



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** March 13, 2018

**SUBJECT:** Design Overlay Review No. 1687-17

**APPLICANT:** Greg Wittmann, for 500r LLC  
3275 Wilshire Blvd. Suite 207  
Los Angeles, CA 90010

**PROPERTY OWNER:** Rick Shaw for 16920 Broadway Investment LLC  
500 Citadel Dr. Ste. 140  
Commerce, CA 90040

**REQUEST:** To construct an 8,175-square-foot two-story building on a 0.2-acre vacant industrial lot located in the MH-D (Manufacturing, Heavy; Design Review) zone

**PROPERTY INVOLVED:** 16920 South Broadway Street

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<b>AYE</b>	<b>NO</b>		<b>AYE</b>	<b>NO</b>	
		<b>Chairman Diaz</b>			<b>Guidry</b>
		<b>Vice-Chair Pimentel</b>			<b>Mitoma</b>
		<b>Andrews</b>			<b>Thomas</b>
		<b>Cainglet</b>			<b>Alt. Osuna</b>
		<b>Fe'esago, Jr.</b>			<b>Alt. Palmer</b>

***Item No. 7B***

**I. Introduction**

Property Owner

Rick Shaw for 16920 Broadway Investment LLC  
500 Citadel Dr. Ste. 140  
Commerce, CA 90040  
RShaw@serve-first.com

Applicant

Greg Wittmann, for 500r LLC  
3275 Wilshire Blvd. Suite 207  
Los Angeles, CA 90010  
greg@500radius.com

**II. Project Description**

The applicant requests approval of Design Overlay Review (DOR) 1687-17 to construct an 8,175 square-foot two-story building in the MH-D (Manufacturing, Heavy; Design Review) zone. The building will be used to for vehicle storage.

*Current Improvements*

The project site is currently vacant.

*Previously Approved Discretionary Permits*

None.

*Public Safety Issues*

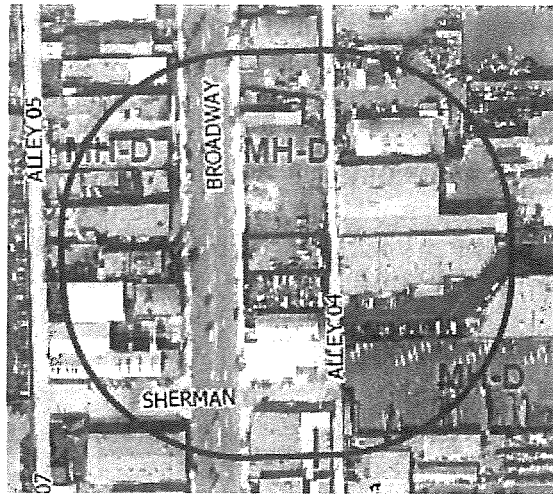
None.

**III. Project Site and Surrounding Land Uses**

The project site is located in the northwest part of the City near the intersection of South Main Street and Walnut Street. Surrounding land uses include heavy manufacturing to the north, south, east and west. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Heavy Industrial
Zone District	Manufacturing , Heavy - Design Overlay (MH-D) Zoning District
Site Size	0.2 acre
Present Use and Development	Vacant
Surrounding Uses/Zoning	North: Vacant; MH-D South: Vacant; MH-D East: Multi-Tenant Industrial Building; MH-D West: Industrial uses; MH-D
Access	Ingress/Egress: S. Broadway Street; adjacent alley to the east





#### IV. Analysis

##### Use

The project site is located in the MH-D zoning district, which permits the existing and proposed use - storage of vehicles. Access to the vehicles will only be for the vehicle owners and the vehicles will be moved to and from the facility on flatbed trucks.

##### Site Plan

The site is currently vacant. The proposed two-story building includes a total of 8,175 square feet in floor area with 4,860 square feet of ground floor auto storage and 240 square feet of office space and 1,750 square feet of mezzanine storage for car accessories and building maintenance tools. The proposed warehouse building will have a total of two (2) grade level loading doors.

The proposed warehouse/office building is proposed to be located at the rear of the property adjacent to an existing alley. The proposed building is 46 ft. back from Broadway Street and located behind an existing 9-ft. tall concrete block fence. Due to its proposed location and existing industrial uses surrounding the site, the proposed building will be compatible with existing development in the vicinity.

