but there are insufficient funds to provide a comprehensive wall installation. Federal funding and additional mitigation associated with Alameda Corridor related projects may provide future funding.

Similar private development projects along the Alameda corridor have been conditioned to construct a sound wall. However, to date none have been constructed. This project has been required to provide a sound wall to mitigate the project related noise associated with the truck repairs. The wall will also provide some mitigation of noise associated with the Alameda Corridor. It should be noted that height of the repair facility structure is approximately 15 feet 5 inches, which will extend above the sound-wall.

#### *Parking*

Ten (10) parking spaces are required as calculated below:

- Repair Facility:
  - Two (2) parking spaces for each service bay which results in 4 spaces; and



- One (1) parking space for each employee on the largest shift which will result in 5 parking spaces for 5 employees.
- Office:
  - One (1) parking space for each 300 square feet which results in 3 spaces for the of the 961 square foot building.

Tractor parking is not required by Code; however, staff is requested the applicant to provide two (2) tractor spaces for vehicles that are waiting to be repaired. A total of 8 parking spaces are provided for the proposed project including the tractor spaces. Therefore, a Variance is required to provide a deviation from the Code requirements. Condition No. 26 has been included to limit the number of employees at any given shift to 5 since required parking spaces are based on 5 employees.

*Planning Commission Discretion*

Section 9138.2.16 of the CMC provides flexibility for the Planning Commission to either add more conditions or modify the CMC requirements if the Planning Commission determines they are inappropriate or inapplicable either to the intended use of the property, to the property itself or to adjacent property.

*Variances*

Pursuant to CMC Section 9172.22, a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives the property of privileges enjoyed by other property in the vicinity and identical zoning classification. The proposed 926-square-foot structure is on an 8,154-square-foot parcel with approximately 115 feet of street frontage on Alameda Street and 73 feet of depth. In addition, the City requires a 5-foot dedication along Jackson Street for purposes of future widening of the street.

The size and dimensions of the site compared to other areas of the City with similar zoning designation make it difficult to meet the CMC requirements such as landscape setbacks and parking. Therefore, there is a special circumstance associated with the subject property that supports the variance requests.

*Issues of Concern:*

- Issue – Screening of operations: Pursuant to Section 9138.2.15 of the CMC a 6-foot-high fencing along the Alameda Street and Jackson Street is required. However, solid walls within the required setback area are not permitted to exceed 3½ feet in height. The proposed project is consistent with this requirement by including a 6-foot-high combination block wall and iron fence. Ordinarily, there would be 10 feet of landscaping to screen the site. However, the applicant requests variances to reduce the landscape area to 5 feet along



Alameda and zero feet along Jackson Street. It should be noted that the dedication along Jackson Street will provide a 5-foot planter for the foreseeable future. The applicant's proposed landscaping is designed to be low maintenance and water efficient. However, it does not provide for adequate screening of the site. Therefore, staff has included Condition No. 34.I to require the applicant to submit a revised landscape plan prior to issuance of building permits to address the screening issue.

- Issue-Intensity of the use and conformance with the Conditions of Approval: The proposed repair operation for tractors is considered a very intensive use for the size of the parcel. Conditions of approval have been included to limit the number of tractors on site to 6 and number of employees to 5. Staff has observed up to 13 vehicles on the site including 11 tractors and 2 smaller trucks and up to 9 employees on the site at the same time. If the proposed operation complies with all Conditions of Approval including the General Operational Condition Nos. 15 through 33, the proposed use would be appropriate. Condition No. 25 has been included for periodic review of the operations to ensure the operator is in continued compliance with the conditions of approval.

