



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 27, 2019

SUBJECT: Site Plan and Design Review (DOR) No. 1768-19 and Conditional Use Permit (CUP) No. 1096-19

APPLICANT: Matthew Simon of Simon Glover Inc.
3293 Pacific Avenue
Long Beach, CA 90807

PROPERTY OWNER: David Fults of Bayshore Partners, LLC
24100 Broad St
Carson, CA 90745

REQUEST: Consider approval of a Site Plan and Design Review No. 1768-19 and Conditional Use Permit No. 1096-19 for a proposed addition to an existing warehouse building.

PROPERTY INVOLVED: 24100 Broad Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairman Pimentel			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

Item No. 6D

I. Introduction

Property Owner

David Fults of Bayshore Partners, LLC
24100 Broad Street
Carson, CA 90745

Applicant

Matthew Simon of Simon Glover Inc.
3293 Pacific Avenue
Long Beach, CA 90807

II. Project Description

The applicant requests approval of Site Plan and Design Review (DOR) No. 1768-19 and Conditional Use Permit (CUP) No. 1096-19 to construct a 31,222 square foot addition to an existing warehouse in the ML-D (Manufacturing, Heavy; Design Review) zone.

The proposed project is within a D-overlay and per CMC 9146.9 is subject to a Site Plan and Design Review (DOR). In addition, the project has truck related uses and is situated less than one-hundred feet from single-family residences. As a result, the project requires a Conditional Use Permit (CUP) subject to CMC 9148.8.

The intent of the project is to update and modernize the site and building while at the same time expanding the existing storage area. The site will continue to be used by the current tenant, Distribution International Southwest Inc.

III. Project Site and Surrounding Land Uses

The subject property is located in the ML-D (Manufacturing Light- Design Overlay) zone and designated Light Industrial under the Land Use Element of the General Plan Map. The site is located in the southeast part of the City east of Avalon Boulevard and South of Sepulveda Boulevard in a strip of light industrial area.

Land uses surrounding the proposed project site are primarily single-family residential properties.



Figure (a) Project Site in context to surrounding zoning

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Industrial
Zone District	Manufacturing , Light - Design Overlay (ML-D) Zoning District
Site Size	124,587 SF (2.86 acre)
Present Use and Development	Warehousing and Distribution of HVAC insulation materials.
Surrounding Uses/ Zoning	North: ML-D – Southern California Edison South: ML-D - Industrial East: RS - Residential West: RS - Residential
Access	Ingress/Egress: Broad Street Emergency Ingress/Egress: East Street

IV. Analysis

Site History

The subject property was originally developed with a warehouse in October 1977; at the same time the City granted a Variance to reduce the front yard setback to 20' feet. The property has been in the family of David Fults of Bayshore Partners for over 40 years.

Distribution International occupies the entire 26,250 square-foot existing warehouse using it for storing and distribution of air conditioning insulation materials. The existing warehouse has 5 truck loading docks and 2 truck parking spaces.



Figure (b) Current state of the project site

Site Plan

The proposed 31,222 square-foot addition to the existing 26,250 square-foot warehouse will result in a 57,472 square-foot warehouse.

The proposed addition to the southern end of the warehouse will maintain the existing western and eastern setbacks allowing for a contiguous structure. The addition will not include additional truck loading docks; there are five existing truck loading docks and two existing truck parking spaces.

The currently vacant northern portion of subject property (Figure b) will be converted into a passenger vehicle parking lot with landscaping.

Access

Broad Street will remain the primary entrance for all truck and passenger vehicles. An emergency access is provided via East Street which has been conditioned for the project through Condition No. 34.

Parking & Traffic

Carson Municipal Code Section 9162.21 requires 1 parking space for every 1,500 square-feet of gross floor area for warehouses. This proposal requires 47 parking spaces; 45 regular and 2 ADA compliant parking spaces. The project proposes 52 total spaces with 3 ADA compliant parking spaces.