##### Access

Access to the project site is available via an existing driveway on Broadway Street. To prevent arriving loading trucks from staging on and blocking Broadway Street, the entry gate at the access will be opened by an employee at the beginning of the day, remain open all day for truck and car access, and closed by an employee at the end of the day. Based on the City's Traffic Engineer recommendation, loading trucks will enter the site via Broadway Street and exit via an adjacent alley to the east. Currently, the width of alley varies from 18' to 20' fronting the different properties along the alley. The standard width of alley is 30'.

Therefore, as required by Condition No. 39, a 5-foot alley right of way dedication is required which will result in a reduction of 5 feet in the building length. Therefore, applicant will be required to submit revised plans to the Planning Division subsequent to Planning Commission action (Condition No. 5).

In addition, to ensure trucks can exit the building into the alley, Condition No. 27 has been included that requires the applicant to submit a turning radius template to demonstrate the exit door along the alley is of appropriate width to accommodate the maximum size of loading trucks that will be used.

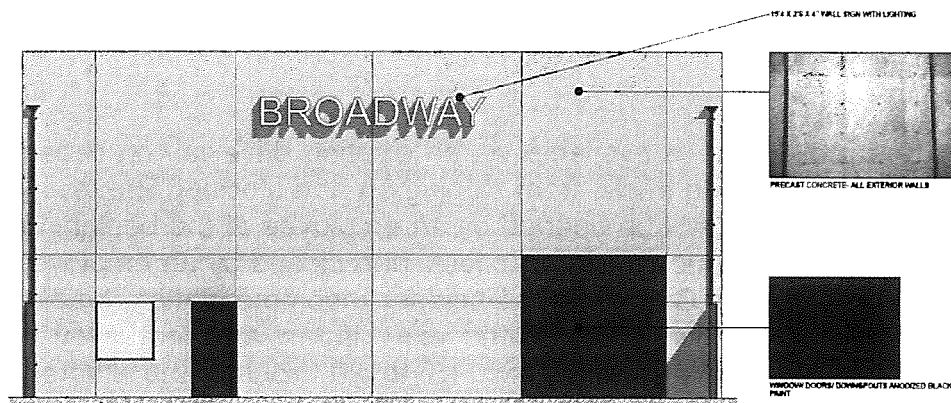
### Parking

The proposed project is being built for a specific use. The proposed use is for storage of cars and will not involve visitors and customers. Single-vehicle capacity tow trucks will deliver and/or pick-up cars by appointment only. Only one truck will be on-site at a time. Therefore staff has determined that the parking calculation will be based on the square footage of the mezzanine storage area and will not include the first floor car storage area. The mezzanine storage area has been calculated at a ratio of 1 space per 500 square feet of floor area per section 9162.21 of the CMC. The project proposes 2 standard parking spaces and 1 handicapped space for a total of 3 parking stalls satisfying the parking requirements. Since the site does not provide the number of parking spaces normally associated with a typical industrial building, Condition No. 65 has been included that in the event of a change in use, the owner/applicant needs to provide adequate number of parking spaces for the proposed use consistent with CMC.

### Building and Architecture

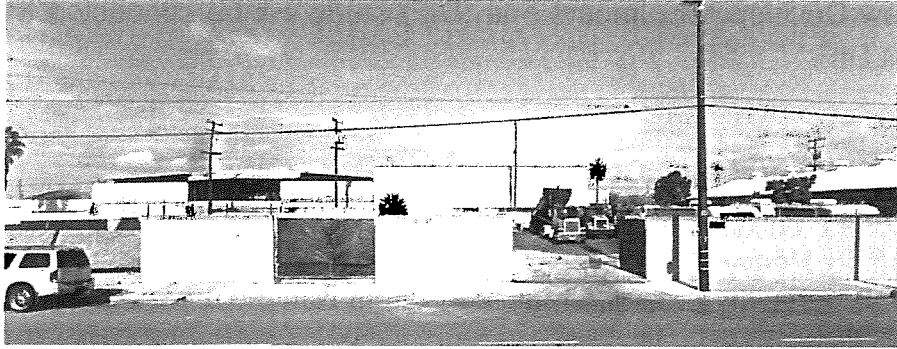
The project is designed in a contemporary architectural style consisting of a series of painted concrete tilt-up panels. The color proposed for the new structure is considered appropriate as it is compatible with surrounding industrial structures in the area.

