



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 13, 2015
SUBJECT: Design Overlay Review No. 1560-14
APPLICANT: SoCal Honda Power Sports
c/o: Mr. Esequiel Pescina
2055 E. 223rd Street
Carson, CA 90745
REQUEST: To remodel two existing buildings to operate a
new SoCal Honda Power-sports dealership
located in the CA (Commercial, Automotive)
zoning district
PROPERTY INVOLVED: 2055 E. 223rd Street

COMMISSION ACTION

COMMISSIONERS' VOTE

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

Item No.11-B

I. Introduction

Applicant

- Mr. Ezequiel Pescina, 11330 Long Beach Boulevard #103, Lynwood, CA 90262

Project Address

- 2055 E. 223rd Street, Carson, CA 90745

Project Description

The proposed project is for remodeling of two existing buildings with approximately 18,305 square feet to operate a SoCal Honda Power-sports dealership. The site is approximately 1.78 acres with three existing buildings.

The owner/applicant via a "statement of operations" states that:

1. The hours of operation for the new dealership will be from 9:00 a.m. to 8:00 p.m. Mondays through Fridays; 9:00 a.m. to 6:00 p.m. on Saturdays; and 11:00 a.m. to 4:00 p.m. on Sundays. The service department will be closed on Sundays.
2. There will be a total of 18 employees.
3. The new Honda motorcycle dealership will use two of the existing buildings on site. The building fronting on 223rd Street will be used as a dealership show room with 10,655 square feet of display area (building #1). The 6,790-square-foot first story of the building with frontage along the I-405 will be used for service and the 860-square-foot second floor display area will showcase the Honda products (building #3). The 24,000-square-foot rear building is not part of this project and is proposed to remain in its existing condition (building # 2)
4. American Honda is headquartered in Torrance, CA. The proposed SoCal Honda Power-sports dealership is considered a level 5 exclusive Honda dealership with only 38 such dealerships in the nation.

SoCal Honda will sell motorcycles for sport, cruising, dirt, and touring. Additionally, SoCal Honda will sell ATV's, off road utility vehicles, watercraft, scooters, police motorcycles and generators.

The application includes the following:

- Design Overlay Review (DOR) No. 1560-14, for remodeling of two existing buildings with approximately 18,305 square feet for the Honda motorcycle dealership use.

Background

Current Use of Property

The property is developed with three buildings totaling approximately 42,305 square feet. Approximately 24,000 square feet of a rear building will not be used for the



proposed project and is scheduled to remain vacant (building # 2). All buildings have been vacant for an extended period of time.

Previously Approved Discretionary Permits

On October 23, 1984, the Planning Commission approved Variance No. 186-84 to permit the installation of a roof-mounted sign exceeding the sign area allowed in the MH (Manufacturing, Heavy) zone district. The area is currently zoned CA (Commercial, Automotive). The variance permit expired due to a lack of activity at the site for over a year and the property owner has been notified in writing to remove the roof mounted sign.

Public Safety Issues

Staff informed the property owner via letters on July 13, 2011 and on February 27, 2013 that Variance No. 186-84 which allowed the use of a roof mounted sign had expired since the use of the roof sign had ceased for over a year. In addition, through these written communications, the property owner was advised that the existing roof sign is now illegal and has to be removed; however, the property owner has not removed the this sign, refer to Exhibit 3.

II. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 2055 E. 223rd Street. The project site is approximately 1.78 acres and is located west of WIN Chevrolet and WIN Hyundai Automotive dealerships and abuts the I-405 to the north.

Zoning/General Plan Designation

The subject property is zoned CA (Commercial, Automotive); the property to the east and west share the same zoning and the property to the south is zoned MH-D (Manufacturing, Heavy, Design Overlay Review). The subject property has a General Plan Land Use designation of Regional Commercial.

Applicable Zoning Ordinance Regulations

The proposed Honda motorcycle dealership is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) as provided in Section 9172.23 The new motorcycle dealership will also comply with CMC 9138.15 Commercial, Automotive (CA) Development Standards including landscaping, parking, and signage.

Landscaping

With the addition of new landscape planters, the proposed project meets the minimum 5 percent required by CMC Section 9138.15.7.d. (landscaping). Additionally, staff is requiring the planting of Crape Myrtle trees on the east boundary of the property in diamond cut planting areas spaced six parking spaces apart and along the 5-foot planter strip fronting on the subject property.

