



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 9, 2014
SUBJECT: Design Overlay Review No. 1529-13
APPLICANT: Teshome Demisse Woldemagmy
21002 S. Main Street
Carson, CA 90746

REQUEST: To convert a single-family dwelling into a storage room, expand an existing market, and provide façade and site improvements in the ML-D (Manufacturing Light – Design Overlay) zoning district

PROPERTY INVOLVED: 21002 S. Main Street

COMMISSIONERS' VOTE

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

I. Introduction

Applicant and Property Owner

Teshome Demisse Woldemagmy, 21002 S. Main Street, Carson CA 90745

Project Address

21002 S. Main Street, Carson, CA 90745

Project Description

The property owner submitted application for Design Overlay Review No. 1529-13 requesting approval to convert an existing single-family dwelling into a storage room and expand the existing adjacent market and provide façade and site improvements.

II. Background

Use of Property

The project site is currently occupied with a 1,136-square-foot market built in 1947 and an attached 853-square-foot single-family dwelling built in 1952 at the rear of the market according to Los Angeles County Assessor records and associated building permits. City code prohibits residential uses within industrial zones (Section 9141.1). The single-family dwelling use has been abated and is no longer occupied because the interior has been demolished to prohibit residential use. Pursuant to Section 9182.22 (Termination of Existing Nonconforming Use), the existing single-family dwelling 20-year amortization period ended in 1997. As such, the status of the existing single-family dwelling has changed from legal non-conforming to illegal and is subject to removal or conversion to a commercial use. Staff advised the previous property owner (John Abella) in April, 2012 and the current owner in August, 2012 of the status of the residential use. They were advised that the residential use is not a permitted use and should have been abated by November 2, 1997.

Previously Approved Discretionary Permits

Conditional Use Permit No. 913-12 was submitted to the Planning Division requesting a new ABC license (the current ABC license was being transferred to the property owner's market in a nearby city). The property owner decided not to transfer his current ABC license and withdrew the conditional use permit request.

Public Safety Issues

There is no open code enforcement case for the subject property.

III. Analysis

Location/Site Characteristics/Existing Development

The rectangular-shaped 8,834-square-foot subject property consists of two parcels located at the south-east corner of Main Street and Dominguez Street between Torrance Boulevard and 213th Street. The project site is surrounding by light



industrial, commercial and residential uses. East of the subject site are mid-century single-family homes and to the west (across Main Street) is the Carson Town Center. The adjacent property to the south is an auto body and repair shop and the property to the north across Dominguez Street is a vehicle smog check shop.

Zoning/General Plan Designation

The subject property is zoned ML-D (Manufacturing, Light – Design Overlay) with a General Plan designation of Light Industrial. The properties to the north are zoned ML-D and properties south of the subject site are located in the ML-D and CG-D (Commercial General – Design Overlay) zones. The large properties west of the subject site across Main Street are within SP-3 zone (Specific Plan No. 3 – Carson Town Center) and to the east are residential properties zoned RS (Residential, Single-Family). The surrounding properties predominantly have a General Plan designation of Light Industrial except for the adjacent homes to the east and the commercial properties to further south between 212th and 213th Streets have General Plan designations of Low Density Residential and General Commercial respectively.

Applicable Zoning Ordinance Regulations

The proposed conversion from residential to commercial use is subject to the approval of a development plan in accordance with the Conversion of Residential Structures to Commercial Uses as provided in Section 9182.09 and Site Plan and Design Review procedures as provided in Section 9172.23.

Project Details

On November 19 2013, the applicant and property owner entered into a Property Remediation Agreement with the City to allow the applicant to close escrow and purchase the property provided that existing non-conforming single-family dwelling is either removed or converted to a commercial use and other performance standards were met during a given time (Exhibits No.1 and No. 2).

The proposed project consists of converting an existing 853-square-foot single-family dwelling to 550-square-foot storage room for the attached market and expanding the 1,136-square-foot market by adding 261 square feet (an accessible restroom and additional market retail space) totaling 1,947 square feet. The exterior modifications to the single-family dwelling and market incorporate contemporary commercial building design: wide glass entry door, decorative cornice, natural colored stucco walls with stone veneer. The proposed business sign design is individual channel letter directly installed onto the building. The structural and exterior building modifications including the proposed signage enhance the overall appearance of the proposed structure.

The proposed site improvements bring the landscape and parking into conformance with the zoning code standards. The landscaped areas include a variety of drought

tolerant trees and shrubs for an aesthetically pleasing appearance. The existing chain link fence and garden wall along a portion of the northern property line (Dominguez Street side) is being removed and replaced with a 12-foot-wide landscaped area. Landscape is also proposed along the front property line and in front of the parking stalls along the southern property line. There are seven (7) parking spaces which comply with Section No. 9162.21 of the Carson Municipal Code (CMC). The required parking is based upon one (1) space for each 300 square feet of retail sales use. Additionally, one (1) Americans with Disabilities Act (ADA) accessible space is provided.