### **New Building Exterior Elevations:**



Fence and security gate

There is an existing 9' high concrete block front yard fence located on the front property line on the project site that will be removed. A new 6-foot high front yard wrought iron fence and gate setback 10 feet from the front property line will be provided. The wrought iron gate will be opened by an employee at the beginning and closed at end of the day.



Signage

A lighted building identification sign is proposed and will be directly mounted on the building directly facing Broadway Street. A maximum of 120 square feet of signage is allowed per the Carson Municipal Code (CMC) but 48 square feet is proposed.

Landscaping

Per the CMC, 138 square feet of landscaping is required. A total of 230 square feet of new landscaping is proposed along the northern front property line and adjacent to the proposed parking spaces.

Logistics Facilities Moratorium

On March 21, 2017, the City Council approved Ordinance No. 17-1615U, an Interim Ordinance implementing a 45-day temporary moratorium on the establishment, expansion, or modification of truck yards, logistics facilities, hazardous materials or waste facilities, container storage and container parking in the City of Carson, and declaring the urgency thereof. On May 2, 2017, the City Council approved Ordinance No. 17-1618U extending the moratorium until 10 months and 15 days following the May 2, 2017 date of ordinance adoption. Staff has determined the proposed project, pursuant to Section 4.B.4., is exempt from the ordinance since it has 5 or fewer loading doors.

## Development Impact Fee

Currently, the City is collecting \$2/square-foot of gross building area which will be applicable to this project. Through this agreement, the applicant will be obligated to pay \$16,350 as a onetime fee. Eventually, the current DIF will be replaced by the Interim Development Impact Fee (IDIF) by early 2018 based on City's IDIF study. The IDIF will replace the \$2/square-foot fee for industrial properties and will introduce new fees on other types of development. Furthermore, after the City adopts its General Plan, a new Development Impact Fee (DIF) study will be conducted to adopt City's permanent DIF.

## **V. Zoning and General Plan Consistency**

The proposed building will be constructed consistent with the standards of the Manufacturing Heavy (MH) zoning designation and Heavy Industrial General Plan Land Use designation and will remain consistent with the surrounding uses.

## **VI. Environmental Review**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects. The supporting factors for this CEQA exemption are as follows:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

## **VII. Public Notice**

Public notice was posted to the project site on February 21, 2018. Notices were mailed to property owners and occupants on March 1, 2018. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.



**VIII. Recommendation**

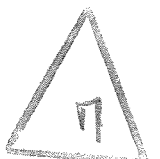
That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1687-17; and
- **WAIVE** further reading and **ADOPT** Resolution No. -\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1687-17 TO CONSTRUCT AN 8,175 SQUARE-FOOT TWO-STORY BUILDING ON A VACANT, 0.2-ACRE INDUSTRIAL LOT LOCATED AT 16920 SOUTH BROADWAY STREET."

**IX. Exhibits**

1. Zoning Map
2. Draft Resolution
3. Development Plans

Prepared by: Max Castillo, Assistant Planner







Location Map: 300 foot radius  
16920 S. Broadway St

Date Printed 2/7/2018

City of Carson

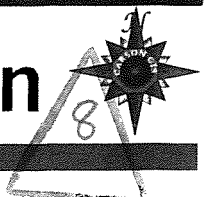


EXHIBIT NO. 01



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 18-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1687-17 TO CONTRUCT AN 8,175 SQUARE-FOOT TWO-STORY BUILDING ON A VACANT, 0.2-ACRE INDUSTRIAL LOT LOCATED AT 16920 SOUTH 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, Greg Wittmann, on behalf of the property owner, 16920 Broadway Investment LLC, with respect to real property located at 16920 S. Broadway Street and described in Exhibit "A" attached hereto requesting approval to construct an 8,175 square-foot two-story vehicle on a 0.2-acre vacant industrial lot located in the MH-D (Manufacturing, Heavy; Design Review) zone. The building will be used to for vehicle storage.

