



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 28, 2015

SUBJECT: Design Overlay Review No. 1575-15

APPLICANT: Jerome Julian
P.O. Box 1363
Santa Clarita, CA 91386-1363

REQUEST: To construct a 7,000-square-foot industrial office/warehouse building with six units of approximately 1,166-square-feet to be located in the MH-D (Manufacturing, Heavy, Design Overlay) zoning district

LOCATION: 16908 S. Broadway Street

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chairman Madrigal			Post
		Andrews			Schaefer
		Faletogo			
		Guidry			

I. **Introduction**

Property Owner/Applicant

- Harmik Nazariaan

Project Address

- 16908 S. Broadway Street

Project Description

The proposed project is for DOR No. 1575-15 to facilitate the development of a 7,000-square-foot industrial office/warehouse building with six building units of approximately 1,166-square-feet each on a 0.38-acre lot.

The application includes the following:

Design Overlay Review (DOR) No. 1575-15 for construction of a 7,000-square-foot industrial office/warehouse building with six units of approximately 1,166-square-feet each.

Background

Current Use of Property

The subject property is vacant.

Previously Approved Discretionary Permits

There are no previously approved discretionary permits on this parcel.

Public Safety Issues

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

II. **Analysis**

Location/Site Characteristics/Existing Development

The subject property is located at 16908 S. Broadway Street and is vacant.

The project site is approximately 0.38 acres and is surrounded by heavy industrial development.

Zoning/General Plan Designation

The subject property is zoned MH-D (Manufacturing, Heavy – Design Overlay Review). The properties to the north, south, east and west share the same MH-D zoning designation. The subject property has a General Plan Land Use designation of Heavy Industrial.

Applicable Zoning Ordinance Regulations

The proposed new heavy-industrial building with approximately 7,000-square-feet is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Sections 9172.23 of the Carson Municipal Code.

The proposed project includes 14 parking spaces meeting the required parking spaces described in Section 9162.21(D) (5), Parking Spaces Required for Industrial Use, of the Carson Municipal Code (CMC).

Regarding interior circulation, the City Traffic Engineer reviewed the proposed project and found street access and circulation acceptable.

The applicant proposes the planting of 24-inch box trees along the front yard setback area. The applicant has complied with CMC Section 9162.52(D)(5), Landscaping Requirements, stating that all landscaping and irrigation plans shall be prepared by a licensed landscape architect.

The proposed industrial building will feature concrete masonry block split face with tan color and sandstone color metal roofing. The proposed project will be compatible with the General Plan policies for industrial development, is 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(D), 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) of the CMC can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Building Property Maintenance: The proposed use and development must be compatible with the design of existing and anticipated development for the area, and long-term maintenance of the property is required.
 - Mitigation: The proposed project building must be kept free and clear of all graffiti and trash/debris within the exterior building walls and landscape areas.

III. Environmental Review

Pursuant to Section 15332 (In-fill development projects) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project does not have the potential for causing a significant effect on the environment and is therefore categorical exempt from CEQA.

Recommendation

That the Planning Commission:

- **APPROVE** the proposed project; and
- **WAIVE** further reading and **ADOPT** Resolution No._____, APPROVING DESIGN OVERLAY REVIEW NO. 1575-15 FOR THE DEVELOPMENT OF A 7,000-SQUARE-FOOT INDUSTRIAL BUILDING TO BE CONSTRUCTED WITH SIX UNITS OF APPROXIMATELY 1,166-SQUARE-FEET TO BE LOCATED AT 16908 BROADWAY STREET.”

IV. Exhibits

1. Proposed Resolution
2. Location Map
3. Development Plans

Prepared by: _____

Zak Gonzalez II, Associate Planner

Reviewed and Approved by: _____

Saied Naaseh, Planning Manager

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1575-15 FOR THE DEVELOPMENT OF A 7,000 SQUARE-
FOOT INDUSTRIAL BUILDING WITH SIX UNITS OF
APPROXIMATELY 1,166-SQUARE-FEET TO BE LOCATED AT
16908 S. BROADWAY 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, Jerome Julian, on behalf of the applicant, Harmik Nazarian, with respect to real property located at 16908 S. Broadway Street as described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1575-15 for the development of an industrial building totaling approximately 7,000-square-feet of floor area, on a 0.38-acre lot located in the MH-D (Manufacturing, Heavy, Design Overlay) zoning district.