#### IV. Environmental Review

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

#### V. Recommendation

That the Planning Commission:

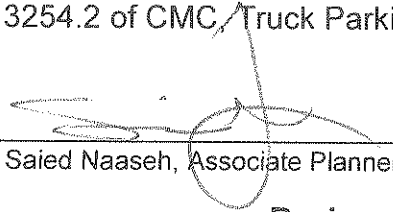
- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1488-13, CONDITIONAL USE PERMIT NO. 912-12 AND VARIANCE NOS. 542-13, 543-13, AND 544-13 TO CONSTRUCT A NEW 926-SQUARE-FOOT TRUCK SERVICE STRUCTURE AND CONVERT AN EXISTING RESIDENTIAL DUPLEX STRUCTURE TO AN OFFICE AND STORAGE USE FOR THE TRUCK SERVICE FACILITY; VARIANCE REQUESTS FOR REDUCTION OF LANDSCAPE SETBACK AREA ALONG ALAMEDA STREET AND JACKSON STREET AND REDUCTION OF REQUIRED PARKING SPACES FOR A PROPERTY LOCATED AT 21252 AND 21262 S. ALAMEDA STREET"

Planning Commission Staff Report  
Design Overlay Review No. 1488-13  
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December 10, 2013  
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**VI. Exhibits**

1. Draft Resolution
2. Site Map
3. Letter of Operation, Brownstone Capital Partners, LLC, December 3, 2013
4. Letter from LA County Sheriff dated May 23, 2011
5. Alameda Sound Wall Construction Detail, Tetra Tech, January 2008
6. Section 3254.2 of CMC, Truck Parking

**Prepared by:**   
Saied Naaseh, Associate Planner

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

**Approved by:**   
Sheri Repp, Planning Officer





CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 13-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1488-13, CONDITIONAL USE PERMIT NO. 912-12 AND VARIANCE NOS. 542-13, 543-13, AND 544-13 TO CONSTRUCT A NEW 926-SQUARE-FOOT TRUCK SERVICE STRUCTURE AND CONVERT AN EXISTING RESIDENTIAL DUPLEX STRUCTURE TO AN OFFICE AND STORAGE USE FOR THE TRUCK SERVICE FACILITY; VARIANCE REQUESTS FOR REDUCTION OF LANDSCAPE SETBACK AREA ALONG ALAMEDA STREET AND JACKSON STREET AND REDUCTION OF REQUIRED PARKING SPACES FOR A PROPERTY LOCATED AT 21252 AND 21262 S. ALAMEDA STREET

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

**Section 1.** An application was duly filed by the applicant George Marc of George Architect, 7320 Ayers Rock Road Riverside, CA 92508, with respect to real property located at 21252 and 21262 S. Alameda Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1488-13, Conditional Use Permit No. 916-12, Variance Nos. 542-13, 543-13, and 544-13 to construct a new 926-square-foot truck service structure and convert an existing residential duplex structure to an office and storage use for the truck service facility; variance requests are needed for reduction of the landscape setback area along Alameda Street and Jackson Street and reduction of required parking spaces on a 9,894-square-foot site located in the ML-D (Manufacturing, Light – Design Overlay) zoning district.

A public hearing was duly held on December 10, 2013, at 6:30 P.M. at City Hall, Helen Kawagoe 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.** Section 9172.21 (D) of the Zoning Ordinance requires that the Planning Commission, by Resolution, render its approval of a Conditional Use Permit based on the ability to make affirmative findings on the following criteria:

- a) The proposed use and development will be consistent with the General Plan.

The proposed project is consistent with the General Plan Land Use Designation of Light Industrial and conforms to the ML-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The proposed project will improve

EXHIBIT NO. 01

Design Overlay Review No. 1488-13  
Conditional Use Permit Nos. 916-12  
Variance Nos. 542-13, 543-13, and 544-13  
December 10, 2013  
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**CITY OF CARSON  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL  
DESIGN OVERLAY REVIEW NO. 1488-13  
CONDITIONAL USE PERMIT NO. 916-12  
VARIANCE NOS. 542-13, 543-13, AND 544-13**

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1488-13, Conditional Use Permit No. 916-12, and Variance Nos. 542-13, 543-13, and 544-13, 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. 1488-13, Conditional Use Permit No. 916-12, and Variance Nos. 542-13, 543-13, and 544-13. 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.