New six (6) foot high decorative block walls are proposed along the rear (east) and side (south) property lines; and there are three existing driveway approaches (two on Main Street and one on Dominguez Street). The applicant proposes to close all of the existing driveway approaches and install two new code compliant driveway approaches: one located further east on Dominguez Street and the other on Main Street. On-site circulation is one-way: enter on Main Street and exit onto Dominguez Street. The 20-foot-wide Main Street driveway approach and 12-foot-wide exit onto Dominguez provides safer ingress and egress to the subject property.

The proposed driveway approaches, circulation, and parking and site access areas were deemed as acceptable and in compliance by the Traffic Engineer, Engineering and Fire Departments; and the proposed upgrades are compatible with newer commercial structures and sites located within the vicinity.

On December 23, 2013, the applicant submitted a Design Overlay Review (DOR) application, in accordance with the property remediation agreement, to convert the single-family dwelling into a commercial use including building and site improvements. The conversion from a residential structure to a commercial use is pursuant to Sections 9172.23 (Site Plan and Design Review) and 9182.09 (Conversion of Residential Structures to Commercial Uses).

Design Overlay Review No. 1529-13

Required Findings: Site Plan and Design Review

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

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces



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

3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

CMC Section 9182.09

Required Findings: Conversion of Residential Structures to Commercial Uses

Pursuant to Section 9182.09, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

A. Mandatory Standards

1. All Conversions are subject to site plan and design review pursuant to CMC 9172.23.
2. All conversions are required to comply with applicable Site Development Standards and General Development Standards but not limited to front yard setbacks, side yard setbacks, rear yard setbacks, space between buildings, encroachments, fences, walls, and hedges, trash and recycling areas, paving and drainage of vehicular areas, required parking spaces, and required landscaping.
3. All conversions are subject to regulations established in the Building Code.
4. All units on the subject property shall be converted to commercial uses.
5. Structures which do not conform in all respects to Zoning Ordinance and Building Code requirements are subject to CMC 9182.22 (Termination of Existing Nonconforming Use).

B. Design Standards

1. Architectural features and general improvements shall be compatible with those newer commercial structures in the general vicinity.
2. The façade shall be repainted or restuccoed. Colors and façade improvements shall be compatible with those of newer commercial structures in the general vicinity.
3. Roof material shall be replaced with a material compatible with that of newer commercial structures in the general vicinity. A clay tile or concrete material is recommended.
4. Window and door treatments shall be compatible with design characteristics of newer commercial structures in the general vicinity.

5. Canvas awnings are recommended for all first floor storefront windows. Colors of awnings shall be compatible with the façade color of the structure and of newer commercial structures in the general vicinity.
6. Business signs shall be integrated with the building design as well as compatible with the design of newer commercial structures in the general vicinity. Pole signs are discouraged.
7. All existing and proposed landscaping shall be properly maintained, or replaced with landscaping of equal or greater prominence. Drought-tolerant landscaping and irrigation practices are recommended.
8. All ground floor level street facades shall include elements of pedestrian scale.

The findings can be made in the affirmative pursuant to Sections 9172.23 and 9182.09 of the Carson Municipal Code (CMC) and recommends the Planning Commission to approve DOR No. 1529-13. The proposed design of the conversion, exterior building and site improvements enhances the vicinity and supports the Main Street Connection effort to bring underutilized and non-compliant properties in compliance with the code. The property is located within an area that is seeing improvement due to new businesses and proposed development. The proposed development provides substantial change to the property and subject to provision of adequate landscape and other improvements will provide greater compatibility with the surrounding area. Access, circulation and parking are adequate.

Further details can be found in the attached Resolution.

IV. Environmental Review

Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA), the proposed project to reduce and convert an existing single-family dwelling into a commercial use, expand an existing market and related building and site improvements reasonably falls within this exemption category and no foreseeable significant impacts would result.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1529-13 TO CONVERT A SINGLE-FAMILY DWELLING INTO A STORAGE ROOM, EXPAND AN EXISTING MARKET, AND PROVIDE



FAÇADE AND SITE IMPROVEMENTS FOR A PROPERTY LOCATED AT
21002 S. MAIN STREET."

VI. Exhibits

1. Request letter for a property remediation agreement dated July 3, 2013
2. Property Remediation Agreement dated November 19, 2013
3. Draft Resolution
4. Site Map
5. Development Plans under separate cover

Prepared by: _____

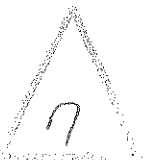
McKina Alexander, Planning Technician II

Reviewed by: _____

John P. Signo, AICP, Senior Planner

Approved by: _____

Saied Naaseh, Planning Manager



RECEIVED

2013 JUL -3 PM 12:06

RECEIVED
CITY OF CARSON
OFFICE OF THE
CITY CLERK

To: John F. Signo, Senior Planner

Fr: John Abella

RE: Sale of 21002 South Main St Carson, Ca 90745

Both the buyer (Teshome) and me (Seller) are in agreement that the property is for commercial use only and not residential. Teshome wants to improve the property and I need to sell the property. I have given my tenant 90 days notice (enclosed).

