



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 13, 2018

SUBJECT: Design Overlay Review No. 1733-18, Conditional Use Permit No. 1073-18 and Conditional Use Permit No. 1078-18

APPLICANT: Jeffrey Browning of Model Design, Inc.

PROPERTY OWNER: Patrick Ruane

REQUEST: Consider approval of Design Overlay Review (DOR) No. 1733-18 to convert a warehouse and office into a brewery and grill, Conditional Use Permit (CUP) No. 1073-18 for approval of the sale and service of alcoholic beverages at an eating establishment other than a bona-fide restaurant (Alcoholic Beverage Control (ABC) license Type 23 for a small beer manufacturer) and Conditional Use Permit No. 1078-18 for approval of a shared parking agreement

PROPERTY INVOLVED: 117 East 162nd Street

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chair Pimentel			Madrigal
		Vice-Chair Thomas			Mitoma
		Cainglet			Nunley
		Fe'esago			Rahman
					Alt. Osuna Alt. Palmer Alt. Rashad

I. Introduction

Applicant

Jeff Browning, AIA
Model Design, Inc.
1570 W. 9th St., San Pedro, CA 90732
j.browning10@gmail.com

Property and Business Owner

Patrick Ruane
117 E 162nd St., Carson, CA 90248
patrick@eurobuilders.com

Project Address

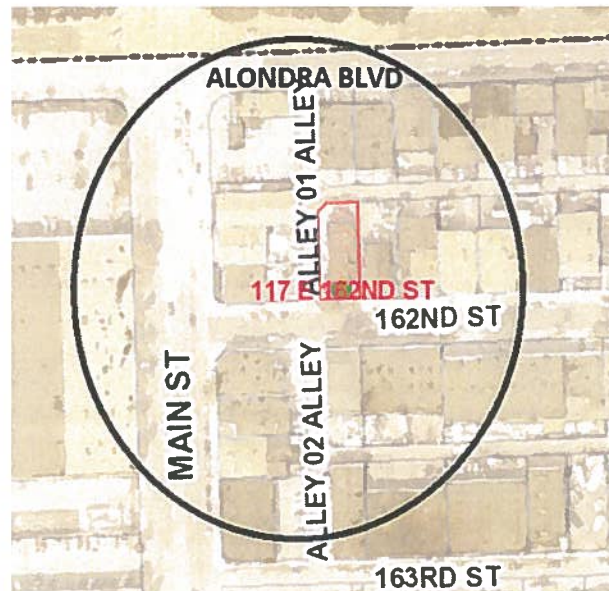
117 E 162nd St., Carson, CA 90248

II. Project Description

The applicant requests the approval of Design Overlay Review (DOR) No. 1733-18 to convert an existing 3,720-square-foot warehouse and office into a brewery and grill, approval of Conditional Use Permit No. 1078-18 for a shared parking agreement, and approval of Conditional Use Permit No. 1073-18 for an Alcohol and Beverage Control (ABC) license, Type 23, for a small beer manufacturer.

III. Project Site and Surrounding Land Uses

The project site is located in a primarily industrial area in the general vicinity of Alondra Boulevard and Main Street. More precisely, the project is located on the north side of 162nd Street approximately 170 feet east of Main Street.



The following provides a summary of the site information:

Site Information	
General Plan Land Use	Heavy Industrial
Zone District	MH-D (Manufacturing, Heavy- Design Overlay Review)
Site Size	5,978 square feet (0.13-acre)
Present Use and Development	Warehouse and Office
Surrounding Uses/ Zoning	North, South, East and West: Surrounding properties are industrial uses within the MH-D zone.
Access	Ingress/Egress: Primary access from 162 nd Street; and secondary access from Alley 01 Alley,

Public Safety Issues

None.

IV. Analysis

Recently, breweries have become the norm for urban industrial parks. Research shows that such breweries have a wide appeal to communities and attract a diverse audience. Currently, there are about 10 breweries located within a 10 mile radius from the City of Carson.