#### GENERAL OPERATIONAL

15. All operations shall be conducted within an enclosed building.
16. All landscaped areas shall be properly maintained in a neat, orderly and safe manner.
17. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding property or from any adjoining public street or walkway.
18. The following schedule shall be observed:
  - a. The applicant shall submit plans for plan check within 30 days from the Planning Commission approval.
  - b. All necessary permits for the entire project including but not limited to converting the residential structure to a commercial structure shall be obtained within 90 days from the Planning Commission approval.
  - c. All improvements shall be complete within 6 months from the Planning Commission approval.
  - d. The Planning Division may approve a 30 day extension for one or more of the above deadlines if the Planning Division determines there are special circumstances beyond the control of the applicant.
  - e. If the applicant fails to comply with the above schedule, all operations that are not in compliance with the Carson Municipal Code shall cease immediately.
19. Dismantling of vehicles for purposes other than repair is prohibited.
20. All display and storage shall be located within an enclosed building. Vehicles awaiting service may be parked in an unenclosed area for a period not to exceed seventy-two (72) hours.
21. The office/storage building shall only be used for office, storage, and restroom facilities. No repair work or machine shop operations shall be permitted.
22. At any given time only four tractor trailers shall be permitted on the site.
23. Automobile parking spaces and drive aisles shall always remain clear.



24. Tractor trailers shall be prohibited from parking along the east side of Alameda Street or any other street consistent with CMC 3254.2.
25. The Conditional Use Permit shall be reviewed within 12 months of the Planning Commission approval. The Planning Commission shall determine if the operations are in compliance with the Conditions of Approval. The Planning Commission may modify and/or add additional conditions to ensure the compatibility of the operations with the surrounding neighborhood.
26. Three (3) employees shall only be allowed at any given shift.
27. No repairs shall be permitted outside the property lines.
28. Tractors and other vehicles shall not back into or back out of the site. Driveway area shall remain clear for the safe maneuverability of trucks and vehicles.
29. Storage of all materials, tools, parts, machinery, oil containers, and similar equipment shall not be permitted outside the buildings.
30. The parking lot surface shall be kept clean of oil spills.
31. Auto repair and office/storage building shall operate together as one business. The office/storage building shall not be leased as a separate use.
32. No employee or truck parking shall be permitted on residential streets.
33. The applicant shall be responsible for maintaining the 5-foot-wide landscape area along Jackson Street.

#### PRIOR TO ISSUANCE OF BUILDING PERMITS

34. Two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect shall be submitted and approved that are consistent with the approved preliminary landscape plans and meet the following requirements:
  - a. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
  - b. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the NPDES and best management practices (BMPs) dictate another approach.
  - c. 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.

- d. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect.
  - e. Flats of ground cover shall be planted 8-inches on center
  - f. Tree height and plant materials to be approved by the project planner prior to installation.
  - g. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
  - h. Any aboveground utility cabinet or equipment shall be identified on the plans and screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
  - i. Parkway landscaping shall be provided as approved by the Planning and Engineering Divisions.
  - j. Landscaping shall consist of trees of at least twenty-four (24) inch box, shrubs of at least five (5) gallon size, and suitable ground cover.
  - k. All landscaped areas shall be properly maintained in a neat, orderly and safe manner. Such landscaping and maintenance shall include, but not be limited to, the installation and use of an irrigation system, permanently and completely installed, which delivers water directly to all landscaped areas.
  - l. Landscape screening by way of trees and/or shrubs shall be provided along Alameda Street and Jackson Street to screen the site from public streets.
  - m. The applicant shall plant vines and trees to visually soften the required 14-foot-high noise attenuation wall.
  - n. Tree wells within Alameda Street public right-of-way shall be enlarged to 3' x 6'. All missing trees shall be replaced as approved by the Public Works Department. If tree roots are damaged during the enlarging of the planters, the tree(s) shall be replaced. A Public Works tree inspector shall be present during the excavation to ensure there is no damage to the roots.
35. The applicant shall obtain a sign permit for all future building or lot signage in compliance with the Carson Municipal Code (CMC) sign requirements.