Please allow us to proceed through escrow with the cities consent.

Respectfully,

John Abella

7/1/2013

EXHIBIT NO. 01

8



CITY OF CARSON

701 East Carson Street, Carson, California 90745

PROPERTY REMEDIATION AGREEMENT Carson Municipal Code Section 5909 (c)

THIS AGREEMENT is made as of November 19, 2013, by and between the City of Carson, a body corporate and politic ("City") and Teshome Woldmagny ("Buyer").

RECITALS

A. Buyer intends to purchase that certain real property, located within City's territory, commonly known as 21002 Main Street ("the Property").

B. Buyer has received from the owner of the Property a City-prepared residential property report identifying certain code violations existing at the Property ("the Residential Property Report"). A copy of the Residential Property Report is attached hereto as Exhibit "A" and incorporated herein by this reference.

C. In accordance with Carson Municipal Code Section 5909 (c), Buyer desires to assume responsibility for correction of the code violations identified in the Residential Property Report. City consents to Buyer's assumption of such responsibility under the terms of this Agreement.

D. City and Buyer have negotiated a compliance schedule imposing deadlines for correction of the code violations identified in the Residential Property Report ("the Compliance Schedule"). A copy of the Compliance Schedule is attached hereto as Exhibit "B" and incorporated herein by this reference.

NOW, THEREFORE, in consideration of performance by the parties of the Promises, covenants, and conditions herein contained, the parties hereto agree as follows:

1. **Provision of Performance Security.** Upon execution of this Agreement, Buyer shall provide City with a performance security in the amount of \$13,000.00 to be held in an escrow account. With this security, Buyer assures faithful performance of Buyer's promise to correct the code violations identified in the Residential Property Report in accordance with the deadlines imposed by the Compliance Schedule. Buyer and City agree that the purposes of the performance security are to serve as an incentive to Buyer to complete the corrections in a timely manner, and to reimburse City for its code enforcement costs in the event that Buyer fails to do so. Buyer and City further agree that the

amount of the performance security is reasonable, under the circumstances existing at the time of execution of this Agreement, to achieve these purposes.

2. Opportunity to Correct Violations. Buyer acknowledges that the Compliance Schedule affords Buyer a reasonable opportunity to correct the code violations identified in the Residential Property Report. Nothing in this Agreement is intended to preclude, or shall be interpreted as precluding, City from commencing code enforcement proceedings against Buyer based upon any code violation now existing or that subsequently occurs at the Property.

3. Admission of Code Violations. Buyer has reviewed the attached Residential Property Report and acknowledges that the conditions described therein exist as reported, and that such conditions constitute violations of the Carson Municipal Code for which there is no legal affirmative defense. Buyer understands that the admissions made in this paragraph are irrevocable. Buyer understands and acknowledges that he/she may be subject to City-initiated civil or criminal legal action if said violations are not corrected and written approval of such corrections issued by the City within the times set forth in the Compliance Schedule at Exhibit "B", and that, if such legal action commences the admissions made in this paragraph shall be used against Buyer. Buyer further acknowledges that he/she has consulted his/her attorneys, or was given a full opportunity to consult his/her attorneys, before making the admissions in this paragraph, and by executing this Agreement, Buyer is knowingly, voluntarily, and freely waiving any right to later challenge said admissions.

4. Release of Performance Security. City shall release the performance security to Buyer within 20 days of Buyer's correction of the code violations identified in the Residential Property Report in accordance with the Compliance Schedule

5. Forfeiture of Performance Security. Buyer shall forfeit the performance security to City in the event that Buyer fails to correct the code violations identified in the Residential Property Report in accordance with the Compliance Schedule. Any amount of the performance security forfeited in excess of the City's code enforcement costs and attorneys' fees incurred to secure compliance with such code violations shall be returned to Buyer. The City further reserves the right to seek reimbursement of any additional code enforcement costs and attorneys' fees against Buyer incurred by City as a result of any criminal or civil proceeding for violations identified in the Residential Report or violations discovered after the date of the Residential Property Report.

6. Entire Agreement. This Agreement, together with Exhibits "A" and "B" incorporated herein by specific reference, represents the entire and integrated agreement between City and Buyer. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations,

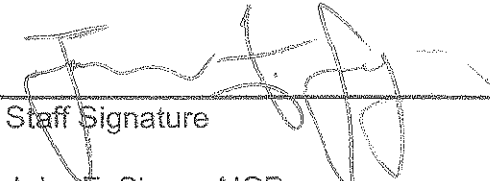


arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

"City"

CITY OF CARSON



Staff Signature

John F. Signo, AICP
Senior Planner

"Buyer"

Teshome Woldmagny

Buyer's name (printed)



