



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 10, 2019

SUBJECT: Site Plan and Design Review (DOR) No. 1612-16
Conditional Use Permit (CUP) No. 1002-16

APPLICANT: Highline Trucking Company
20915 Lambertson Ave
Carson, CA 90745

PROPERTY OWNER: Jack A. and Price Family Trust
11133 Interstate 45 South, Suite 190
Conroe, Texas 77302

REQUEST: Consider approval of a Site Plan and Design Review No. 1612-16 and Conditional Use Permit No. 1002-16 to renovate an industrial site for a proposed truck yard facility.

PROPERTY INVOLVED: 20915 Lambertson Avenue

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimental			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellurud Alt. Zuniga

Item No. 6B

Introduction

Applicant

Highline Trucking Company
20915 Lambertson Ave
Carson, CA 90745

Property Owner

Jack A. and Price Family Trust
11133 Interstate 45 South, Suite 190
Conroe, Texas 77302

I. Project Description

The applicant requests approval of DOR No. 1612-16 and CUP No. 1002-16 to renovate an existing industrial site and operate a new truck yard facility in the MH-D (Manufacturing, Heavy; Design Overlay District) zone.

Carson Municipal Code Section 9172.3 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Carson Municipal Code Section 9148.9 (Truck Terminal and Truck Yard Facilities) requires Planning Commission review for CUP consideration.

Renovations include repairing the existing parking lots, on and off-site landscaping improvements, and upgrading the existing perimeter fencing. The existing office/warehouse building will be remodeled, painted and used for office and warehousing needs.

Once site renovations are complete, the site is expected to be operated by the current tenants Highline Transport Solutions. Highline Transport Solutions is proposing to use the site to park 42 trucks and 10 truck cabins on the site. Approximately 30 daily truck trips will be generated from this site at full capacity. There will be approximately twelve full-time employees. The operational hours will be 6 AM to 10 PM Monday through Thursday.

II. Project Site and Surrounding Land Uses

The subject property is located in the MH Zone and is designated Heavy Industrial under the Land Use Element of the General Plan. The subject property is located on the northwest corner of Lambertson Avenue and Dominguez Street.

Land uses surrounding the proposed project site are primarily industrial.