36. The applicant shall submit a wall plan to include:

- a. A continuous 14-foot-high noise attenuation wall along the eastern property line to the satisfaction of the City Engineer, Planning Division and City Building Official. The wall shall be consistent with Caltrans standards and Sound Wall Construction Details included in the Tetra Tech *Sound Wall on Alameda Street* report. The materials for the wall shall be approved by the Planning Division. The wall shall include acoustical "absorbing" material;
- b. The perimeter fence and gate design; and
- c. Removal of all existing walls.

37. The applicant shall post signs for the hours of operation Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturdays 8:00 am to 5:00 pm.

38. The applicant shall provide clearance/proof from the Grading division of LA County that the proposed project meets the NPDES requirements.

39. The entire ground area of the site, except building and planting areas, shall be paved with asphaltic compound or concrete to City standards.

40. Design a repair/maintenance bay drainage system to capture all water, oil, and other fluids, leaks and spills. Connect drains to sump for collection and disposal or connect to clarifier then sanitary sewer or as otherwise required by the Grading Division of LA County.

41. The exterior of the office/storage building shall be repaired and repainted completely. The interior of the building shall be cleaned and brought up to all codes.

42. All necessary permits shall be obtained prior to remodeling the office/storage structure.

43. All applicable permits shall be obtained prior to any construction.

44. Prior to issuance of building permits a clearance shall be obtained from the fire department.

45. The applicant shall provide a plan for storage of used oil and proper disposal.

46. The applicant shall provide a 24-hour video monitoring system that is linked with the LA County Sheriff Office video monitoring links to deter crime and nuisance activity or as approved by the Sheriff's office.

Prior to Issuance of Certificate of Occupancy

47. A lot merger shall be recorded to combine the two parcels.



48. All existing perimeter block walls shall be removed.
49. Applicant shall obtain clearance from the Traffic Engineer in regards to installing red curb at the south side of the new driveway.
50. Comply with all the conditions of approval and plans.
51. Prior to certificate of occupancy, the applicant shall provide landscaping with trees and shrubs and an automatic irrigation system along each property street frontage within the proposed landscape setback areas to the satisfaction of the Planning Division.
52. Oil Satins shall be cleaned from the parking lot.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

### GENERAL

53. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
54. The Developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
55. 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.
56. Dedicate right-of-way 30-ft from centerline along Jackson Street; 5-ft of additional right-of-way is required beyond the existing right-of way line. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Recorder's Office.
57. A construction permit is required for any work to be done in the public right-of-way.
58. Submit Proof of Worker's Compensation and Liability Insurance.

### BUILDING PERMITS

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

59. 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 on bond paper to the City of Carson – Engineering Division.
60. The Developer shall comply with the applicable NPDES 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.
61. Soils report, drainage concept, 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.
62. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
63. The Developer shall submit improvement plans to the Department of Public Works – 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 (*if any*) along Alameda Street
  - b. Sewer Main Improvements (*if any*) along Alameda Street as determined by the aforementioned sewer area study.
  - c. Storm Drain Improvements (*if any*) along Alameda Street as determined by the aforementioned requirement.
64. Off site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter*) shall be shown on the grading plan. Prior to issuance of Grading permit, developer shall obtain clearance from Carson Engineering.
65. 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:

66. 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.
67. 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.
68. 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.
69. Remove and replace broken sidewalk, curb, gutter, within the public right of way along Alameda Street and Jackson Street abutting this proposed development per City of Carson Standard.
70. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect

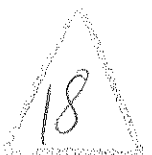


or relocate any facilities to accommodate the proposed driveway approach. The distance from top of x of the proposed driveway to any existing improvements (i.e street light, fire hydrant, etc.) shall not be less than 10 ft. The maximum driveway approach width allowed for the site is 30 feet.