Buyer's signature

ACKNOWLEDGMENT

State of California

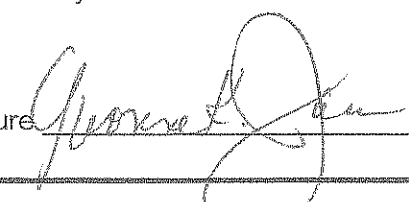
County of Los Angeles

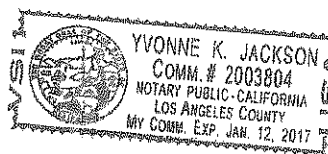
On 11-6-2013 before me, Yvonne K. Jackson, Notary Public
(insert name and title of the officer)

personally appeared Teshome Demisse Woldemagny
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





City of Carson
Division of Building and Safety
701 E. Carson St., Carson California 90745
(310) 952-1766

PROOF OF DELIVERY / ACKNOWLEDGEMENT LETTER

Wednesday, October 30, 2013

John Abella
6365 Golden Gate Ave
Yorba Linda, CA

Subject Property: **21002 MAIN ST , CARSON CA**
Assessor's Info: **7334-001-050**

Dear Property Owner,

Attached is the Residential Property Report for the subject property.

The Residential Property Report Ordinance requires that, "Within ten (10) City business days after the transfer of title or conveyance of ownership for residential real property, the owner(s) of such property shall file with the Community Development Department written proof that a copy of a valid residential property report for such property has been provided to the buyer."

This requirement will be satisfied if the form at the bottom of this page is completed and returned to the following address:

City of Carson
Division of Building and Safety
P.O. Box 6234
Carson, CA 90749

Please call Inspector Sumpter at (310) 952-1766 should you have any questions. Inspector's office hours are Monday - Thursday from 7:00 A.M. - 8:30 A.M.

DETACH AND RETURN THE LOWER PORTION PER THE ABOVE INSTRUCTIONS

BUYER'S ACKNOWLEDGEMENT - Reciept of Residential Property Report

I hereby acknowledge under penalty of perjury that I have received a copy of the City of Carson's residential property report for the property located at 21002 MAIN ST , CARSON CA. I also acknowledge that the issuance of the report is not a representation by the City of Carson that this property is in compliance with all applicable laws.

Buyer's signature: *[Signature]* Date: 11-6-13

Buyer's name printed: Teshome Woldwagny





City of Carson

Division of Building and Safety

701 E. Carson St., Carson CA 90745

(310) 952-1766

Residential Property Report

Notice of Required Corrective Action

Wednesday, October 30, 2013

To Whom It May Concern:

This report is prepared pursuant to the City of Carson Residential Property Ordinance which requires that no owner of residential real property shall transfer title and/or convey ownership for such property without first providing the prospective buyer with a copy of a valid residential property report (RPR) for the property.

This report covers only those items, which are open and visible. This report does not guarantee the condition of any equipment, appliance, structures or building element nor does this report relieve the disclosure responsibilities of the seller or agent as required by law. Approval of this report shall not be construed as an approval of any violation of the City ordinances or other applicable building regulations. Any code violations beyond the scope of the RPR inspection remain the responsibility of the owner to correct.

The owner and each successor in interest to the property, which is the subject of this report, shall defend, indemnify and hold harmless the City of Carson and its employees, officers and agents from any claims, proceedings, losses, costs, damages or actions of any kind that may arise from the use of or reliance upon this report.

The following information is provided pursuant to same ordinance:

Subject Property: **21002 MAIN ST , CARSON CA**

Assessor Number: **7334-001-050**

Zoning Classifications: **M1**

Permitted Occupancy: **R3**

Description of Building: **SFD**

Entitlements: **None**

Special Restrictions: **None**

Attached is a list of building permits on record and a list of corrections regarding violations that were found at the subject property during inspection(s) by Building and Safety staff. A release is hereby authorized by the undersigned due to:

Buyer has agreed to assume responsibility and has an approved Property Remediation Agreement. Another release will be required.

INSPECTOR **Sumpter**

Date

Release w/ Stipulations

Exhibit A

RESIDENTIAL PROPERTY REPORT

Release w/ Stipulations - Attac

Building Permits:

3758	5/15/1980	Replace windows
29004		Add room to grocery
96073		Sign
62083	2/1/1950	Add shed for existing market
82248	11/9/1948	New fruit and vegetable store

Corrections / Violations:

Corrections Require	Violation Abated	Inspector
ELECTRICAL		
67 Exposed romex not allowed.	<input type="checkbox"/> 10/15/2013	Sumpter
67 Exposed romex not allowed.	<input type="checkbox"/> 10/15/2013	Sumpter
MISC		
124 See list of corrections.	<input type="checkbox"/> 07/15/2013	Sumpter
60 Submit plot plan showing dimensions of lot, yard set backs and interior rooms to Planning Division for approval prior to getting permit for work done.	<input type="checkbox"/> 10/15/2013	Sumpter
WATERHEATER		
73 Earthquake straps required at the upper and lower thirds of water heater.	<input type="checkbox"/> 10/15/2013	Sumpter
80 Provide upper and lower combustion air openings.	<input type="checkbox"/> 10/15/2013	Sumpter
91 Vent requires 1" or more clearance from combustible material. (See listing and manufacturer's specification for correct vent.)	<input type="checkbox"/> 10/15/2013	Sumpter
90 Vent shall extend 24" above the roof line.	<input type="checkbox"/> 10/15/2013	Sumpter
93 Water heater requires a flexible gas connector with shut off valve.	<input type="checkbox"/> 10/15/2013	Sumpter

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**RESIDENTIAL PROPERTY REPORT CORRECTION CHECK LIST**

Approval of the Residential Property Report (RPR) will be granted only after all correction(s) are verified by the City's building inspector. The seller is responsible to correct all violation(s) identified by the building inspector. Title shall not transfer until a valid RPR document is obtained by the seller.