Current Improvements

The property was developed in 1977 as a single-story, 3,720 square-foot warehouse and office with parking and storage. The site is located south of Alondra Boulevard within a predominantly heavy industrial area. The building square footage will not be altered but the parking layout will be modified to provide safer access and additional parking stalls for the proposed use.

Proposed Improvements

Interior

An interior remodel is proposed to accommodate converting the existing warehouse and office into a brewery and grill. The proposed brewery and grill will consist of a manufacturing area (486 square feet), storage (394 square feet), and kitchen, tasting and dining areas totaling 1,352 square feet. The existing mezzanine will continue its use as an office (762 square feet).

Exterior

The exterior of the building will be repainted a Charcoal Gray color providing a revitalized appearance to the existing structure.



Access and Parking

Primary access to the site is available via an existing driveway from E. 162nd Street, and secondary access is available via Alley 01. There are currently 5 parking spaces. The parking layout is being revised to provide seven (7) parking spaces with safer access. However, the proposed brewery and grill requires nineteen (19) parking spaces. The proposed brewery and grill parking calculations are shown in the following table:

Parking Calculations

Use	Building Square Footage	Parking Ratio	# of Required Parking
Manufacturing (Brewery)	486	1:500	1
Storage	394	1:750	1
Office	762	1:300	3
Kitchen, Tasting Room (Bar), and Dining Areas	1,352	1:100	14
Required Total No. of Parking Spaces			19
Provided Total No. of Parking Spaces			7

Due to the project site's restricted size, four (4) of the proposed seven (7) parking stalls are proposed as compact parking spaces. In addition, a shared parking conditional use permit is requested which will provide the remaining 12 required parking spaces in compliance with the City's off-street parking standards (CMC 9162.21 Required Parking Spaces).

Shared Parking – Conditional Use Permit No. 1078-18

The project site is deficient in twelve (12) parking spaces. As such, the project property owner requests approval of a shared parking conditional use permit. The project property owner, Patrick Ruane, has entered a parking agreement with Gene Cuevas of Gardena Battery certifying that twelve (12) parking spaces will be available during the proposed project’s business hours. Per CMC 9162.24, this agreement will be recorded with the Los Angeles County Assessor’s office and copies of the recorded agreement will be filed with the City’s Community Development Department, refer to Condition No. 45.

The additional 16 parking spaces (only 12 required) are located less than 200 feet of the project site at the following three (3) properties. CMC 9162.24 requires off-site parking spaces to be located at least within 400 feet of use.

Business Use	Address	No. of Parking Spaces	Business Hours
Auto Repair	127 E 162 nd St.	5	M-F 8 am – 5:30 PM.
Auto Repair	132 E Alondra Blvd	5	
Auto Repair	136 E Alondra Blvd	6	Sat 8 Am – 2 PM

Proposed Business Hours

The applicant will use the shared parking locations only after the close of the above-listed business. The proposed business hours for the brewery and grill are as follows:

- Brewery (Non-Public) – Monday through Sunday 9 AM – 5:30 PM
- Tasting Room and Grill (Open to Public)
 - Mondays through Thursdays 5:30 PM – 12:00 AM
 - Fridays 5:30 PM – 2 AM
 - Saturdays and Sundays 2 PM – 2 AM

Business Operations and Alcohol Sales – Conditional Use Permit No. 1073-18

The applicant is requesting approval for an ABC Type 23 license for a small beer manufacturer. According to the ABC, a small beer manufacturer is defined as a Brew Pub or Micro-brewery. This project is being proposed as a micro-brewery, which is defined as a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.

Pursuant to Section 9141.1 of the Carson Municipal Code (CMC), alcoholic beverage sales and services in conjunction with a bar and an eating establishment other than a bona-fide restaurant are permitted in the Manufacturing Heavy zone with the approval of a Conditional Use Permit. More specifically, the proposed business will conduct on-site manufacturing (brewery), and offer on-site sale and consumption of beer only and prepared food items, refer to Condition No 28. Deliveries of the manufactured beer will take place during non-public hours. The public hours for this component of

Planning Commission Staff Report

DOR 1733-18, CUP 1073-18 & CUP 1078-18

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the brewery operation will be primarily after the surrounding industrial businesses are closed.