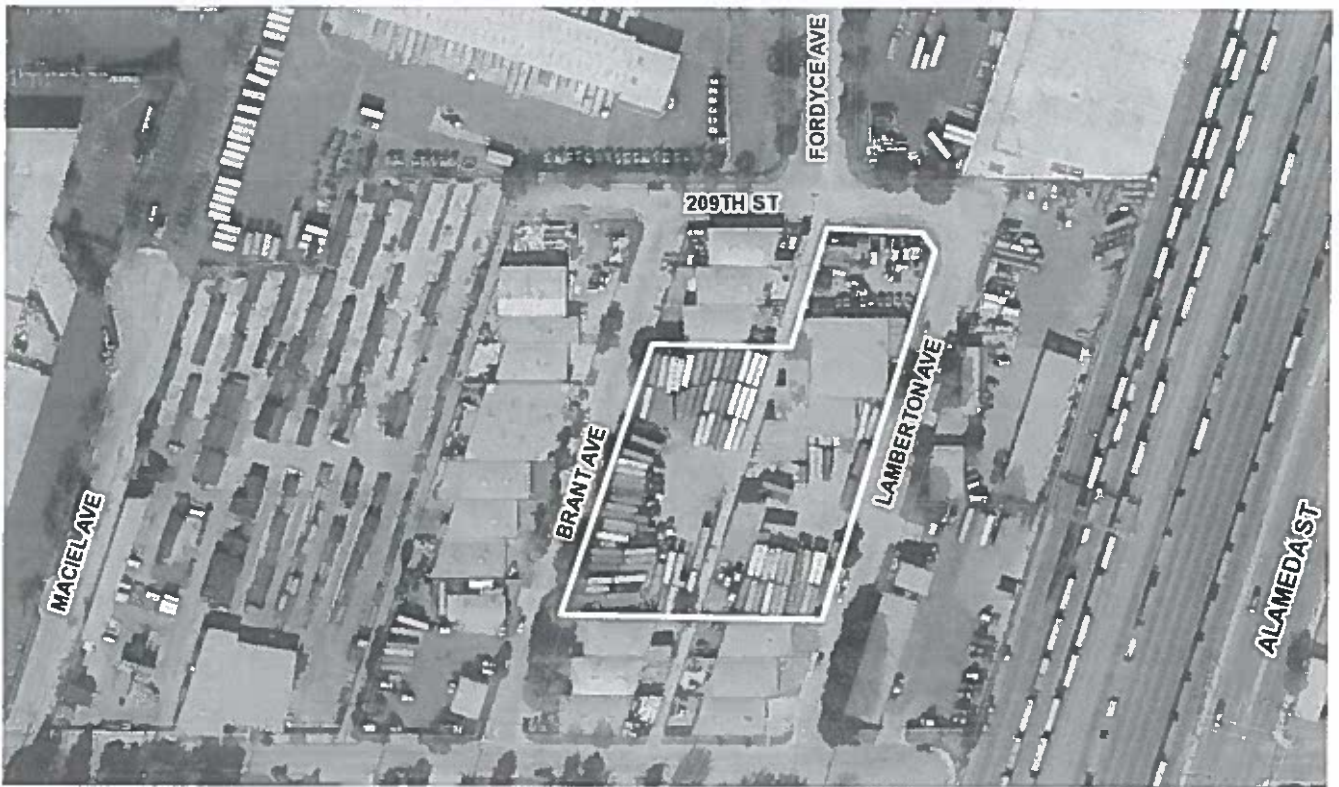


Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Heavy Industrial
Zone District	MH-D (Manufacturing, Heavy; Design Overlay District)
Site Size	122,400 Square feet (2.80 ac)
Present Use and Development	Warehouse/ Truck Yard
Surrounding Uses/Zoning	North: Heavy Industrial, MH South: Heavy Industrial, MH-D East: Heavy Industrial, MH-D West: Heavy Industrial, MH-D
Access	Ingress/Egress: Lambertson Ave

III. Analysis

Site History

The site is located in a heavy industrial area, surrounded on all sides by trucking, freight-forwarding and similar uses. The site has been used by the applicant since 2015 for trucking purposes. From 1972 until 2014, the Long Beach Shavings Company occupied the site manufacturing animal bedding for feed stores, stables, and farmers both nationally and internationally.

The subject property was originally developed in 1955 as a warehouse with an adjoining at grade asphalt parking lot. The property has a history of Code Enforcement violations including overgrown vegetation and unpermitted operations.



Site Plan

The subject property measures approximately 3 acres and is currently improved with a variety of dilapidated fencing types, partially paved parking lots and one office/warehouse building. The existing office/warehouse measures 13,053 square feet with 2,216 square feet of office space. There are four loading docks on the southern side and two loading docks on the northern side of the warehouse. The two loading doors on the North side of the building will be permanently closed. A new wheelchair accessible ramp will be installed at the corner of Lambertson Avenue and 209th Street. Alley improvements including sewer and storm drain installation). A new trash enclosure will be installed on the eastern side of the development, facing the alley.

Per the Department of Public Works, damaged sidewalk, curb and gutter will be repaired and or replaced along Lambertson Avenue, 209th Street and Brant Avenue abutting the proposed development.

Access

Two existing driveways on Lambertson Avenue and Brant Avenue will provide access to the subject property. To provide safe access to the property, two driveways on Brant Avenue will be closed and sidewalk, curb and gutter installed. Access to the site from freeways will require little to no driving on residential streets by utilizing Wilmington Avenue and Del Amo Boulevard, which are both truck routes. In addition, for all trucks leaving the site and heading north have been conditioned to access the Alameda Corridor/ I-710 via Fordyce Ave and Del Amo Boulevard.