Page 2 of 2

Property Address: 21002 S. main St**WATER HEATERS** (continued from page 1)

- ☒ Water heater vent shall extend 24" above the roof line.
- ☒ Water heater vent requires 1" or more clearance from combustible materials. (See listing/manufacture's specifications.)
- ☐ Water heater shall be installed at least 18" above finished floor of garage.
- ☐ Water heater requires a flexible gas connector.
- ☒ Water heater compartment requires upper & lower combustion air openings.
- ☒ Install gas shut off valve ahead of flexible gas connector. w/ Turn Switch
- ☐ Install shut off valve at cold water supply piping to water heater.
- ☐ Watts 210 valve is required on water heater. Pressure relief valve required on the main cold water line ahead of hose bib.

Water Heat Must be to code**PLUMBING**

- ☒ Remove illegal or non-complying plumbing and cap off.
- ☒ Remove illegal or non-complying gas line and cap off
- ☐ Plumbing permit required for all work.
- ☐ Plastic piping is not allowed for drainage.

Remove Water Heat from dwelling
Remove Kitchen, bath, down bedroom, walls**SWIMMING POOLS/SPAS**

- ☐ CPR and 911 signs are required near pool/spa area.
- ☐ Gates and doors leading into pool/spa area are required to have battery operated alarms.
- ☐ Gates leading into pool/spa area must be self-closing and self-latching. Latch must be a minimum of 4 feet above the surface or ground.
- ☐ Spas must have a lockable cover.
- ☐ Spas must meet 5' set back requirement from property line.
- ☐ Submit site plan to the Planning Division for approval or remove spa. Electrical permit required.

Remove All Utilities from dwelling**MISCELLANEOUS**

- ☐ Repair broken window.
- ☐ Emergency egress is required for one window in each bedroom.
- ☐ Remove storage from yard area.
- ☐ Provide house numbers on dwelling that are visible from the street.

Rear Structure Shall be demo or
bring to code as a commercial structure
Obtain Approval from the planning Dept to struct

DUE TO THE NATURE OF CODE VIOLATIONS, ADDITIONAL CORRECTIONS MAY BE REQUIRED UPON REINSPECTION. to

Please call (310) 952-1766 for reinspection after all corrections have been completed.

Appointments are made by office staff. City Hall business hours are Monday – Thursday from 7:00 am – 6:00 pm

Inspector's office hours are Monday – Thursday from 7:00 am – 8:30 am.

Inspector's Signature

Date

IMPORTANT - PLEASE READ: The purpose of this inspection is to discover conditions which may be a hazard to life safety. This report covers only those items which are open and visible. This report does not guarantee the condition of any equipment, appliance, structures or building element nor does this report relieve the seller and the agent's disclosure responsibilities as required by law.

**RESIDENTIAL PROPERTY REPORT CORRECTION CHECK LIST**

Approval of the Residential Property Report (RPR) will be granted only after all correction(s) are verified by the City's building inspector. The seller is responsible to correct all violation(s) identified by the building inspector. Title shall not transfer until a valid RPR document is obtained by the seller.

Page 1 of 2

Property Address:

21002 S. Main St.**GARAGE**

- ☐ Garage converted into living quarters is not approved. Garage must be restored to its original use and made accessible for automobile storage.
- ☐ Remove all interior walls within the garage. The alteration is unpermitted and must be removed or made to comply with existing codes.
- ☐ Remove carpet from garage floor.
- ☐ Remove combustibles from firewall (wood paneling, etc).
- ☐ No holes allowed in firewall between house and garage. Repair with 5/8" Type X drywall.
- ☐ Door between house and garage must be a 1-3/8" solid core door with a self-closing device and locking latch or 2 spring loaded hinges.

☒ South wall of store require Stucco

PERMITS REQUIRED

Permit Required to Change Occupancy
misc. permit

- ☒ Building permit is required to legalize or demolish existing/unpermitted:
 - ☐ bathroom.
 - ☐ enclosed patio.
 - ☐ open patio cover.
 - ☐ shed.
 - ☐ carport.
 - ☐ front porch.
 - ☐ room addition.
 - ☐ addition to detached structure.
 - ☐ detached structure.
 - ☐ laundry room.

☒ Center of the store may not be permitted

Note: All unpermitted additions or additions with expired permits must comply with present day code or shall be removed.

- ☒ Submit site plan to the Planning Division at City Hall showing existing conditions and all proposed work. Planning approval is required prior to any permits being issued.
- ☒ Building plan check approval will be required. Submit plans to the Building and Safety Division at City Hall.
- ☐ Obtain property permit history and diagrams from the Assessor's office. There appears to be a few additions and/or structures built without permits. (Assessor's office is located at 1401 E. Willow St. in Signal Hill.)