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Parking

The proposed project includes 44 parking spaces which meets CMC Section No. 9138.15(D) (6) parking space requirement.

On-site circulation of the site has been reviewed by City's traffic engineer and LA County Fire Department and found to be acceptable.

Signage

The applicant is required to submit a sign package to the Planning Division for review and approval prior to issuance of building permits for the exterior modifications. Staff will review the proposal and ensure compliance with CMC 9138.15. E.

Roof Mounted Sign

The applicant has expressed interest in keeping the roof mounted sign and converting it to a digital message board in the future. Staff informed the applicant during his first meeting with City staff that the roof mounted sign is illegal and is required to be removed. The CMC CA (Commercial, Automotive) zone district does not permit roof mounted signs. The existing nonconforming roof mounted sign was approved by the Planning Commission via Variance No. 186-84 on October 23, 1984. As stated above, the property owner has been notified in writing that the sign is required to be removed. Planning staff has notified the Code Enforcement Division to take action on this issue.

Freeway Exposure

The proposed project signage does include an illuminated Honda logo at the rear building wall, the same elevation as the display window facing the I-405. However, in a few years, the applicant would like to add an electronic message board along the freeway to provide additional freeway exposure. Even though staff is concerned about proliferation of digital message boards, billboards, and other signage along the I-405 freeway, the code allows for a digital message board for this parcel if a Conditional Use Permit is approved. However, since the building is built all the way to the rear and side property lines along the freeway, there is no room to place a freestanding sign along the freeway.

Staff has discussed this issue with the applicant. Significant changes such as demolition of a portion of the existing buildings may be required to allow for a digital message board with adequate visibility to the freeway traffic. The applicant informed staff that these changes to the building would be costly. Instead, they discussed the following options for the digital message board:

- Wall mounted on the existing building
- Wall mounted on a modified building elevation
- Freestanding sign within the parking lot
- Roof mounted



The applicant is aware that the CMC does not allow roof mounted signs and that the City previously sent the property owner two separate letters stating that the existing roof sign was illegal and had to be removed. The applicant has indicated that special circumstances exist on site to warrant approval of a variance application to permit an electronic message center sign on the roof. Any future variance application will have to be submitted for staff's review and Planning Commission consideration along with the applicant's justification for such request.

Architecture and Design

The existing concrete block wall buildings will house the proposed Honda motorcycle dealership showroom and are proposed to be finished with stucco finish in bright pebble light cream satin color. The building accents will be of a composite metal panel painted in a black, silver and sunset red color representing Honda's corporate building colors. Staff informed the applicant that all existing buildings on the project site would need to match the proposed building paint color scheme.

The new dealership showroom consists of a 10,655-square-foot area for motorcycle display and offices, and features a central showroom concierge circle space with an ADA accessible counter that will be compatible with the General Plan policies for commercial development. The project will also be compatible with surrounding uses and will architecturally enhance the aesthetic character of the area creating a harmonious and attractive environment in compliance with the CMC.

Required Findings: Site Plan and Design Review

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

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

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

Issues of Concern:

Staff is concerned regarding the lack of closure on the potential location of the future digital message board. This "piece meal" approach of obtaining entitlements for a major project and coming in later to request an electronic message board could potentially lead into false expectations from the applicant and could place staff and the Planning Commission in an awkward position. Staff prefers that the Planning Commission to consider requiring the applicant to resolve this issue prior to obtaining approval for this project.

III. Environmental Review

Pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is consistent with the General Plan designation of Regional Commercial as well as with all general plan policies and applicable zoning designation and regulations and is not expected to result in any significant effects relating to traffic, noise, air quality or water quality and is therefore categorically exempt from CEQA.

IV. Recommendation

That the Planning Commission:


- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION APPROVING DESIGN OVERLAY REVIEW NO. 1560-14 TO REMODEL TWO EXISTING BUILDINGS FOR AN APPROXIMATE 18,305-SQUARE-FOOT SOCAL HONDA POWER SPORTS DEALERSHIP, TO BE LOCATED AT 2055 E. 223RD STREET"

V. Exhibits

1. Development Plans
2. SoCal Honda power-sports dealership operational statement
3. Letters to property owner regarding removal of the roof mounted sign

Prepared by: 
Zak Gonzalez II, Associate Planner

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

Approved by: 
Saied Naaseh, Planning Manager

Planning Commission Staff Report
Design Overlay Review No. 1560-14
January 13, 2015

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 15-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1560-14 FOR A NEW SOCIAL HONDA POWER SPORTS
DEALERSHIP TO BE LOCATED AT 2055 E. 223RD 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's representative, Ezequiel Pescina, on behalf of the applicant, SoCal Honda Power Sports, and property owner, Stan Lucas, with respect to real property located at 2055 E. 223rd Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1560-14 to construct a new Honda Honda Power Sports dealership in the CA (Commercial, Automotive) zoning district.