A public hearing was duly held on July 28, 2015, at 6:30 P.M. at City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed use is compatible and consistent with the General Plan land use designation for the property of Heavy Industrial. The proposed use will be consistent with surrounding industrial uses. Thus, the proposed use is appropriate for the subject property.
- b) The proposed project is compatible and consistent 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 proposed project meets all industrial off-street parking requirements of the Carson Municipal Code (CMC). The City Traffic Engineer has reviewed the proposed site plan and has determined that circulation and parking on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access are provided. The LA County Fire Department has no issue with onsite access and circulation.
- d) The proposed Design Overlay Review application meets the goals and objectives of the General Plan and is consistent with applicable zoning and

design regulations. Therefore, the required finding pursuant to Section 9172.23(D), Site Plan and Design Review, can be made in the affirmative.

Section 4. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project does not have the potential for causing a significant effect on the environment and is therefore categorical exempt from CEQA.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1575-15 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 28th DAY OF JULY, 2015.

CHAIRMAN

ATTEST:

SECRETARY

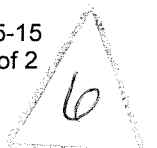


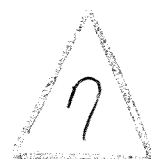
EXHIBIT "A"

LEGAL DESCRIPTION:

LOT: 39, 40 CITY REGIONAL CLUSTER: 26/26832 TR# 9925

**LOTS 39 & 40 CITY/MUNI/TWP: REGIONAL CLUSTER:
26/26832**

APN #: 6126-004-048



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1575-15

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1575-15 is not issued within one year of their effective date, said permits 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. 1575-15. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
16. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
17. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
18. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
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. 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.



21. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

FENCE/WALLS

22. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
23. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
24. Chain-link fencing, including barbed and concertina wire, shall be removed.

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. Such plans are to be approved by the Planning Division.
31. ***Lavender or Redbud trees shall be planted within the front yard setback to the subject property.***



LIGHTING

32. 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. 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.
38. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

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.
48. ***The applicant shall make available electrical charging outlets to accommodate electric vehicles. Any charging electric equipment shall be installed pursuant to the Los Angeles County Electrical Code.***

BUILDING AND SAFETY DIVISION

49. Submit development plans for plan check review and approval.
50. Obtain all appropriate building permits and an approved final inspection for the proposed project.
51. 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

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

GENERAL

53. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
54. The Developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.



55. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
56. A construction permit is required for any work to be done in the public right-of-way.
57. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to approval of the Final Map.
58. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

BUILDING PERMITS

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

59. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
60. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.
61. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
62. The Developer shall submit a sewer area study to the Los Angeles. County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
63. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
64. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of



approved conditions of approval shall be attached to the plans when submitted.

- a) Street Improvements along Broadway
 - b) Sewer Main Improvements along Broadway as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements along Broadway as determined by the aforementioned requirement.
65. Offsite improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter*) shall be shown on the grading plan. Prior to issuance of grading permit, developer shall obtain clearance from Carson Engineering.
66. The Developer shall make a cash payment to the City of Carson In Lieu of constructing the median in the amount of \$9,086.00.

CERTIFICATE OF OCCUPANCY

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

67. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
68. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
69. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
- a) Comply with mitigation measures recommended by the water purveyor.
70. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
71. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Broadway abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
72. Remove and replace any broken/damaged driveway approach within the public right of way along Broadway abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
73. Remove unused driveway approach if any, within the public right of way along Broadway 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.

74. The Developer shall modify existing driveways within the public right of way along Broadway abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
75. Plant approved parkway trees on locations where trees in the public right of way along Broadway abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
76. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Broadway abutting this proposed development.
77. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. **Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-month)** Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770
78. All existing overhead utility lines less than 12 kilovolts along Broadway and Alley shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. [Per SCE: Distribution Lines are 12kV and less; Transmission Lines: 16kV and above]
79. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
80. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
81. Install striping and pavement legend per City of Carson standard.
82. Paint Curbs Red along Broadway within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
83. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.



84. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
85. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
86. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

FIRE DEPARTMENT

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

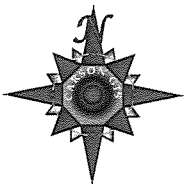
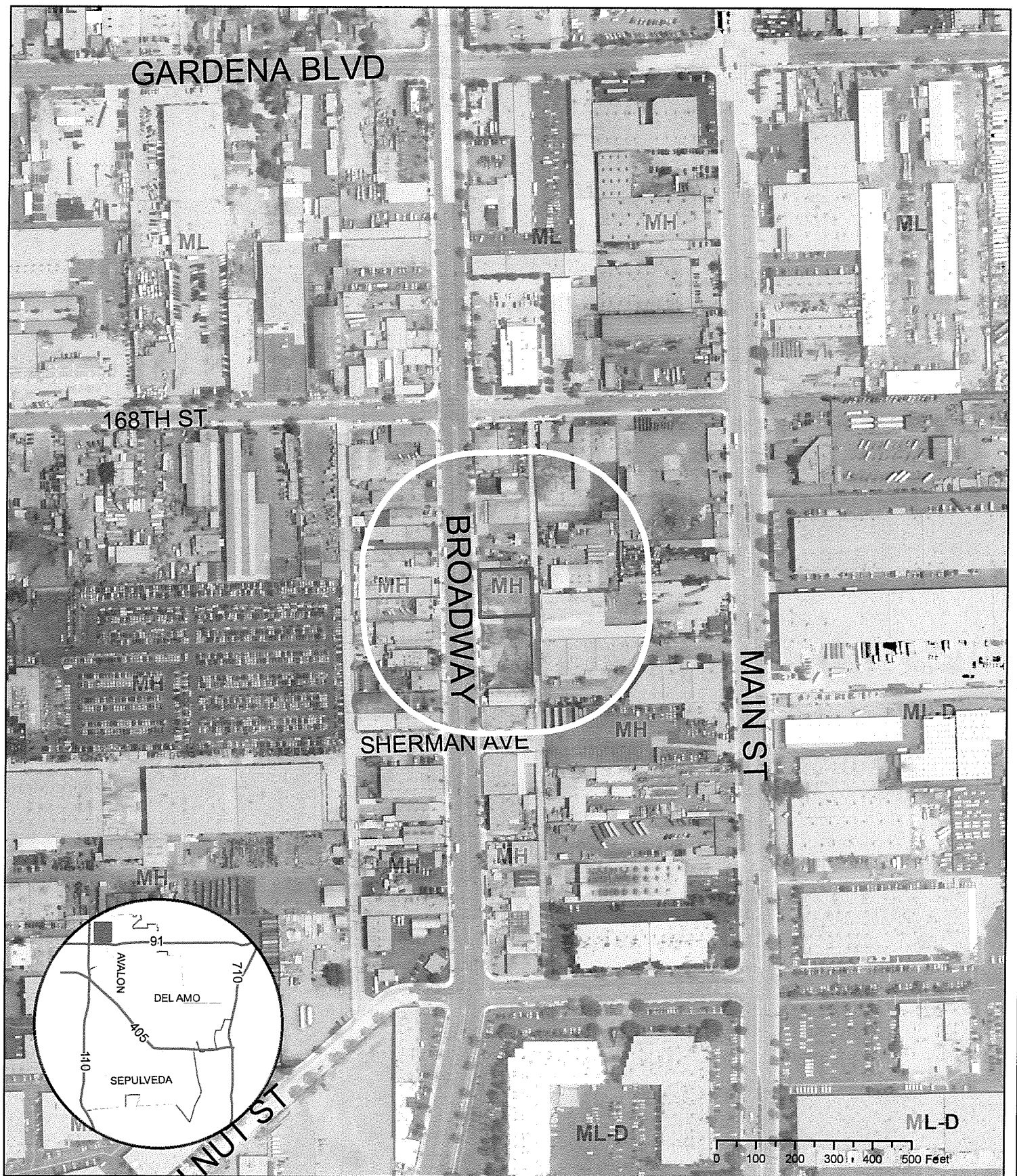
TRAFFIC ENGINEER – CITY OF CARSON