☒ Design Overlay Review (DOR) is required

SECURITY BARS

- ☐ Security bars on bedroom windows shall release from the inside without the use of a key or special knowledge or effort.
- ☐ Emergency release devices on bedroom security bars must be demonstrated to be operable. Repair or remove.
- ☐

ELECTRICAL

- ☐ GFCI protection is required for outdoor receptacles. Weather tight cover plates are also required.
- ☐ GFCI protection required for spa.
- ☐ GFCI protection required for garage receptacles.
- ☐ Electrical permit required for all work.
- ☐ GFCI protection required for enclosed patio.
- ☐ Remove illegal/unpermitted electrical work or bring to code. Permit required.

☒ Remove all Electrical from Building

WATER HEATERS

Water Heater must rest on a 3" thick slab

- ☒ Water heater T&P valve shall drain to an approved location pointing downward 6"-24" above grade.
- ☐ Water heater must drain outside of building pointing downward 6"-24" above grade.
- ☐ Plastic pipe not approved for T&P relief valve discharge. Use copper piping, galvanized steel or other approved pipe.
- ☒ Earthquake straps required at the upper and lower thirds of water heater.
- ☐ Type B vent required for water heater (outside location).

GO TO PAGE 2

IMPORTANT NOTE: At the completion of this Compliance Schedule, a reinspection must be done by a Building and Safety Official specifically to ensure that all corrections were made in accordance with the Residential Property Report. Once the corrections are verified, a release will be given so that funds held in escrow as performance security will be released.

Exhibit B

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COMPLIANCE SCHEDULE
per property remediation agreement for
21002 Main Street
dated November 19, 2013

Below is the compliance schedule for corrections of code violations identified at the above address:

Correction Required:	Number of Days Given to Comply:	Required Date of Compliance:
Submit three sets of site plans to the Planning Division and obtain the appropriate building permits with an approved final inspection to demolish the existing residential structure located within the ML-D (Manufacturing Light - Design Overlay) zone; or	30	December 19, 2013
Submit application for design overlay review (DOR) including all required materials and associated fees to the Planning Division for conversion of an existing residential structure to a commercial use (storage room for the attached market).	30	December 19, 2013
Obtain decision from the Planning Commission (PC) regarding the DOR application for conversion from a residential structure to a commercial use (storage room).	Not to exceed 120 days from the date of this agreement	March 19, 2014
Obtain all appropriate building permits from the Building and Safety Division to clear all violations noted in the residential property report correction checklist.	Not to exceed 150 days from the date of this agreement	April 21, 2013
Correct all violations and finalize all permits with final sign off from Building Inspector.	Not to exceed 90 days from the date of the PC decision	June 19, 2013

Exhibit B

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING DESIGN OVERLAY
REVIEW NO. 1529-13 TO CONVERT AN EXISTING
SINGLE-FAMILY DWELLING INTO A STORAGE ROOM,
EXPAND AN EXISTING MARKET, AND PROVIDE SITE
AND FAÇADE IMPROVEMENTS FOR A PROPERTY
LOCATED AT 21002 S. MAIN 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 and property owner, Teshome Woldmagmy Demisse, with respect to real property located at 21002 S. Main Street and described in Exhibit "A" attached hereto requesting approval of Design Overlay Review No. 1529-13 to convert an existing single-family dwelling into a storage room, expand the existing adjacent market and provide façade and site improvements. The project site is located within the ML-D (Manufacturing, Light – Design Overlay) zoning district.

Section 2. A public hearing was duly held on December 9, 2014, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed project is consistent with the General Plan of the City of Carson. The 8,834-square-foot subject property consists of two parcels located at the south-east corner of Main Street and Dominguez has a General Plan Land Use designation of Light Industrial and is compatible with the surrounding areas.
- b) The proposed project is consistent with the General Plan goals and policies for light industrial use. The subject property is located on Main Street an arterial street within proximity to the 110 and 405 Freeways resulting in adequate capacity to handle traffic levels from the proposed office use.
- c) All conversions are required to comply with applicable Site Development Standards and General Development Standards but not limited to front yard setbacks, side yard setbacks, rear yard setbacks, space between buildings, encroachments, fences, walls, and hedges, trash and recycling areas, paving and drainage of vehicular areas, required parking spaces, and required landscaping.