The Los Angeles County Fire Department and the City's Traffic Engineer have reviewed and approved project vehicular access and site circulation. Any new gates will require Fire Department safety/access apparatus approval.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 1,500 square-feet of gross floor area for warehouses. The proposed development requires 14 parking spaces; 13 regular and 1 ADA compliant parking space. The applicant proposes 15 parking spaces; 14 regular with 1 ADA compliant parking space.

A total of 42 truck spaces are proposed for the site, consisting of both tractor and trailer spaces. The northern parking lot will accommodate an additional 10 tractor parking spaces.

Signage

No signage is proposed for the property.

Fencing

The site is surrounded by a dilapidated block wall that will be repaired if possible otherwise replaced in its entirety on Lamberton Avenue and Brant Avenue. Thereafter, a 2' foot high wrought iron fence will be placed on top of the block wall for additional security. There is an existing tarp based fencing material along Brant Avenue that will be removed in its entirety. An 8' foot high wrought iron fence will be installed at the 25' landscaped setback along 209th Street. A new 8' foot high wrought iron security gate will be installed at both vehicular entrance points at Lamberton Avenue and Brant Ave.

Landscaping

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires automobile parking facilities and any parking facilities visible from the public right-of-way to have interior landscaping of not less than 5%. The proposed truck yard requires a total of 2,662 ($122,400 \times .05 = 6,120$) square feet of landscaping. The applicant proposes a total of 6,418 square feet of landscaping.

A 25' foot landscaped setback will be installed on the northern perimeter facing 209th Street. This landscaped area will be improved with new plant materials and permanent irrigation. Shade trees and groundcover will be installed along Lamberton Avenue and Brant Avenue.



Figure (b) Block wall and fencing material facing Brant Ave

Building and Architecture

Constructed in 1955, the existing building is a concrete tilt up structure with the office area constructed of concrete blocks. The building's cream stucco façade is well maintained with normal wear in light of age. The chute like structure on top of the building will be removed to improve the appearance. The applicant proposes to repaint and re-stucco the portion of the building that will be damaged during this process.

IV. 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 and the current Fiscal Year 2019-2020 fees (effective through June 30, 2020), the applicant shall be responsible for payment of one-time development impact fee at the rate of \$694.78 per truck space. Based on the proposed 42 truck spaces, the developer will be responsible for development impact fees in the amount of \$29,180.76 (Estimated DIF Amount). Final impact fees are calculated and due prior to issuance of a grading permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No grading permits shall be issued prior to the full payment of the DIF amount.

The City adopted Community Facilities District (CFD) 2018-01 to finance the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD. Based on the adopted CFD, the subject property falls under Industrial Zone 1 and will be charged accordingly. The base year CFD rate has been established at \$2,616.10 per acre per year through June 30, 2020. The CFD rates for this property are subject to adjustments every July 1 based on the Tax Escalation Factor for Tax Zone No. 4 of CFD No. 2018-01. Based on a 2.8 acre site, the current calculated CFD for this site is \$7,325.08. Submittal of a fully executed Unanimous Approval form by the Property Owner is required for annexation into the CFD. No grading permits shall be

issued prior to City's receipt of an approved Unanimous Approval form fully executed by the Property Owner.

V. Zoning and General Plan Consistency

The proposed project is 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 existing and surrounding uses.

VI. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), a Draft Negative Declaration was prepared and made available for public review from October 22, 2019 through November 12, 2019. A Notice of Intent to Adopt a Draft Negative Declaration was posted with the City Clerk, LA County Clerk, Carson Library, on-site, and sent to responsible agencies. An electronic copy of the document was also posted on the Planning Division website (<http://ci.carson.ca.us/CommunityDevelopment/TruckYard.aspx>). No comments were received recommending that an Environmental Impact Report (EIR) should be prepared.