Landscaping and Paving

Existing mature trees will remain and new landscape materials consisting of drought tolerant landscaping such as canyon prince- wild rye are also proposed in the front yard. As shown in the following photograph, one Ficus tree located adjacent to the driveway will be removed because it is causing damage to the paved areas. A new landscape planter will be installed along the entrance pathway to the building. The new landscape will help soften the building frontage and provide an aesthetically pleasing street view. Damage to paved areas will be repaired, refer to Condition No. 44.



Signage

Business signs are subject to administrative site plan and design review by Planning staff (CMC 9172.23) and will be reviewed separately in compliance with the sign standards pursuant to CMC 9146.7.

Development Impact Fees

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments to pay for impacts of a project on the City's infrastructure. Projects with existing buildings are exempt from this proposed fee. Since this project is proposed within an existing building, the project is exempt from DIF.

V. General Plan Consistency

The property has a General Plan Land Use designation of Heavy Industrial. The proposed uses of brewery (Light Industrial) and tasting room and grill (Commercial) are compatible with the surrounding uses and consistent with the General Plan.

Planning Commission Staff Report

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VI. Environmental Review

Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA), the proposed project to change the use of existing building reasonably falls within this exemption category and no foreseeable significant impacts would result.

VII. Public Notice

Public notice was posted to the project site on October 24, 2018. Notices were mailed to property owners and occupants within 500 feet by October 24, 2018. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VIII. Recommendation

That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **ADOPT** Resolution No. 18-___, approving Design Overlay Review (DOR) No. 1733-18 to convert a warehouse and office into a brewery and grill, Conditional Use Permit (CUP) No. 1073-18 for approval of the sale and service of alcoholic beverages at an eating establishment other than a bona-fide restaurant (Alcoholic Beverage Control (ABC) license Type 23 for a small beer manufacturer), and Conditional Use Permit No. 1078-18 for approval of shared parking for a property located at 117 East 162nd Street.

IX. Exhibits

1. Draft Resolution
2. Site Map
3. Notarized copy of Shared Parking Agreement
4. Development Plans (under separate cover)

Prepared by: Manraj Bhatia, Assistant Planner

**CITY OF CARSON
PLANNING COMMISSION**

RESOLUTION NO. 18-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1733-18, TO PERMIT CONVERTING AN EXISTING WAREHOUSE AND OFFICE INTO A BREWERY AND GRILL, CONDITIONAL USE PERMIT (CUP) NO. 1073-18 FOR APPROVAL OF THE SALE AND SERVICE OF ALCOHOLIC BEVERAGES AT AN EATING ESTABLISHMENT OTHER THAN A BONAFIDE RESTAURANT (ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE TYPE 23 FOR A SMALL BEER MANUFACTURER) AND CONDITIONAL USE PERMIT NO. 1078-18 FOR APPROVAL OF A SHARED PARKING AGREEMENT FOR A PROPERTY LOCATED AT 117 E. 162ND 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, Jeffrey Browning on behalf of the property owner, Patrick Ruane, with respect to real property located at 117 E. 162nd Street and described in Exhibit "A" attached hereto requesting approval to permit the conversion of an existing warehouse and office into a brewery and grill, the sale and service of alcoholic beverages at an eating establishment other than a bona-fide restaurant (Alcoholic Beverage Control Type 23 for small beer manufacturer) and a shared parking agreement located in MH-D (Manufacturing, Heavy – Design Overlay) zone.

Section 2. A Planning Commission public hearing was duly held on November 13, 2018, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given.

Section 3. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 4. With respect to the Design Overlay Review No. 1733-18, the Planning Commission finds that:

- a) The proposed project is consistent with the General Plan Land Use designation of Heavy Industrial. The surrounding areas consist of primarily industrial uses, and the proposed use will be compatible to the surrounding areas and will be appropriate for the subject property.
- b) The proposed project is compatible in 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, open spaces, and other features relative to a harmonious and

EXHIBIT NO. 1 -



attractive development of the area. The building exterior will be repainted a Charcoal Gray color providing a revitalized appearance, and installing new landscape features and repaving and restriping the parking areas enhance the visual attractiveness from adjoining streets and walkways.