EXHIBIT NO. 03

- d) The proposed project consists of converting an existing 853-square-foot single-family dwelling to 550-square-foot storage room for the attached market and adding 261 square feet (an accessible restroom and additional market retail space) to the 1,136-square-foot market totaling 1,947square feet. The converted single-family dwelling and exterior modifications to the market incorporates contemporary commercial building design: wide glass entry door, decorative cornice, stucco walls with stone veneer. The proposed business sign design is individual channel letter directly installed onto the building. The building exterior modifications and signage enhances the overall appearance of the proposed structure and the area.
- e) The proposed development plans comply with the Carson Municipal Code requirements ensuring that the project is well designed and aesthetically pleasing to the surrounding physical environment.
- f) The proposed landscape areas along the front property line and the southern property line include a variety of colorful, drought tolerant trees and shrubs for an aesthetically pleasing appearance.
- g) The site includes seven (7) parking spaces which comply with Section No. 9162.21 of the Carson Municipal Code (CMC). The required parking is based upon one (1) space for each 300 square feet of retail sales use. Additionally, one (1) Americans with Disabilities Act (ADA). The proposed project adequately accommodates safe circulation for pedestrians and vehicles.
- h) The two proposed driveway approaches and aisles provide safer access to the parking area.
- i) Appropriate entry and exit signage shall be installed on-site to ensure safe circulation subject to review and approval by the Traffic Engineer.
- j) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- k) The required findings pursuant to Sections 9172.23 (D), "Site Plan and Design Review" and 9182.09 "Conversion of Residential Structures to Commercial Uses" can be made in the affirmative.

Section 4. Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines the project is categorical exempt. The proposed project reasonably falls within this exemption category and no foreseeable significant impacts would result. As such, the Planning Commission hereby approves the Categorical Exemption.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1529-13 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.

PASSED, APPROVED AND ADOPTED THIS 9TH DAY OF DECEMBER, 2014.

CHAIRMAN

ATTEST:

SECRETARY



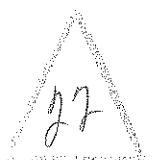
Exhibit "A"

Parcel 1:

The West 125 feet of Lot 34 Tract 5927, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 64 at Page 58 of Maps, in the Office of the County Recorder of said County.

Parcel 2:

The North 25 feet of the West 125 feet of Lot 35, Tract 5927, in the City of Carson, County of Los Angeles, State of California, as recorded per Map in Book 64, Page 58 of Maps in the Office of the County Recorder of said County.



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1529-13

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1529-13 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject

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

9. 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.
10. 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.
11. 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.
12. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 is required to cover processing costs. The applicant 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. Indemnification. 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. 1529-13. The applicant shall provide a deposit in

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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. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. 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.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.).
21. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
22. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

FENCE/WALLS

23. Perimeter walls and fences shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
24. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.

25. Chain-link fencing, including barbed and concertina wire, shall be removed.
26. A legally devised survey conducted by a professional land surveyor licensed by the State of California shall be prepared and placement of any fence shall be constructed based on that survey.
27. *Removal of the chain-link fence and garden wall located along the north property line adjacent to Dominguez Street.*
28. *Construct a maximum six-foot high decorative block wall along the rear and side (south) property lines, subject to the satisfaction of the Planning Division.*

LANDSCAPE/IRRIGATION

29. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
30. 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.
31. The proposed irrigation system shall include best water conservation practices.
32. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
33. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
34. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans. Such plans are to be approved by the Planning Division.

LIGHTING

35. Shall provide adequate lighting for the parking areas.
36. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.

37. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

LOT LINE

38. *A lot merger is required. Merge parcels 7334-001-050 and 7334-001-051 into one lot.*

PARKING

39. All driveways shall remain clear. No encroachment into driveways shall be permitted.
40. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

SIGNS

41. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23 of the Zoning Ordinance.
42. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.
43. *Appropriate entry and exit signage shall be installed on-site to ensure safe circulation subject to review and approval by the Traffic Engineer.*

TRASH

44. Trash collection shall comply with the requirements of the City's trash collection company.
45. *Designated trash and recycling areas shall be enclosed within the building in accordance with Section 9164.3 and 9164.4 of the Zoning Ordinance.*

BUILDING AND SAFETY DIVISION

46. Submit development plans for plan check review and approval.
47. Obtain all appropriate building permits and an approved final inspection for the proposed project.
48. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.



ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

49. 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.
50. A construction permit is required for any work to be done in the public right-of-way.
51. Compliance with the applicable Low Impact Development (LID) requirements pursuant to Carson Municipal Code 5809 including best management practices to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.

Prior to Issuance of Grading Permit

52. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
53. Show any improvements within the public right-of-way on the grading plan for review and obtain approval from the City of Carson Engineering Division.

Prior to Issuance of Building Permit

54. Submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*) for review and obtain approval from the City of Carson Engineering Division
55. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
56. Submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans submitted.
57. Provide proof of Worker's Compensation and Liability Insurance.
58. Submit approved drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.

Prior to Issuance of Certificate of Occupancy

59. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street and Dominguez Street abutting this

proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

60. Replace any missing sidewalk areas located within the public right-of-way along Main Street and Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
61. Remove and replace any broken/damaged driveway approach within the public right of way along Main Street and Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
62. Remove unused driveway approach, if any, within the public right-of-way along Main Street and Dominguez Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
63. Modify existing driveways within the public right of way along Main Street and Dominguez Street abutting this proposed development per City of Carson Standard to comply with the American Disability Act (ADA) requirements and to the satisfaction of the City Engineer.
64. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (ADA) requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 20 feet.
65. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
66. Plant approved parkway trees on locations where trees in the public right of way along Main Street and Dominguez Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
67. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street and Dominguez Street abutting this proposed development.
68. Install striping and pavement legend per City of Carson standard.
69. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, constructions, and maintenance of all infrastructures constructed and American Disability Act (ADA) accessibility for this for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.