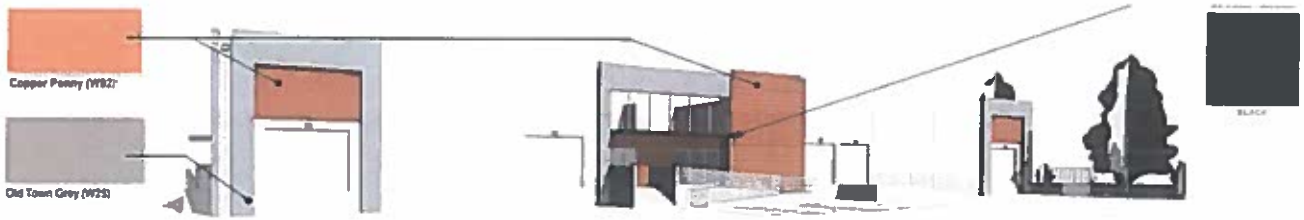


Figure (c) Proposed rendering of the front

Building and Architecture

The project is designed in a modern architectural style combining various elements to create interest and break the monotony of the façade. The offset of grey and copper colored metal panels effectively breaks up the façade and the black canopied cantilevers produce a modern design aesthetic.

Signage

No signage is proposed for the property at this time.

Fence and security

The perimeter of the subject property has an existing 6' foot-high CMU Block wall with barbed wire above it; the wall is damaged and in disrepair in certain portions. Conditions of approval include the repair of the existing wall (Condition No. 24) and the removal of the barbed wire and the installation of decorative wrought-iron above the existing CMU wall (Condition No. 23).

Landscaping

The existing site includes landscaping within the front yard setback. This landscaped area will be improved with new plant materials and permanent irrigation in order to enhance the screening of the site. Per the CMC, 5% interior landscaping is required, which amounts to about 2,700 square feet for this site. A total of 12,843 square feet of landscaping is proposed which exceeds the requirement.

Business Operations

The Business is located within 100 feet of residential and per CMC 9147.3 business hours have been restricted for this business from 7 am to 9 pm only (Condition No. 37)

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee (IDIF) Program. In accordance with this IDIF program, the applicant shall be responsible for payment of one-time development impact fee at the rate of \$2.44/square feet of building. The Project contemplates an addition of 31,222 square feet of area. Based on the proposed square footage, the Developer will be responsible for development impact fees in the amount of \$76,181.68 (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.

City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Based on the adopted CFD, the subject property falls under Industrial Zone 2 and will be charged accordingly. The base year CFD fee has been established at \$5,347.80 per acre. Calculated CFD for this site up to June 2020 is \$15,294.71.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the Manufacturing Light (ML) zoning designation and Light Industrial General Plan land use designation and will remain consistent with the existing and surrounding uses.

VII. 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.

VIII. Public Notice and Community Outreach

Notice of public hearing was posted to the project site by August 15, 2019. Notices were mailed to property owners and occupants within a 750' radius by August 15, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

On July 30th, the applicant hosted a community meeting with the adjacent property owners and occupants at Veteran's Park Recreation Building. Notices of the community meeting were sent to all property owners and tenants within 750 feet. In addition all residents bounded by Fries Ave to West, Bonita St to the East, Sepulveda to the North and City boundary to the South were also notified.

The major concern of the residents was the additional truck traffic and the possible intensification of the use. The residents were satisfied to know that the proposal does not include either an increase in height, or the number of truck loading bays. Most expressed support to the project noting that it would improve the area, reduce dust and blight caused by the undeveloped land. See **attached summary of community meeting provided by the applicant (Exhibit 2)**.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 19-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1768-19 AND CONDITIONAL USE PERMIT NO. 1096-19 FOR A PROPOSED ADDITION TO AN EXISTING WAREHOUSE BUILDING LOCATED AT 24100 BROAD STREET."