71. Plant approved parkway trees on locations where trees in the public right of way along Alameda Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
72. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
73. Paint Curbs Red along Alameda Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
74. 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.
75. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
76. 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.
77. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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



LEGAL DESCRIPTION

EXHIBIT "A"

LOTS 1860, 1861, 1862 AND 1863, OF TRACT NO. 7644, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 40 FEET THEREOF, DEEDED TO THE COUNTY OF LOS ANGELES FOR THE WIDENING OF ALAMEDA STREET.

APN: 7308-013-036

ADDRESS COMMONLY KNOWN AS: 21252 S. ALAMEDA STREET, CARSON, CA 90810



LEGAL DESCRIPTION

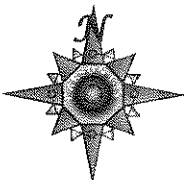
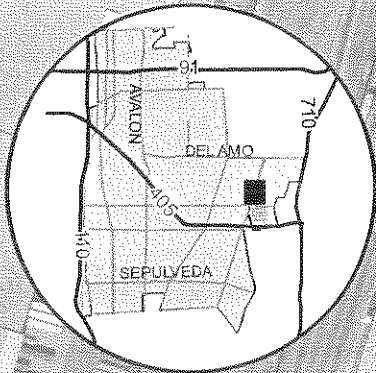
EXHIBIT "B"

LOT 1864 OF TRACT NO. 7644 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGE(S) 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7308-013-017

ADDRESS COMMONLY KNOWN AS: 21262 S. ALAMEDA STREET, CARSON, CA 90810





*City of Carson* EXHIBIT NO. 02  
*500 Foot Radius Map*  
*21252 and 21262 South Alameda Street*



# BROWNSTONE

Capital  
Partners LLC

December 3, 2013

Saied Naaseh  
City of Carson  
701 East Carson Street  
PO BOX 6234  
Carson, CA 90749

RE: 21262 S. Alameda Street, Carson, CA


Dear Saied,

As per your inquiry, the tenant at our above referenced property will be conducting business from Monday through Friday from 7AM to 7PM and on Saturday from 8AM to 5PM.

The business operations of the tenant are general repair of trucks and automobiles.

If you need something else, please contact me. I thank you in advance for all your work and assistance in this matter.

Sincerely,  
Brownstone Capital Partners LLC



Alex Nackoul  
Managing Member

EXHIBIT NO. 03





*County of Los Angeles*  
**Sheriff's Department Headquarters**

*4700 Ramona Boulevard*  
*Monterey Park, California 91754-2169*  
**(310) 830-1123**



*Leroy D. Baca, Sheriff*

April 11, 2013

Saied Naaseh, Associate Planner  
City of Carson Economic Development  
and Planning Division  
701 East Carson Street  
Carson, California 90745

Dear Mr. Naaseh:

**CONDITIONAL USE PERMIT 916-12**  
**21252-21262 SOUTH ALAMEDA STREET**

I have reviewed the application for the conditional use permit (CUP) No. 916-12 for the construction and operation of a tractor oil and lube business on the vacant property.

A concern is the additional truck parking and traffic in the area. There are two truck-related businesses south of the location. Trucks often park along the east curb, in front of these businesses, impeding the view of vehicles entering Alameda Street from Van Buren Avenue. The additional trucks would only exacerbate the problem. We would recommend a no truck parking zone and/or a painted red curb to minimize the issue.

Upon consideration of this proposed permit, we would make the recommendation of the installation and maintenance of a recorded video system with 24-hour monitoring, if not in place already. This will serve as a deterrent to criminal and nuisance activity. It will also aid in the investigation of any crimes committed on site. We do not currently anticipate a need for increased law enforcement or administrative staffing; however, we reserve the right to revisit this issue in the future.

Thank you for the opportunity to provide input and please do not hesitate to contact me or a member of my staff at (310) 847-8383 if you need additional information.