Less than significant impacts of air quality, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, transportation, and tribal cultural resources were found during the initial study. Per the Negative Declaration, no mitigation measures are required. The Negative Declaration was prepared by City's Environmental Consultant and has incorporated all comments received by the City.

VII. Public Notice

Notice of public hearing was posted to the project site on November 21, 2019. Notices were mailed to property owners and occupants within a 750' radius on November 27, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting. Notice of public hearing was posted in the local newspaper, Our Weekly, by November 21, 2019.

VIII. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 19-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1612-16 AND CONDITIONAL USE PERMIT NO. 1002-16 FOR A SITE RENOVATION TO A PROPOSED TRUCK YARD FACILITY AT 20915 LAMBERTON AVENUE."

IX. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. 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 SITE PLAN AND
DESIGN OVERLAY REVIEW NO. 1612-16 AND
CONDITIONAL USE PERMIT NO. 1002-16 FOR A SITE
RENOVATION TO A PROPOSED TRUCK YARD
FACILITY AT 20915 LAMBERTON AVENUE**

WHEREAS, on April 18, 2016, the Department of Community Development received an application from Roberto Lopez of Highline Trucking Company, on behalf of Jack A. and Price Family Trust for real property located at 20915 Lambertson Avenue and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1612-16 and Conditional Use Permit No. 1002-16 to renovate an existing industrial site and operate a new truck yard facility; 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 tenth day of December, 2019, conduct a duly noticed public hearing as required by law to consider said design overlay application and conditional use permit. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by November 21, 2019; and

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 the **Site Plan and Design Review No. 1612-16** to permit the design for a proposed building and site remodel of a new truck yard facility:
 - 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 Heavy Industrial and the proposed truck yard development is compatible with the surrounding areas.
 - 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. Renovations include repairing the existing parking lots, on and off-site landscaping improvements, and upgrading the existing perimeter fencing. The existing office/warehouse building will be painted and used for office and warehousing needs.

EXHIBIT NO. - 1



- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. One existing driveway along Lamberton Avenue will provide access to the site. In addition, a new driveway is proposed on Brant side. To provide safe access to the property additional driveways on Lamberton and Brant Ave will be closed. Access to the site from freeways will require little to no driving on residential streets by utilizing Wilmington Avenue and Del Amo Boulevard, which are both truck routes. In addition, north bound traffic has been conditioned to use Fordyce and Del Amo Boulevard. 42 truck spaces and 10 tractor spaces are proposed for the site. The project site provides a total of 15 auto parking spaces. Based on the CMC requirements, 14 parking spaces are needed for the project site. Parking will include 1 handicapped space. Automobile Parking spaces visible from 209th Street will be screened by providing 25 foot landscaped setback along 209th Street. Truck parking along Lamberton and Brant Avenues will be screened from public view by use of a block wall, wrought iron fencing and landscaping. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
 - d) All signage associated with this project will comply with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
 - e) A 25' foot landscaped setback will be installed on the northern perimeter facing 209th Street. This landscaped area will be improved with new plant materials and permanent irrigation. Shade trees and groundcover will be installed along Lamberton Avenue and Brant Avenue.
2. With respect to the **Conditional Use Permit (CUP) No. 1002-16** to permit a new truck yard facility:
- 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 Heavy Industrial and the proposed truck yard 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 use and development of a new truck yard facility.
 - c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. Two existing driveways on Lamberton Avenue and Brant Avenue will provide access to the subject property. To provide safe access to the property, two driveways on Brant Avenue will be closed and sidewalk, curb and gutter installed. Access to the site from freeways will require little to no driving on residential streets by utilizing Wilmington Avenue and Del Amo Boulevard, which are both truck routes. In addition, for all trucks leaving the site and heading north have been conditioned to access the Alameda Corridor/ I-710 via Fordyce Ave and Del Amo Boulevard. Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 1,500 square-feet of gross floor area for warehouses. The proposed development requires 14 parking spaces; 13 regular and 1 ADA compliant parking space. The applicant proposes 15 parking spaces; 14 regular with 1 ADA compliant parking space. A total of 42 truck spaces are proposed for the site, consisting of both tractor and trailer spaces. The northern parking lot will accommodate an additional 10 tractor parking spaces.
 - 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.
- e) The proposed truck yard facility will be compatible with the intended character of the area. Renovations include repairing the existing parking lots, on and off-site landscaping improvements, and upgrading the existing perimeter fencing. The existing office/warehouse building will be painted and used for office and warehousing needs.