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

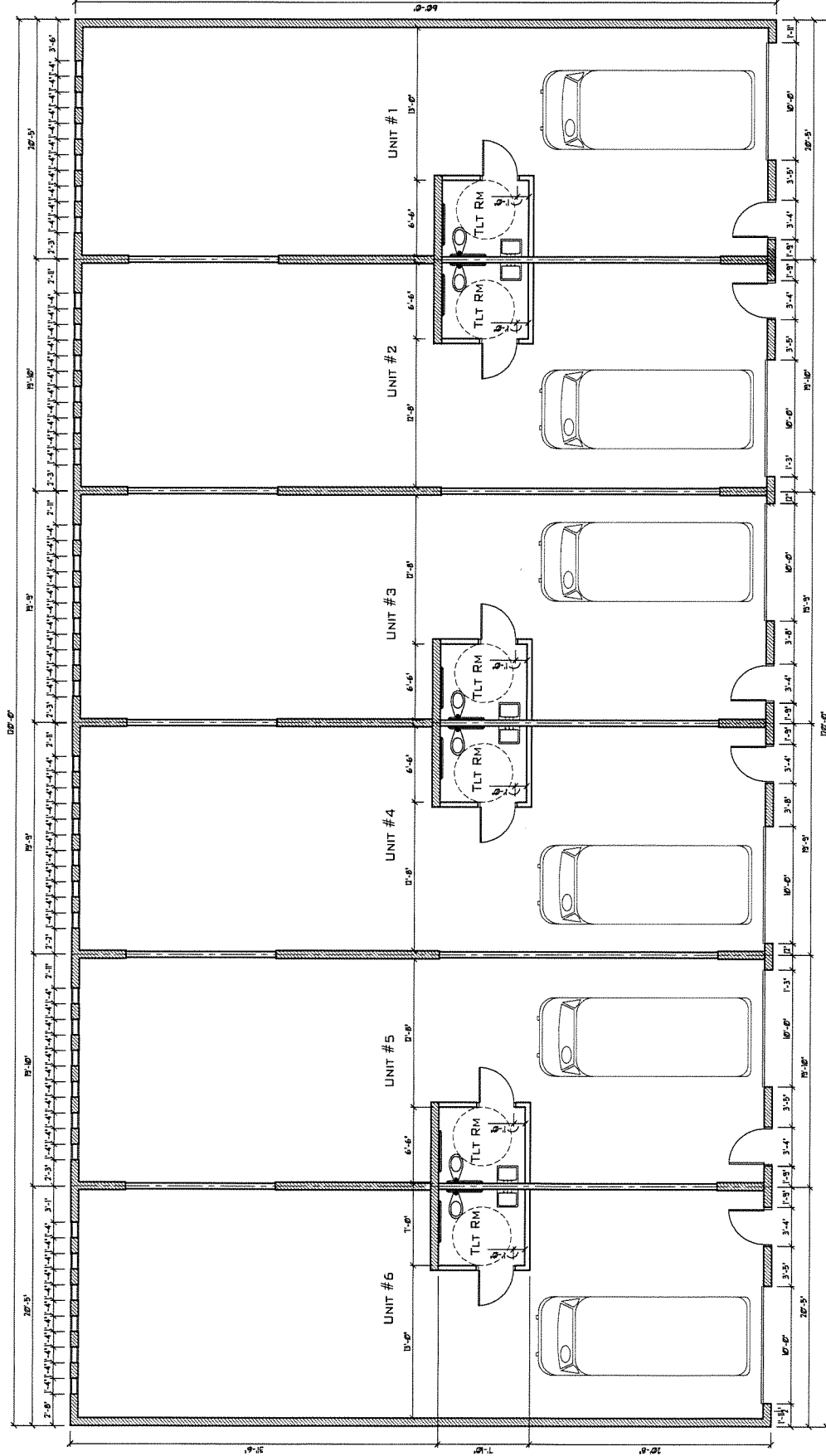
BUSINESS LICENSE

89. All parties involved in the subject project located at 16908 S. Broadway 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.



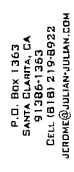


City of Carson EXHIBIT NO. 02
300 Foot Radius Map
16908 S. Broadway



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LEGEND
 NEW CH WALLS TO BE INSTALLED
 NEW INTL WALLS TO BE INSTALLED