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Summary of Neighborhood meeting (as provided by applicant)
3. Development Plans (under separate cover)

Prepared by: Manraj G. Bhatia, Assistant Planner

**CITY OF CARSON
PLANNING COMMISSION**

RESOLUTION NO. 19-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING DESIGN OVERLAY
REVIEW NO. 1768-19 AND CONDITIONAL USE PERMIT
NO. 1096-19 FOR A PROPOSED ADDITION TO AN
EXISTING WAREHOUSE BUILDING LOCATED AT 24100
BROAD STREET**

WHEREAS, on April 29, 2019, the Department of Community Development received an application from Matthew Simon of Simon Glover Inc., on behalf of David Fults of the Bayshore Partners LLC for real property located at 24100 Broad Street and described in Exhibit "A" attached hereto requesting approval of Design Overlay Review No. 1768-19 and Conditional Use Permit No. 1096-19 to allow for the addition of 31,222 square feet to an existing 26,250 square-foot warehouse building; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-seventh day of August, 2019, conduct a duly advertised public hearing as required by law to consider said design overlay and conditional use permit application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by August 15, 2019.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission determines that the facts of this matter are as follows:

1. With respect to **Site Plan and Design Review No. 1768-19:**
 - a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use Designation of Light Industrial and the proposed development is compatible with the surrounding uses.
 - 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 attractive development of the area.
 - c) The proposed project consists of a 31,222 square-foot addition to an existing 26,250 square-foot warehouse and office building.

EXHIBIT NO. - 1



- d) The proposed development plans comply with the Carson Municipal Code requirements ensuring that the project is well designed and aesthetically pleasing to the surrounding physical environment.
- e) The proposed project adequately accommodates safe circulation for pedestrians and vehicles. The project entry is located along Broad Street and provides access for parking and traffic from the public right-of-way to the warehouse. A total of 52 parking spaces will be provided with no addition to the existing 4 truck loading bays. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
- f) The public health, safety and welfare would not be adversely affected by this project.
- g) The proposed wall signage will be individual channel letters subject to review by the Planning Division under separate permit pursuant to code.
- h) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- i) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", can be made in the affirmative.

2. With respect to **Conditional Use Permit (CUP) No. 1096-19:**

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the proposed development is compatible with the surrounding areas.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed addition of 31,222 square feet of warehouse building.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The project entry is located along Broad Street and provides access for parking and traffic from the public right-of-way to the warehouse. A Fire Department entry is proposed along East Street and will be for emergency use only. A total of 52 parking spaces will be provided with no addition to the existing 4 truck loading bays. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
- d) The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs and that the proposed access point meets their requirements.
- e) The proposed use and development will be compatible with the intended character of the area given that the existing warehouse has co-existed with residential neighborhood for approximately 40 years.
- f) The proposed project is not requesting any additional truck loading bays or truck parking spaces on site, and thus is not intended toward any intensification of the existing use.

SECTION 3. The project is categorically exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the California Environmental Quality Act. Class 32 consists of projects characterized as in-fill development meeting the conditions as enumerated below:



- (a) 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.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 4. Design Overlay Review No. 1768-19 and Conditional Use Permit No. 1096-19 comply with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.21 (Conditional Use Permit) and Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Review No. 1768.19 and Conditional Use Permit No. 1096-19 to allow for the addition of a 31,222 square feet to an existing 26,250 square foot warehouse building, subject to the Conditions of Approval attached hereto as Exhibit "B."

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 27th day of August, 2019.

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2, OF PARCEL MAP NO. 13217, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 148 PAGE(S) 66 AND 67 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THAT CERTAIN LINE SHOWN AS 88° 09' 56" WEST 234.01 FEET IN THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 OF PARCEL MAP NO. 13217.

PARCEL A1:

AN EASEMENT FOR RAILROAD SPUR AND ASSOCIATED PURPOSES OVER THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 13217, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 148 PAGE(S) 66 AND 67 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THAT CERTAIN COURSE IN THE BOUNDARY OF SAID PARCEL 2, SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF SOUTH 88° 09' 56" WEST 234.01 FEET AS PROVIDED IN THE DEED RECORDED MAY 28, 1997 AS INSTRUMENT NO. 97-785790, OFFICIAL RECORDS.