Sincerely,

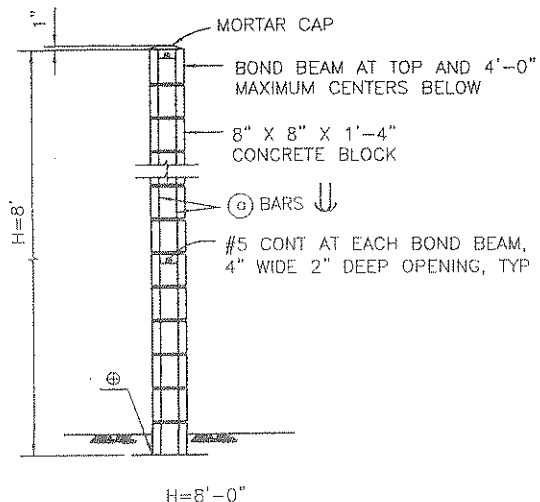
LEROY D. BACA, SHERIFF

Eddie Rivero, Captain  
Commander, Carson Station

*A Tradition of Service Since 1850*

EXHIBIT NO. 04





**GENERAL NOTES:**

A. THE DETAILS LISTED HEREIN ARE PRELIMINARY ONLY AS NO GEOTECHNICAL DATA HAS BEEN GATHERED TO DATE.

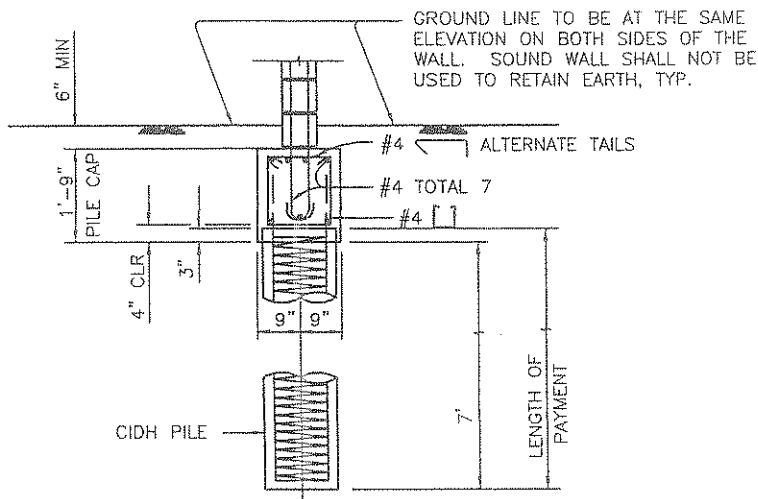
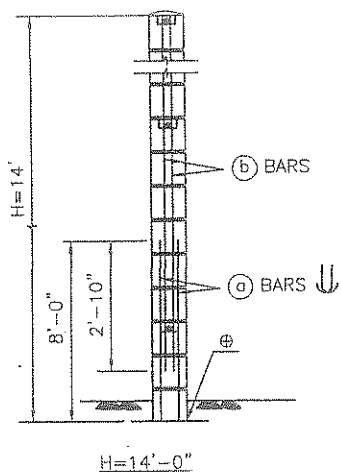
B. SOUND WALLS ARE TO BE CONSTRUCTED PER CALTRANS STANDARD PLANS B15-1 AND B15-3.

C. WHEN BLOCKS ARE LAID IN STACKED BOND, LADDER TYPE, GALVANIZED JOINT REINFORCEMENT SHALL BE PROVIDED. A MINIMUM OF 2-12 GAUGE WIRES CONTINUOUS AT 4'-0" MAXIMUM TO BE USED. LOCATE REINFORCEMENT IN JOINTS THAT ARE AT THE APPROXIMATE MIDPOINT BETWEEN BOND AND BEAMS.

D. HORIZONTAL JOINTS SHALL BE TOOLED CONCAVE OR MAY BE WEATHERED. VERTICAL JOINTS SHALL BE TOOLED CONCAVE OR MAY BE RAKED.