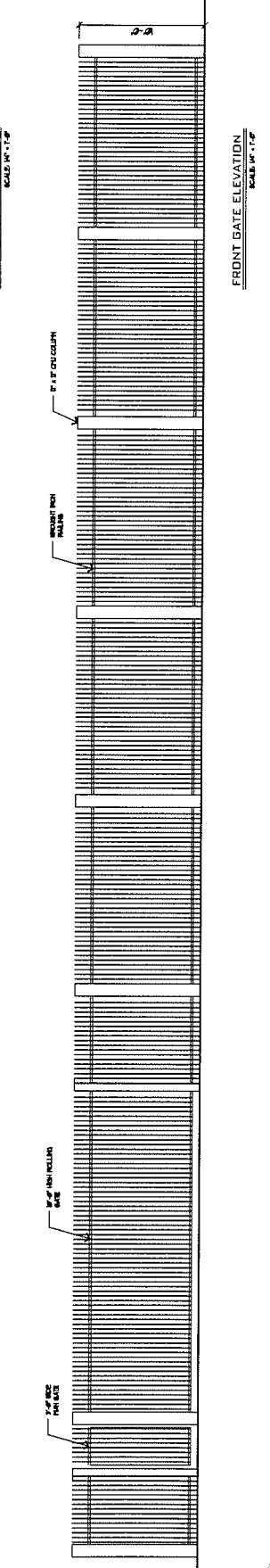
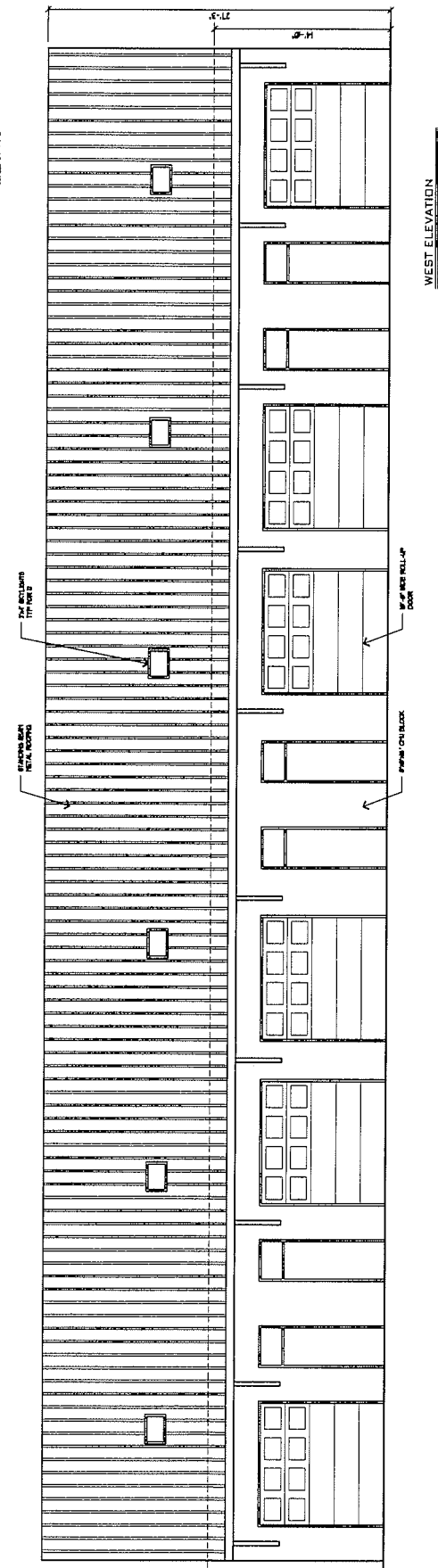
P.O. BOX 1363
SANTA CLARITA, CA
91366-1363
CELL (818) 219-8922
JEROME@JULIAN-JULIAN.COM