**Section 2.** A public hearing was duly held on March 13, 2018, 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 use and development is consistent with the General Plan Land Use Designation of Heavy Industrial use. The surrounding area includes industrial uses such as warehousing and manufacturing, and the proposed project is compatible with the area.
- b) The proposed project is on a vacant industrial site and the proposed building is compatible with the architecture and design of 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. The building will utilize neutral colors and concrete building material. In addition, a 5-foot additional right of way abutting the development along the alley shall be dedicated to the city.
- c) Access to the project site is available via an existing driveway on S. Broadway Street. The proposed warehouse/office building is proposed to be located at the rear of the property adjacent to an existing alley. Loading trucks will enter the site via Broadway Street and exit via an adjacent alley to the east. A new 6-foot high front yard wrought iron



fence and gate setback 10 feet from the front property line will be provided. A condition of approval has been included to require that the proposed front gate remain open during operating hours to prevent trucks from staging and blocking lanes on Broadway. A condition of approval has been included that requires the applicant to submit a turning radius template to show that the exit door along the alley is of appropriate width to accommodate the maximum size of loading trucks to be used, subject to approval of the city traffic engineer.

The proposed use will not involve the use of double-body trucks and only single-vehicle capacity tow trucks by appointment only. The parking calculation will be based on the square footage of the mezzanine storage area and will not include the first floor car storage area. The project proposes 2 standard parking spaces and 1 handicapped space for a total of 3 parking stalls satisfying the parking requirements. In addition, because the mezzanine storage area cannot be accessed by a truck, staff finds that truck requirements which would include truck parking, loading and maneuvering areas per section 9162.65 of the cmc, would not be applicable.

A condition of approval has been included that in the event of a change in use, the owner/applicant shall provide adequate number of parking spaces for the proposed use consistent with CMC.

- d) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.
- e) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of 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.

**Section 4.** In regards to the DIF Agreement, the Planning Commission finds that:

- a) The Developer has agreed to pay the one-time Interim Development Impact Fee (IDIF) of \$2.00 per square foot, totaling \$16,350.00.

**Section 5.** With respect to Ordinance No. 17-1618U, an urgency ordinance of the City of Carson, California, implementing a temporary moratorium on the establishment, expansion, or modification of truck yards, logistic facilities, hazardous materials or waste facilities, container storage and container parking in the City of Carson that extends said moratorium until 10 months and 15 days following the May 2, 2017 date of said ordinance adoption and declaring the urgency thereof, the Planning Commission finds that:

- a) The project has 5 or fewer existing loading doors and is therefore exempt from the proposed moratorium ordinance, pursuant to Section 4.B.4.



**Section 6.** Pursuant to Section 15332, Class 31 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines the project is categorical exempt. The proposed project to construct a new building on a vacant site reasonably falls within this exemption category and no foreseeable significant impacts would result. As such, the Planning Commission hereby approves the Categorical Exemption.

**Section 6.** Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1687-17 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** 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 13<sup>th</sup> DAY OF MARCH, 2018**

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



EXHIBIT "A"

Legal Description

LOT 37 OF TRACT NO. 9925, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 168, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS OF EVERY DESCRIPTION LYING BENEATH THE SURFACE OF THE ABOVE DESCRIBED LAND, AS RESERVED IN DEED FROM STELLAR COPORATION, A CORPORATION FILED FOR REGISTRATION ON JULY 26, 1951, AS DOCUMENT NO. 21320 OF TORRENS.



**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY NO. 1687-17**

**GENERAL CONDITIONS**

1. Development project approval shall become null and void one year following the effective date of application approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Commission. This Permit does not supersede an individual time limits specified herein for performance of specific conditions or improvements.
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. All construction documentation shall be coordinated for consistency including but not limited to architectural structural mechanical electrical plumbing landscape and irrigation, grading, utility, traffic signal, street lighting, traffic signing, traffic striping and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department Division.
7. 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.



8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to 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 any damage or harm to people or property, real and personal, that may result from the Parties operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City 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 Parties' 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. Parties shall provide a deposit in the amount of 100% 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 Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

15. After project's entitlement approval, the applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council.
16. Developer shall be responsible for payment of one-time Development Impact Fee of \$2/square foot. Based on the square footage of the Project, Developer will be responsible for development impact fees in the amount of \$16,350.00 (DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment of the DIF Amount.

In the event of default by Developer of Condition 16 above:

- a. City shall give notice to Developer of any default and the reasons for such default. The notice shall include a reasonable timeframe in which Developer may cure the default.
- b. Upon Developer's failure to cure the default within the time provided in the notice of default:
- c. The City may immediately issue a stop-work order on the Project and may take such further action as the City deems appropriate, including denial, suspension, or revocation of Developer's permits and/or land use entitlements; and
- d. The City may seek judicial enforcement to recover amounts payable to City as DIF Assessment, and obtaining specific performance.
- e. Attorneys' Fees. If either party to this Agreement is required to initiate or defend litigation against the other party, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorneys' fees. Attorneys' fees shall include attorneys' fees on any appeal, and, in addition, a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to a final judgment.