**SOUND WALL REINFORCEMENT TABLE**

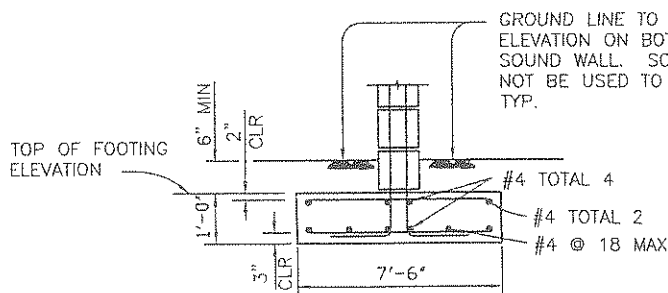
H	a BARS @ 1'-4" MAX	b BARS @ 1'-4" MAX	f <sub>m</sub> (PSI)	COMPRESSIVE STRENGTH OF CMU (PSI)
8'	#4	-	1500	1900
14'	#6	#4	1500	1900



**TYPICAL WALL SECTIONS**

⊕ FULL MORTAR BED AT BOTTOM OF WALL

**PILE CAP SECTION**



**SPREAD FOOTING SECTION**



**TETRA TECH**  
INFRASTRUCTURE SERVICES GROUP  
16241 LASUNA CANYON ROAD, SUITE 200  
IRVINE, CALIFORNIA 92618

**SOUND WALL CONSTRUCTION DETAILS**

**EXHIBIT NO. 05**

24



persons by the Department of Motor Vehicles. (Ord. 92-969, § 1; Ord. 05-1334, § 1; Ord. 13-1509, § 3)

### **3253.2 Disabled Person Parking in Publicly Owned Off-Street Facilities.**

The Public Works Director may, without City Council direction, designate parking spaces in City-owned, leased, or controlled off-street parking facilities for the exclusive use of vehicles displaying a distinguishing license plate or placard issued for disabled persons by the Department of Motor Vehicles. (Ord. 92-969, § 1; Ord. 05-1334, § 1; Ord. 13-1509, § 3)

### **3253.3 Identification of Disabled Person Parking Spaces.**

Parking spaces designated for exclusive use of vehicles displaying a distinguishing license plate or placard issued for disabled persons by the Department of Motor Vehicles shall be marked as required by the California Vehicle Code. (Ord. 92-969, § 1; Ord. 05-1334, § 1; Ord. 13-1509, § 3)

### **3254 Commercial Vehicle Parking.**

(Ord. 05-1334, § 1)

#### **3254.1 Parking of Detached Trailers.**

No person shall park or stop any commercial semi-trailer or commercial trailer, boat trailer, vehicle trailer or any other type of trailer on any highway, street, or alley in the City unless such semi-trailer or trailer is, at all times while so parked or stopped, attached to a vehicle capable of moving the semi-trailer or trailer in a normal manner upon the public streets and highways. (Ord. 92-969, § 1; Ord. 05-1334, § 1)

#### **3254.2 Truck Parking.**

The parking of any commercial vehicle with a gross weight of over six thousand (6,000) pounds, length of over twenty-five (25) feet, or width of over ninety-six (96) inches (total outside width of vehicle or load or combined) is prohibited at all times on any street in the City of Carson except:

- (a) At locations and for the time period authorized by City Council and posted by the Public Works Director;
- (b) For such time as is reasonably necessary to deliver to or collect goods from or provide a service to a property in the block in which the vehicle is parked. At locations where parking of commercial vehicles with a gross weight of over six thousand (6,000) pounds is permitted overnight, illuminated clearance lights or safety reflectors must be provided and utilized. (Ord. 92-969, § 1; Ord. 05-1334, § 1)

## **Part 7. Truck Regulations**

### **3260 Truck Routes.**

(Ord. 05-1334, § 1)

EXHIBIT NO. 06