PROPOSED
EXTERIOR ELEVATIONS
SCALE: AS NOTED

REVIEW OF THE LITERATURE

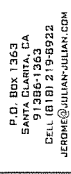
2015.04.05	2015.04.05
14141250	14141250

A3.1



FRONT GATE ELEVATION

21



P.O. BOX 1363
SANTA CLARITA, CA
91366-1363
CELL (818) 219-5922
JEROME@JULIAN-JULIAN.COM

NEW INDUSTRIAL BLDGS
HARMIK NAZARIAN
16908 BROADWAY
CARSON, CA

PROPOSED
EXTERIOR ELEVATIONS

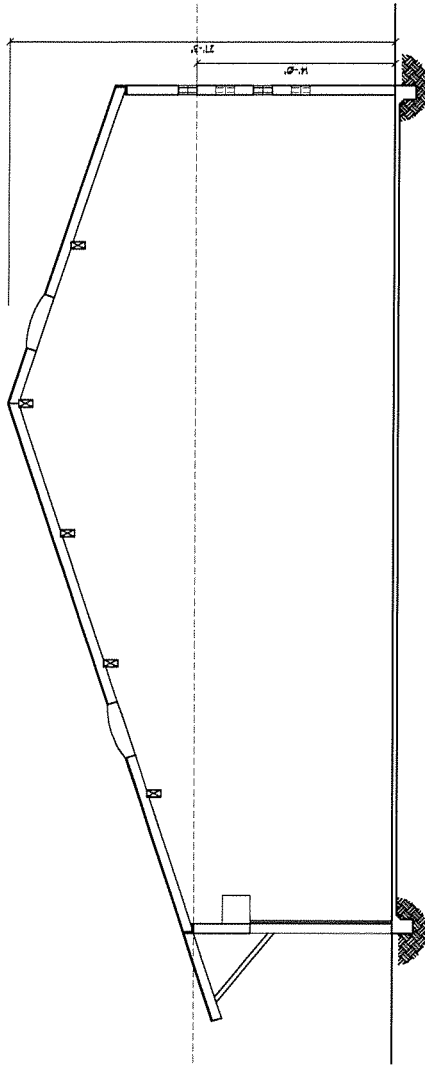
STATEMENT OF SERVICE

THE BUREAU OF CHEMISTS ARE THE SOLE PRODUCERS OF REMEDIES AND
 PREPARE THE PRESCRIPTIONS OF ALAM-JULIAN ASSOCIATES. THEY ARE
 NOT TO BE REPRODUCED OR ALIQUOTED IN ANYWAY, NOR DECLARED
 OR ASSIGNED TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN
 PERMISSION OF JACQUES P. ALLAN.