- f. This section will not be interpreted to curtail any of the City's remedies at law or equity against Developer for any violation of its codes in their use of the facility, nor shall it be interpreted as a waiver of any defense of Developer.

### **AESTHETICS**

17. All exterior roof-top mechanical, heating and air conditioning equipment and appurtenances thereof, shall be completely screened from public view by parapet walls that are architecturally treated so as to be consistent with the building.
18. 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.)
19. 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.

### **WALLS AND FENCES**

20. A new 6-foot high front yard wrought iron fence and gate setback 10 feet from the front property line shall be provided.

### **PARKING**

21. All driveways shall remain clear. No encroachment into driveways shall be permitted.
22. 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.

### **SITE LIGHTING**

23. Site lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
24. Exterior lights shall be arranged or shielded in such a manner as to contain direct illumination on the parking area and avoid glare on an adjoining site.

### **TRASH**

25. All refuse shall be stored in an appropriate container and maintained within a City approved enclosure. All on-site trash enclosures shall be design with solid cover roofs to prevent rainwater contact with waste materials. The trash



enclosure and roof design shall be consistent with the design of the building architecture.

### **TRAFFIC DIVISION – CITY OF CARSON**

26. The proposed front gate shall remain open during operating hours to prevent trucks from staging and blocking lanes on Broadway.
27. The applicant shall provide a turning radius template to show that the exit door along the alley is of appropriate width to accommodate the maximum size of loading trucks to be used, subject to approval of the City Traffic Engineer.

### **BUILDING AND SAFETY DIVISION**

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

### **ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON**

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

30. 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.
31. The Developer shall submit an electronic copy of approved plans (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson — Engineering Division, prior to issuance of permit by Engineering Division.
32. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
33. A construction permit is required for any work to be done in the public right-of-way.
34. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
35. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

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

36. 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.

37. 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.
38. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
39. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5-ft of additional right-of-way abutting the development along the alley. New Right-of-Way line shall be 15-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
40. The Developer shall submit improvement plans to the 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 (if any) along Broadway
  - b) Alley Improvements(if any)
  - c) Sewer Main Improvements (if any) along Broadway as determined by the  
aforementioned sewer area study.
  - d) Storm Drain Improvements (it any) along Broadway as determined by the  
aforementioned requirement.
41. Off-site improvements (eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
42. The Developer has the option to make a cash payment / shall make a cash payment to the City of Carson In-Lieu of constructing the following Improvements:
  - a) Landscaped Median

43. All existing overhead utility lines 12 kilovolts and less along Broadway shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.

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

44. 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.
45. 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.
46. 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.
47. 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 PW Standard Drawings and to the satisfaction of the City Engineer.
48. Fill in any missing sidewalk within the public right of way along Broadway abutting this proposed development
49. Remove and replace any broken/damaged driveway approach within the public right of way along Broadway abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
50. 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 PW Standard Drawings and to the satisfaction of the City Engineer.
51. The Developer shall modify existing driveways within the public right of way along Broadway abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the



satisfaction of the City Engineer.

52. The developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the 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 30 feet.
53. The proposed project shall comply with all requirements for the Los Angeles County Department of Public Works (LACDPW) - Street Lighting Section. Please contact Sam Abdelhdi (babdel@ dpw.lacounty.gov) and Inez Young (iyeung @ dpw.lacounty.gov) for Street Lighting Conditions of Approval
54. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
55. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
56. 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.
57. Install striping and pavement legend per City of Carson PW Standard Drawings.
58. 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.
59. 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.
60. Streets abutting the development, shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet)
61. 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**

62. The proposed project shall comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant fire flow requirements).





63. No parking shall be permitted within areas identified by the Fire Department as “fire-lanes” to ensure emergency vehicles access.
64. Submittal of the proposed development to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit is required.

**PLANNING DEPARTMENT**

65. In the event of a change in use, the owner/applicant shall provide adequate number of parking spaces for the proposed use consistent with CMC.

**BUSINESS LICENSE DEPARTMENT – CITY OF CARSON**

66. All parties involved in the subject project 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.