ANY SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT TO GO UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING SAID OIL, GAS OR OTHER HYDROCARBON AND MINERAL SUBSTANCES, NOR FOR ANY PURPOSE IN CONNECTION THERE WITH, BUT SHALL HAVE THE RIGHT TO EXTRACT AND REMOVE SAID OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BY MEANS OF SLANT-DRILLED WELLS LOCATED ON ADJACENT OR NEARBY LAND, OR BY ANY OTHER MEANS WHICH SHALL NOT REQUIRE ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY SANTA FE LAND IMPROVEMENT COMPANY, A CORPORATION, IN DEED RECORDED JUNE 21, 1977 AS INSTRUMENT NO. 77-653802, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND, WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO THE SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTORS, THEIR HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTRY UPON THE SURFACE OF SAID LAND, OR TO USE ANY PORTION THEREOF, TO SAID DEPTH OF FIVE HUNDRED (500) FEET FOR ANY PURPOSE WHATSOEVER AS RESERVED IN A DEED FROM SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED OCTOBER 27, 1965 AS INSTRUMENT NO. 797, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO: 7404-012-015



**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1768-19 AND
CONDITIONAL USE PERMIT NO. 1096-19**

GENERAL CONDITIONS

1. City adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. In accordance with this IDIF program, the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of one-time impact fees at the rate of \$2.44/square feet of building. The Project contemplates an addition of 31,222 square feet of area. Based on the proposed square footage, the Developer will be responsible for development impact fees in the amount of \$76,181.68 (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. See the following City webpage for additional information: <http://ci.carson.ca.us/CommunityDevelopment/IDIFProgram.aspx>.
2. City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Based on the adopted CFD, the subject property falls under Industrial Zone 2 and will be charged accordingly. The base year CFD fee has been established at \$5,347.80 per acre. Calculated CFD for this site up to June 2020 is \$15,294.71. See the following City webpage for additional information: <http://ci.carson.ca.us/communitydevelopment/CFD.aspx>.
3. If a building permit for Design Overlay Review No. 1768-19 and Conditional Use Permit No. 1096-19 is not issued within **two years** of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
4. 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.
5. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") 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.
6. The applicant shall comply with all city, county, state and federal regulations applicable to this project.



7. Substantial project 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.
8. 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.
9. A modification of these conditions, 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 therefor, or work may cease on the Project.
14. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against

Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter and pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City 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 attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

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.

Prior to Issuance of Building Permit

21. **All existing temporary storage structures on the North side of the property shall be permanently removed from the site to the satisfaction of the Planning Division.**

FENCE/WALLS

22. Perimeter walls and fences 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. **Existing block wall around the property to be repaired and maintained in good condition at all times.**
25. **Block wall on East Street shall be pressure washed using filter socks or similar method to detain all removed paint from entering the storm water drains.**
26. **Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement.**

LANDSCAPE/IRRIGATION

27. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
28. 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.
29. The proposed irrigation system shall include best water conservation practices.
30. 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.
31. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
32. 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.

LIGHTING

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

ACCESS AND PARKING

36. Access on East Street will be restricted for Fire Department personnel only.
37. All driveways shall remain clear. No encroachment into driveways shall be permitted.
38. 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.

HOURS OF OPERATION

39. The hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.

SIGNS

40. All signage shall comply with the requirements of the Carson Municipal Code and shall be approved by the Planning Division prior to building occupancy.

TRASH

41. Trash collection shall comply with the requirements of the City's trash collection company.

UTILITIES

42. 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.
43. 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 per CMC 9146.8.
44. 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.
45. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

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

FIRE DEPARTMENT

49. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

50. 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.
51. A construction permit is required for any work to be done in the public right-of-way.
52. 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.
53. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
54. Comply with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.

Prior to Issuance of Grading Permit

55. 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.

Prior to Issuance of Building Permit

56. 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.
57. 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 the issuance of construction permits.
58. If required, produce CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities as required.
59. 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. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.