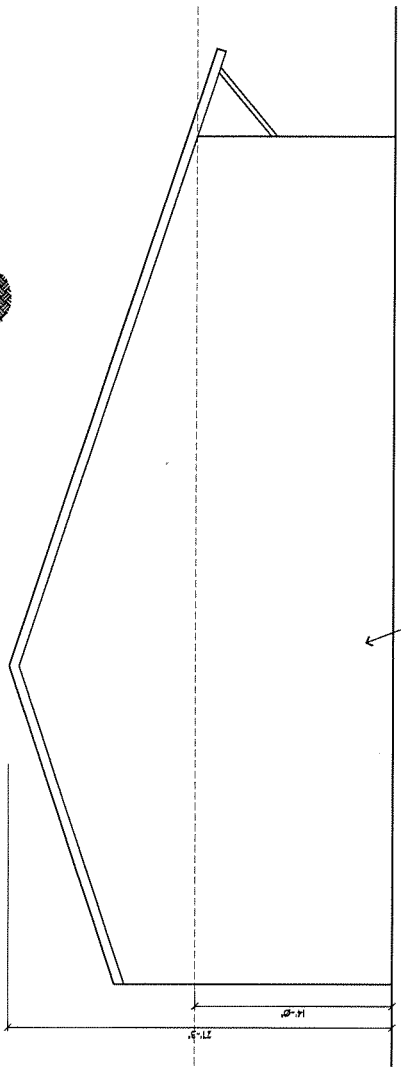
2015 JAMES

D141259

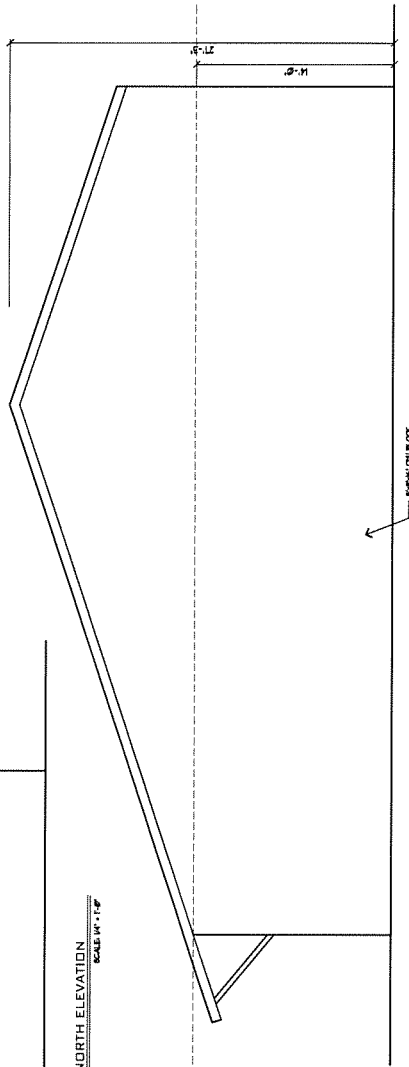
A3.2



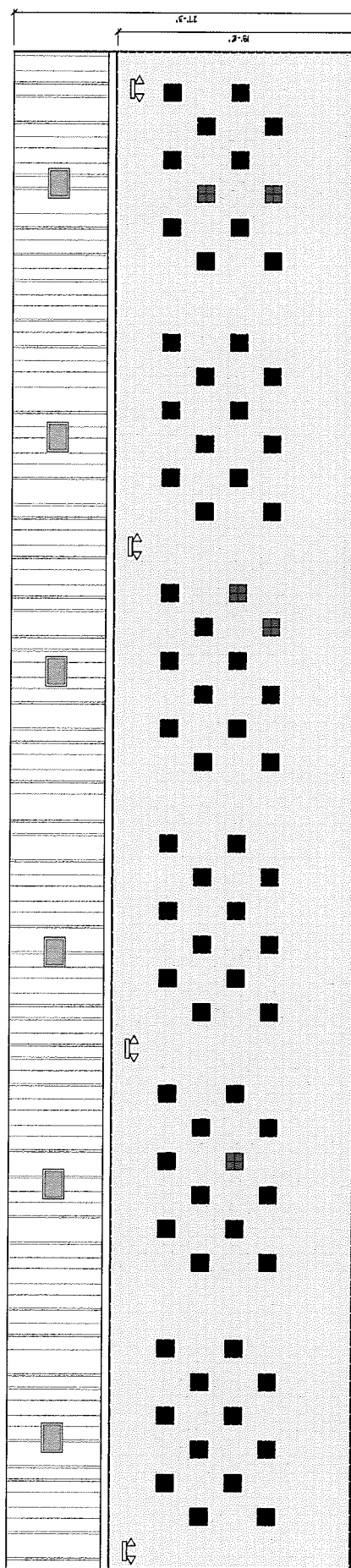
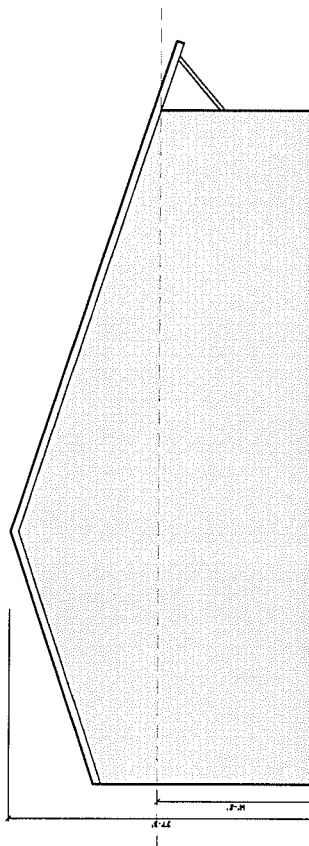
BUILDING SECTION A
SCALE 1/4" = 1'-0"




NORTH ELEVATION

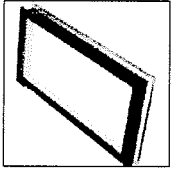


SOUTH ELEVATION

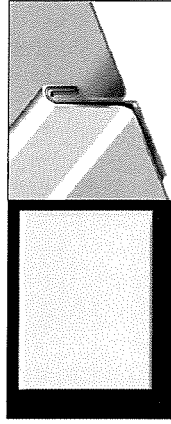


<div>  <div> <div>JJA</div> <div>JULIAN-JULIAN ASSOCIATES</div> </div> </div>	<div> <div> P.O. BOX 1363 SANTA CLARITA, CA 91386-1363 (818) 219-8922 JEROME@JULIAN-JULIAN.COM </div> </div>	
	<div> <div>DRAWING TITLE</div> <div>COLOR BOARD</div> </div>	
	<div> <div>SCALE: 1/8"=1'-0"</div> <div>INSTRUMENTS OF SERVICE</div> </div>	
	<div> <div> THIS SHEET OF DRAWINGS ARE THE SOLE PRODUCT OF SERVICE AND PROPERTY OF JULIAN-JULIAN ASSOCIATES. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, REPRODUCED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEROME P. JULIAN. </div> </div>	
	<div> <div> DATE 20141208 </div> <div> PROJECT NUMBER D141259 </div> <div> DRAWING NUMBER C2 </div> </div>	