- c) Interior modifications are proposed converting the existing warehouse and office into a brewery and grill.
- d) The project site circulation will be improved to accommodate better pedestrian and vehicular circulation by repaving the existing paved area around the building, restriping the parking spaces, adding a pedestrian path from the side walk to the building access point and making the building ADA accessible. Access to the project site will be provided by one driveway on 162nd Street and secondary access via an alley.
- e) 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.
- f) 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", can be made in the affirmative.

Section 5. Pursuant to CMC Section 9141.1 and Section 9138.5, Conditional Use Permits are required for alcoholic beverage sales intended for uses other than a bona-fide restaurant in the MH-D zone. Pursuant to Section 9172.21(D), "Conditional Use Permit – Commission Findings and Decision", Section 9138.5, "Alcoholic Beverage Sales and Service", Section 9133, "Conditional Use Criteria" and with respect to Conditional Use Permit No. 1073-18, the Planning Commission finds that:

- a) The proposed project is consistent with the General Plan and compatible with the area in terms of its service to the community and fits with the intended character of the area.
- b) The site is adequate in size, shape, topography, location, and utilities to accommodate the proposed use and development.
- c) There will be adequate street access and traffic capacity. Access to the site is available via one existing driveway from E. 162nd Street and an alley. The parking areas will be repaved and reconfigured resulting in safe access to the new parking stalls.
- d) There will be adequate water supply for fire protection. There is an existing fire hydrant on the public sidewalk located directly adjacent to the entrance.
- e) The proposed location is not within 300 feet of any school, park or church.



- f) Based on an ABC report generated on November 5, 2018, there is one other small beer manufacturer in the City of Carson located 7.4-miles from the project site near 230th St and Banning Boulevard.

Section 6. Pursuant to CMC Section 9162.24 (B), a Conditional Use Permit is required to request for reduction in parking requirements when two or more uses share a parking facility, and demonstrated by a signed affidavit that the hours of their demand do not substantially overlap. Pursuant to Section 9172.21(D), "Conditional Use Permit – Commission Findings and Decision," and with respect to Conditional Use Permit No. 1078-18, the Planning Commission finds that:

- a) There is no substantial conflict in the principal operating hours of the Gardena Battery properties and the Brewery and Grill, uses for which the shared parking facilities are proposed.
- b) The reduced parking shall meet the total number of parking spaces necessary to meet the collective peak parking demand for all the participating uses.
- c) Parking facilities are located on three different parcels of land, all within 200 feet of the project.
- d) The project property owner, Patrick Ruane has entered a parking agreement with Gene Cuevas of Gardena Battery certifying that at least twelve (12) parking spaces will be available during the proposed project's business hours.
- e) The shared parking agreement will be recorded in the office of the Los Angeles County Recorder within thirty (30) days of Commission approval, and copies of the recorded agreement will be filed with the Community Development Department.
- f) There is adequate parking available for all of the parcels and uses located thereon.

Section 7. The Planning Commission further finds that the development permitted by the proposed project is compatible with the existing character of the surrounding area and will not have a significant effect on the environment. Therefore the proposed project is found to be categorically exempt under California Environmental Quality Act (CEQA) Guidelines, Section 15301(a), Class 1 for Existing Facilities.

Section 7. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1733-18, Conditional Use Permit No. 1073-18 and Conditional Use Permit No. 1078-18 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.



Section 9. 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 NOVEMBER 2018.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT A

LOT 19 OF TRACT NO. 10565, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163 PAGE 43 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

01 1853306



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

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1733-18, CONDITIONAL USE PERMIT NO. 1073-18 AND CONDITIONAL USE PERMIT NO. 1078-18

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1733-18, Conditional Use Permit No. 1073-18 and Conditional Use Permit No.1078-18 are not issued within one year of their effective date of approval, 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. 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.



8. 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.
9. 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.
10. 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.
11. 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 Property Owner(s), operations or any claims against the City for or as a result of the granting of the approval. 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.