60. 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.
61. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
62. 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. The following are required as a part of the project's improvement plans:
- a. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Broad Street and East Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b. Install sidewalk along Broad Street abutting this proposed development per City of Carson PW Standard Drawing No. 115 case 3 Drawing No. 118.
 - c. Remove all street trees along Broad Street to accommodate for a full-width sidewalk. Replacement trees will be provided in the front landscaped setback of the property.
 - d. Remove unused driveway approach if any, within the public right of way along Broad Street 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.
 - e. The Developer shall modify existing driveways within the public right of way along Broad Street 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.
 - f. Install/If necessary, modify existing wheelchair ramp on East Street at Realty Street per City of Carson PW Standard Drawings, in compliance with ADA requirements.
 - g. Install striping and pavement legend per City of Carson PW Standard Drawings.
 - h. Paint Curbs Red along Broad Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
 - i. Make sewer Main Improvements (if any) along Broad Street, East Street or private property as determined by the aforementioned sewer area study.
 - j. Make storm Drain Improvements (if any) along Broad Street or East Street as determined by the aforementioned requirement.



63. Off-site improvements (*e.g. 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 shall 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.
64. Per City of Carson Municipal Code Section 5809, Developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
65. Developer shall apply for and obtain a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
66. Developer shall provide a copy of an approved SWPPP (Storm Water Pollution Prevention Plan) stamped by Los Angeles County Building and Safety Division along with WDID (Waste Discharge Identification) number issued by State Water Resources Control Board (SWRCB).
67. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site.
68. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
69. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.

Prior to Issuance of Certificate of Occupancy

70. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
71. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzale@carson.ca.us
72. The maintenance covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
73. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer.
74. Inspections will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed. Cooperate reasonably with all inspections.



75. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.
76. 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.
77. 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.
78. The Developer shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Carson Public Works Inspector and the City Engineer.
79. The Developer shall construct and guarantee the construction of all required drainage infrastructure in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
80. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer per CMC 9146.8.
81. 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.
82. To the minimum extent necessary to facilitate compliance with these conditions of approval, easements shall be granted to the City or other appropriate agency or entity for the purpose of ingress, egress, construction, and/or maintenance of all infrastructure constructed (including ADA-related access improvements) for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
83. Streets abutting the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). 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)
84. 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.

BUSINESS LICENSE

85. 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.

BAYSHORE PARTNERS LLC

1220 S Sherman Street
Anaheim, CA 92805

David Fults
323.791.0038
dfults@voitco.com

August 5, 2019

Ms. Manraj Bhatia
City of Carson
Via Email

**RE: NEIGHBORHOOD MEETING NOTES
24100 BROAD STREET
DOR 1768-19
CUP 1096-19**

Dear Ms. Bhatia,

Here are the comments and concerns from the neighbor meeting on July 31, 2019 at Veteran's Park Rec Room:

- Residents are interested in fire access gate on East Street. They commented that fire department access on East Street can be blocked by parked cars. They say they have parking issues because of excessive offsite parking by other residents.
- There is hole in the perimeter wall on East Street that needs to be repaired during construction.
- Neighbors would like notice when construction is starting.
- There is concern with trailers going over rail crossing on Broad Street to the south of the project. I noted that project traffic will only be off of Sepulveda and Broad so they won't cross that rail.
- Neighbors are happy that new building will improve the area.
- Neighbor on Realty is glad that new building will reduce dust from vacant lot.
- Neighbors concerned about the number of loading doors on new building. They were glad to hear it is not increasing.
- Concern about noise from rooftop HVAC units. Glad to hear no increase in units or change of location.
- Concerned about truck traffic south and east of building. Glad to hear truck access will continue to be limited to Sepulveda and Broad access.
- Concerned about container stacking. Glad to hear that is not allowed.
- Happy about increase/upgrade in landscaping on property
- Concerned about increase in building height. Glad to hear there is no increase

Sincerely,



David Fults

EXHIBIT NO. - 2