70. Streets abutting the development with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry seal materials shall be rubberized emulsion aggregate (REAS).
71. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

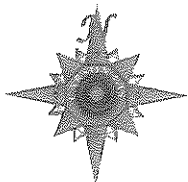
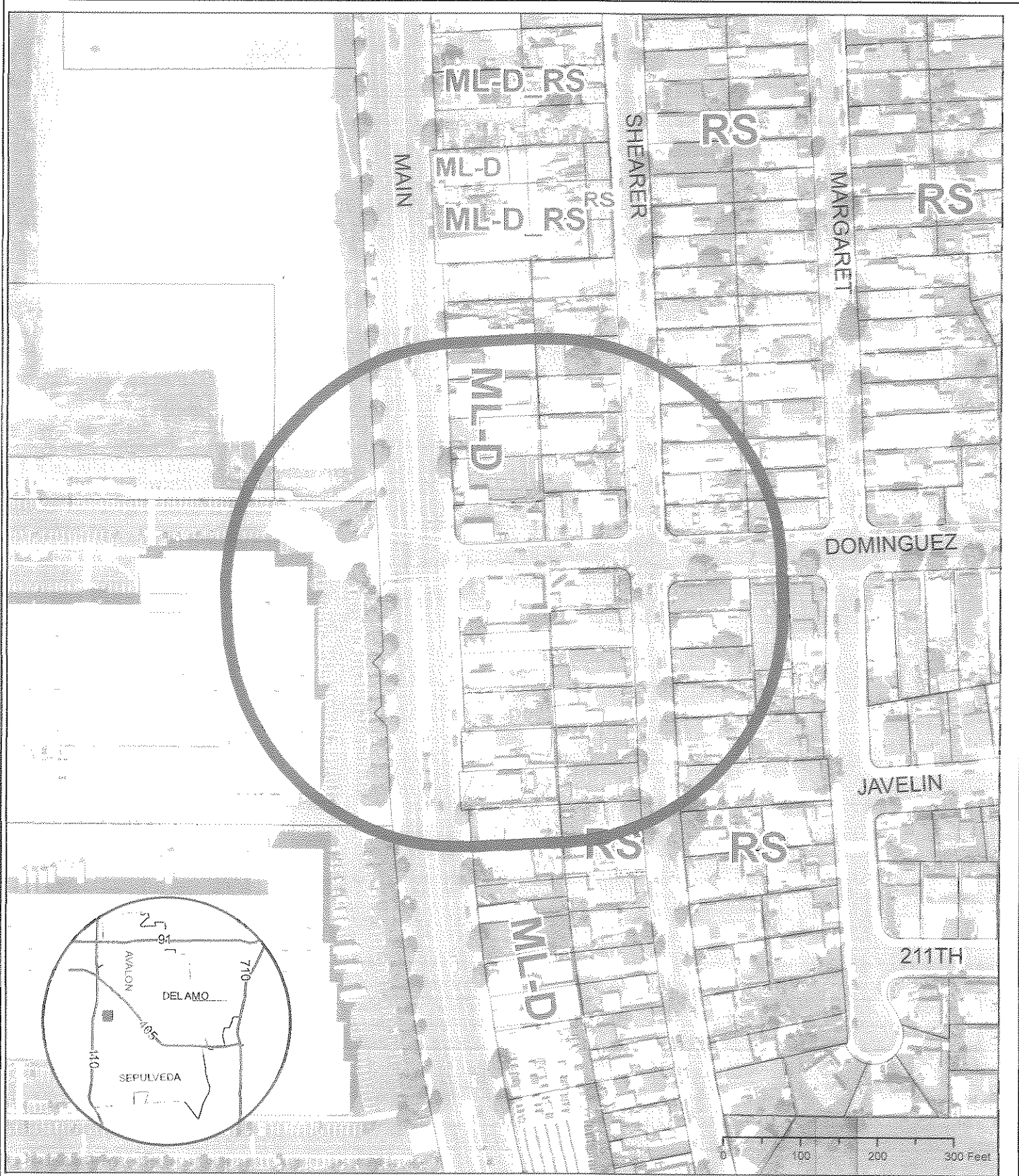
72. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant installations and fire flow requirements).

TRAFFIC ENGINEER – CITY OF CARSON

73. Submit plans for review showing the proposed red curbs and obtain approval. Paint curbs red along Main Street and Dominguez Street within or abutting this proposed development (if applicable).

BUSINESS LICENSE

74. All parties involved in the subject project located at 21002 S. Main Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.



City of Carson
300 Foot Radius Map
21002 S. Main Street

EXHIBIT NO. 04

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Date Printed: Monday, November 03, 2014
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 Public Hearing Notice\ZoningMap.mxd