A public hearing was duly held on January 13, 2015, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed use is compatible with the General Plan land use designation for the property of Regional Commercial. The proposed use will be consistent with the surrounding commercial and industrial uses. Thus, the proposed use is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The proposed project is compatible with the surrounding commercial and industrial uses. The site is approximately 1.78 acres, relatively flat, and is located in a commercial and industrial area.
- d) The proposed project provides 44 customer/employee parking spaces and meets the requirements of Carson Municipal Code (CMC) 9138.15(D)(6), Parking. Pursuant to Section 9191.246, floor area devoted to parking and maneuvering shall not be included for the purpose of computing required parking area. The City Traffic Engineer has reviewed the proposed site plan and has determined that circulation and parking on the site and on the adjacent



public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access are provided.

- e) The proposed DOR application for the proposed SoCal Honda Power Sports dealership meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Site Plan and Design Review Section 9172.23 (D) can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use will not alter the predominantly commercial/industrial character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 "In-Fill Development Projects" of the CEQA (California Environmental Quality Act) Guidelines.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1560-14 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

PASSED, APPROVED AND ADOPTED THIS 13TH DAY OF JANUARY 2015

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

That portion of Lot 4 in Block "C" of the Subdivision of a part of the Rancho San Pedro, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 1 Pages 601 and 602 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Commencing at a point in the Southerly line of said lot, distant North 89° 50' 16" East 17.81 feet thereon from the Southwesterly corner of said lot; thence North 17° 10' 26" East, 358.97 feet, on the Easterly line of the Westerly 17.00 feet of said lot; thence North 52° 29' 29" East 24.47 feet; thence North 87° 48' 21" East 549.31 feet; thence North 85° 32' 55" East 490.85 feet, to the Northwestern corner of the land described in the deed to Woodrow W. Crone, recorded on March 28, 1962 as Instrument No. 1460, in Book D1558 Page 802, Official Records, in the office of the County Recorder of said County, said point being the true point of beginning; thence South 85° 32' 55" West, 382.83 feet; thence South 0° 09' 44" East 385.05 feet to the Southerly line of said Lot 4; thence North 89° 50' 16" East along said Southerly lot line, 381.76 feet to the Southwesterly corner of said land of Crone, thence North 0° 09' 44" West, along the Westerly line of said land of Crone, 413.68 feet, to the true point of beginning.

Except therefrom, that portion which lies Easterly of the Westerly line of the land described in the deed to Bolo Corporation recorded July 7, 1966 as Instrument No. 620, Official Records, in the office of the County Recorder of said County, said Westerly line is described as follows:

Beginning at a point in the Northerly line of the hereinabove described property distant thereon South 85° 32' 55" West 350.70 feet from the Northeast corner thereof; thence South 0° 09' 44" East 394.93 feet to the Southerly line of said lot.
RESERVING THEREFROM (SEE EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF).

Also except unto Grantors herein all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other hydrocarbons and minerals, whether similar to those therein specified or not, under and in said land, providing that Grantors shall have no right of entry on the surface of said land or that portion of subsurface lying above a depth of 500 feet, as reserved by Charles G. Kahlert and Holly H. Kahlert, husband and wife, Martha Mayfield, a single woman, Wade H. Renick and Vera L. Renick, husband and wife, Audley Lytal and Evangeline H. Lytal, husband and wife, in deed recorded January 29, 1963.

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

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1560-14

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1560-14 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 or 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. 1560-14. The applicant shall provide a deposit in

the amount of 10 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. 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.).
20. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
21. 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.
22. Stamped and terra-cotta colored concrete shall be installed at the driveway entry area a minimum distance of twenty (20) feet from property line.

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.

LANDSCAPE/IRRIGATION

25. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
26. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
27. The proposed irrigation system shall include best water conservation practices.
28. 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.
29. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
30. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect in compliance with CMC 9138.15.D.7, Landscaping. Such plans are to be approved by the Planning Division.
31. ***Crape Myrtle trees shall be spaced and planted every six parking spaces in diamond cut planting areas along the east property boundary.***

LIGHTING

32. The applicant shall provide adequate lighting for the parking areas.
33. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
34. 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.