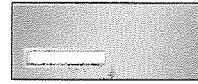
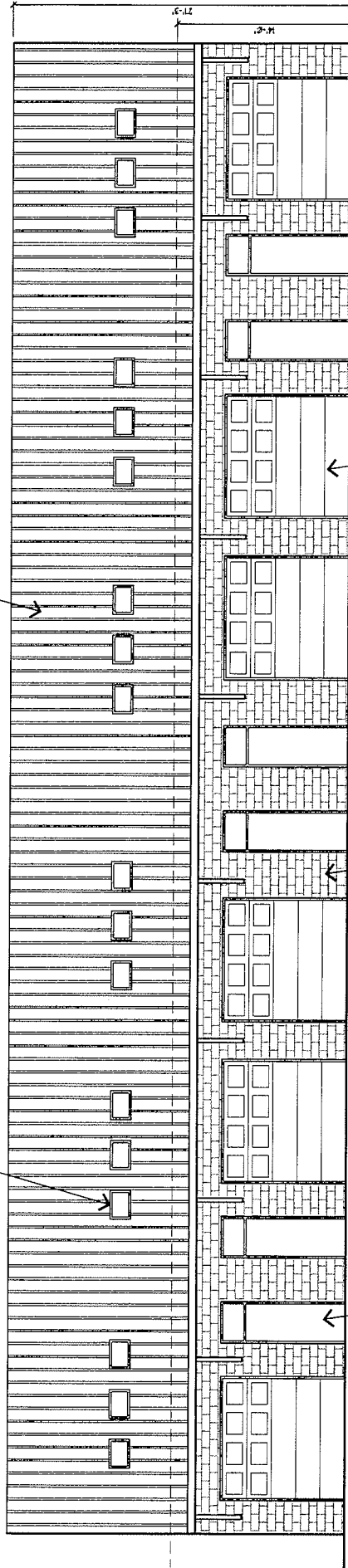
23



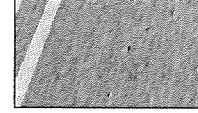
2'x4' SKYLIGHT
MANUF: VELUX SKYLIGHTS
COLOR: BLACK



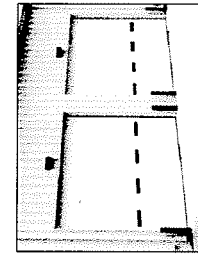
STANDING SEAM
METAL ROOFING
MANUF: ATAS 1" FIELD-LOCK
COLOR: OFF-WHITE



3'-0" WIDE ALUMINUM DOOR
MANUF: CLINE DOORS 122BE
COLOR: WHITE



8'x8'x16" CTU BLOCK
MANUF: ANGELUS SPLIT FACE
COLOR: RED BRICK

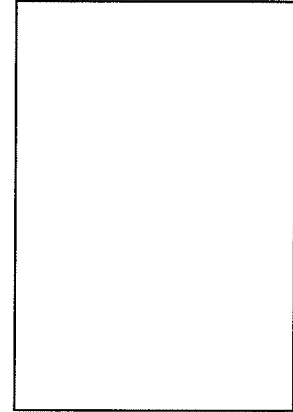


12'-0" WIDE ROLL-UP DOOR
MANUF: CLOPAY 312Z SERIES
COLOR: WHITE



JULIAN-JULIAN
ASSOCIATES

P.O. BOX 1363
SANTA CLARITA, CA
91386-1363
CELL (818) 219-8922
JEROME@JULIAN-JULIAN.COM



DRAWING TITLE	MATERIAL BOARD
SCALE: 1/8"=1'-0"	INSTRUMENTS OF SERVICE THIS SHEET OF DRAWINGS ARE THE SOLE PROPERTY OF SERVICE AND REMAINS THE PROPERTY OF JULIAN-JULIAN ASSOCIATES. THEY ARE NOT TO BE REPRODUCED OR ALTERED IN ANYWAY, NOR DISCLOSED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEROME P. JULIAN.

REVISION DATES	DATE 20141208
	PROJECT NUMBER D141259
	DRAWING NUMBER M1