AESTHETICS

Prior to issuance of building permit

12. The exterior of the building shall be repainted. The specification of all colors and materials must be submitted and approved by the Planning Division.



13. 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.
14. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
15. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
16. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
17. 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.)
18. 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.
19. The exterior of the building shall be repainted. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

BUSINESS OPERATIONS

20. **The premises shall be maintained as a Type 23 small beer manufacturer facility only.**
21. Retail sales of beer shall be limited to beer manufactured on site.
22. The sale of beer shall be in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a Type 23 (Small Beer Manufacturer) license. In addition, the sale of beer shall be in compliance with Title 4, Division 1, Section 53.5 California Code of Regulations, or its successor provision.
23. Service of beer for onsite consumption shall only be permitted during the approved tasting room hours which shall be limited to:
 - Mondays through Thursdays 5:30 PM – 12:00 AM
 - Fridays 5:30 PM – 2 AM
 - Saturdays and Sundays 2 PM – 2 AM
24. **Prior to any changes in the days and hours of operation, the applicant shall obtain approval from the Planning Division**
25. Beer shall only be consumed on the premises by the public in the designated areas specified on the floor plan for beer tasting.



26. Signs shall be posted in the tasting room advising customers that it is unlawful for any person to drink beer outside of the tasting room and in public places.
27. The management shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. This includes minimum age law, open container law and driving while intoxicated law.
28. **There shall be no off-site sales to patrons, deliveries to or distribution from the premises during public hours.**
29. **No members of the public shall be permitted in the tasting room past 12:00 A.M. Mondays through Thursdays, and 2:00 A.M. Fridays, Saturdays and Sundays.**
30. No sporting game or games of competition shall be permitted in conjunction with the business unless approved by the Planning Commission.
31. The display, posting or airing via closed circuit television of any gambling odds shall be prohibited unless pre-empted by the State.

LANDSCAPE/IRRIGATION

32. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
33. 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.
34. **Existing mature trees in the front yard setback shall be maintained in good condition. New landscape shall be installed within the front yard setback and along the walkway leading to the main entrance to the satisfaction of the Planning Division.**
35. 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.
36. 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.
37. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
38. The proposed irrigation system shall include best water conservation practices.



LIGHTING

Prior to issuance of building permits

39. **Sufficient parking lot lighting at the property and the shared parking location shall be provided to ensure safety of all visitors. Lighting provided at the subject property and shared parking locations shall be reviewed and approved by the Planning Division.**
40. 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.
41. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.

PARKING

42. All driveways shall remain clear. No encroachment into driveways shall be permitted.
43. 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.
44. Any existing damage to the paved area will be repaired to meet the requirements of Section 9162.0 of the Zoning Ordinance and maintained in good condition.
45. The Shared Parking Agreement will be recorded with the Los Angeles County's Assessor's office in accordance with Section 9162.24 of the Zoning Ordinance and copies of the recorded agreement shall be filed with the Community Development Department.
46. **The Shared Parking Agreement shall be modified to include a provision that in the event the property owner for the shared parking sites contemplates selling either of the properties, the City and the applicant shall be notified immediately. In this scenario, the applicant shall be responsible to provide the required 19 spaces for the project.**

SIGNAGE

Prior to obtaining certificate of occupancy

47. All signage shall comply with the requirements of the Carson Municipal Code and shall be approved by the Planning Division.

TRASH

48. Trash collection shall comply with the requirements of the City's trash collection company.
49. Trash and recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance.



BUILDING AND SAFETY DIVISION

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

FIRE DEPARTMENT

53. **All hydrants shall measure 6"X4"X2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25 feet from a structure or protected two (2) hour rated firewall.**
54. **All fire hydrants at this location shall meet the required fire flow for public hydrants, which is 1750 gallons per minute at 20 psi for a duration of one (1) hour, over and above the maximum daily domestic demand. One (1) hydrant flowing simultaneously may be used to achieve the required fire flow.**
55. The proposed development shall obtain approval and comply with any additional requirements of the Los Angeles County Fire Department.