PARKING

35. All driveways shall remain clear. No encroachment into driveways shall be permitted.
36. 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

37. The applicant shall obtain a sign permit for all future signage in compliance with the Carson Municipal Code (CMC) 9138.15.E requirements. No roof-mounted signs will be permitted, excluding roof-mounted displays.
38. *The existing illegal roof mounted sign shall be removed within 60 days of project approval.*

TRASH

39. Trash collection shall comply with the requirements of the City's trash collection company.
40. Trash enclosures shall measure a minimum of fourteen (14) feet wide by six (6) feet deep as required by the City's trash collection company.
41. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas.
42. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
43. Prior to issuance of building permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

UTILITIES

44. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
45. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.

46. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
47. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

48. Submit development plans for plan check review and approval.
49. Obtain all appropriate building permits and an approved final inspection for the proposed project.
50. 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

51. 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.
52. A construction permit is required for any work to be done in the public right-of-way.

Prior to Issuance of Building Permit

53. 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 Certificate of Occupancy

54. Remove unused driveway approach if any, within the public right of way along 223rd Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard to the satisfaction of the City Engineer.
55. 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)
56. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

57. 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).

BUSINESS LICENSE

58. All parties involved in the subject project located at 2055 E. 223rd 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.

Statement of Operations

2055 E 223rd St ., Carson ,CA 90810

HONDA POWERMOTORS

12/4/2014

HOURS OF OPERATION :

Monday through Friday : 9AM-8PM

Saturday: 9AM-6PM

Sunday: 11AM-4PM

NUMBER OF EMPLOYEES : 18

EXPECTED NUMBER OF PRODUCT DELIVERY TRIPS : 1 PER DAY

SECURITY PROGRAMED FOR OPERATIONS:

Alarm system installed at premises with :

Security Cameras at main entry and parking Lot

Motion sensors

Window and door brake-in sensors

Monitoring system , screens, automatic Police warning.



CITY OF CARSON

July 13, 2011

Mr. Stan Lucas
2850 Temple Avenue
Long Beach CA 90806

SUBJECT: VARIANCE NO. 186-84
2055 EAST 223RD STREET

Dear Mr. Lucas:

On October 23, 1983, the Planning Commission approved Variance No. 186-84 for a new roof sign. Pursuant to Carson Municipal Code (CMC) Section 9172.22(h)(c), a use that has ceased to exist for a period of one year nullifies and voids the approved variance. Information received from the Business License Division indicates that no business activity has occurred at the above-noted subject address for over a year. According to their records, New USA Golf Incorporation is the last known business to operate at 2055 East 223rd Street and its business license expired in October 2007. This letter is to inform you that since no business activity has occurred at the above-mentioned address for over a year, Variance No. 186-84 which allowed the use of a roof sign has expired.

If you have any questions, you may contact me at (310) 952-1700 extension 1327, or McKina Alexander, Planning Technician at (310) 952-1700 extension 1326.

Regards,

John F. Signo, AICP
Senior Planner

mg: JS



CITY OF CARSON

February 27, 2013

Mr. Stan Lucas
2850 Temple Avenue
Long Beach, CA 90806

VIA U.S. MAIL

SUBJECT: VARIANCE NO. 186-84
2055 EAST 223RD STREET

Dear Mr. Lucas:

On July 13, 2011, Planning Staff notified you of a nonconforming roof sign on your building (see enclosed). Since that letter, recent information received from the Business License Division still indicates that no business activity has occurred at the above-noted subject address and therefore Variance No. 186-84 which allowed the use of a roof sign has expired. Be advised that the current roof sign is now illegal.

Staff will conduct an inspection within the next 14 days to verify the sign has been removed or you may contact us beforehand to schedule an appointment. Please note, failure to comply could result in further action by the Code Enforcement Division. If you have any questions, please feel free to call me at 310-952-1700 extension 1317 or email mcastillo@carson.ca.us or Sheri Repp-Loadsmann, Planning Officer at 310-952-1700 extension 1773 or email srepp@carson.ca.us.

Sincerely,

Max Castillo
Assistant Planner
Community Development Department

cc: Janette Tupuola/Frances Roberts, Code Enforcement Supervisors

Encl: Planning Staff letter - Variance No. 186-84/2055 East 223rd Street - dated July 13, 2011