ENGINEERING SERVICES DEPARTMENT

General Conditions

56. All necessary street dedications and street improvements shall not apply due to the exceptions stated on CMC § 9161.2, with exceptions to the items below.
57. 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.
58. A construction permit is required for any work to be done in the public right-of-way.
59. 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 permit by Engineering Services.
60. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

PUBLIC WORKS – WATER QUALITY

61. If parkway drains are installed, install drain inserts to mitigate onsite storm water pollution.



SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

62. Digital security cameras with remote internet access by the LA County Sheriff's Office shall be installed to monitor the premises. Cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement upon request.

BUSINESS LICENSE

63. All parties involved in the subject project located at 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.





Location Map: 500 foot radius
117 E 162nd Street

EXHIBIT NO. 2 City of Carson



11/8/2018

City of Carson
Planning Division
701 E. Carson Blvd.
Carson CA 90745

RE: SHARED PARKING LICENSE AGREEMENT
127 E. 162nd St. Carson & 132 & 136 E. Alondra Blvd, Carson

To Project Planner:

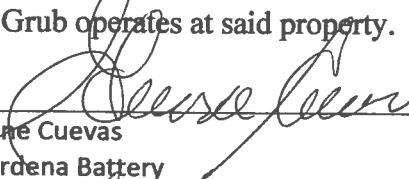
Gardena Battery hereby grants The Crac Brewery & Grub, on a non-exclusive basis, to use 16 parking spaces located at 127 E 162nd St., Carson, APN No. 6125015017, 132 E. Alondra Blvd, Carson, APN No. 6125-015-005 and 136 E. Alondra Blvd, Carson, APN No. 6125-015-006. Since our normal business hours are Monday to Friday 8am to 5.30pm & Saturday 8am to 2pm and the The Crac Brewery & Grub operates on Monday to Thursday 5.30pm to 12am, Friday 5.30pm to 2am and Saturday & Sunday from 2pm to 2am, their hours will not conflict with our business.

As such, The Crac Brewery & Grub, at 117 E. 162nd St. Carson is hereby granted a non-exclusive license to use the parking lot on our property described above after 5.30pm on weekdays and 2.30pm on "the weekends" Or The Specific Day Agreed Upon.

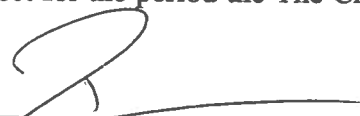
This non-exclusive license to park guest vehicles on our premises is expressly conditioned on the obligation of Gardena Battery to notify the undersigned and the city of Carson planning division if the property described above is sold to a new owner or the business ceases to operate or terminates this license agreement to share parking, in which case The Crac Brewery & Grub shall then become responsible for securing parking with the new property owner and/or new business.

Gardena Battery, asserts that the shared parking license agreement is within 400 feet of The Crac Brewery & Grub. Gardena Battery agrees to notify the city of Carson's planning division, in writing, within two (2) business days of any change(s) or cancellation of this shared parking license agreement.

Patrick Ruane of The Crac Brewery & Grub and Gene Cuevas of Gardena Battery are in agreement to the terms of this letter, which will be in effect for the period the The Crac Brewery & Grub operates at said property.

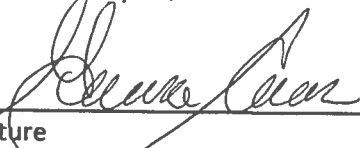


Gene Cuevas
Gardena Battery



Patrick Ruane
The Crac Brewery & Grub

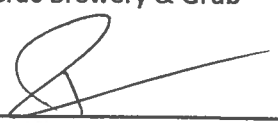




Signature

11/08/18

Date



Signature

11/8/18

Date

SEE LOOSE
CERTIFICATE ATTACHED

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On November 8, 2018 before me, Phillip Andrew Fahrnkopf, Notary Public,
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Phillip Andrew Fahrnkopf
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Shared Parking License
(Title or description of attached document)

Agreement
(Title or description of attached document continued)

Number of Pages 1 Document Date 11/8/2018

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.