SECTION 3. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment as indicated in the Negative Declaration prepared for this project, which is available at http://ci.carson.ca.us/content/files/pdfs/planning/docs/projects/TruckYard/HighlineTruckYardProjectIS_ND.pdf, and which is incorporated herein by reference. A Notice of Determination 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. 1612-16 and Conditional Use Permit No. 1002-16 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) and 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 Overlay Review No. 1612-16 and Conditional Use Permit No. 1002-16 to renovate an existing industrial site and operate a new truck yard facility at 20915 Lambertson Avenue, subject to the Conditions of Approval contained in 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 10th day of December, 2019.

CHAIRPERSON

ATTEST:

SECRETARY

10

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:

LOTS 16, 17, 18, 19, 20 AND 33 OF THE EIFTMAN STATION TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOTS ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN, UNDER AND/OR THAT MAY BE PRODUCED FROM A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT ANY USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE TO A DEPTH OF 500 FEET THEREFROM.

LOTS 30, 31 AND 32 OF THE EIFTMAN STATION TRACT IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AIL MINERALS, GAS, OILS, PETROLEUM, NAPHTHA, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UNDER SAID LAND, LYING 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, AS EXCEPTED AND RESERVED IN DEED RECORDED IN BOOK 50377 PAGE 107 OF OFFICIAL RECORDS.

LOT 34, 35 AND 36 OF EIFTMAN STATION TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL MINERALS, GAS, OILS, PETROLEUM, NAPHTHA, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UNDER SAID LAND, LYING 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, AS EXCEPTED AND RESERVED IN DEED RECORDED OCTOBER 28, 1963.

LOTS 21, 22 AND 23 OF THE EIFTMAN STATION TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS, MINERAL RIGHTS, OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF ENTRY.

LOTS 14 AND 15 OF THE EIFTMAN STATION TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7318-017-014, 023 thru 029, 7318-017-046, 048, & 049



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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
SITE PLAN AND DESIGN REVIEW NO. 1612-16
CONDITIONAL USE PERMIT NO. 1002-16**

I. 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 and the current Fiscal Year 2019-2020 fees (effective through June 30, 2020), the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of one-time development impact fee at the rate of \$694.78 per truck space. Based on the proposed 42 truck spaces, the developer will be responsible for development impact fees in the amount of \$29,180.76 (Estimated DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. Final impact fees are calculated and due prior to issuance of a grading permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No grading 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. The City adopted Community Facilities District (CFD) 2018-01 to finance the ongoing costs of 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 1 and will be charged accordingly. The base year CFD rate has been established at \$2,616.10 per acre per year through June 30, 2020. The CFD rates for this property are subject to adjustments every July 1 based on the Tax Escalation Factor for Tax Zone No. 4 of CFD No. 2018-01. Based on a 2.8 acre site, the current calculated CFD for this site is \$7,325.08. Submittal of a fully executed Unanimous Approval form by the Property Owner is required for annexation into the CFD. No grading permits shall be issued prior to City's receipt of an approved Unanimous Approval form fully executed by the Property Owner.
3. If a building permit for Site Plan and Design Review No. 1612-16 and Conditional Use Permit No. 1002-16 is not issued within **two years** of the 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. Developer shall comply with all city, county, state and federal regulations applicable to this project.



7. Any 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 Developer 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 these Conditions of Approval alter a commitment made by the Developer 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 or 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.

II. AESTHETICS

1. 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.
2. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
3. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
4. Graffiti shall be removed from all areas within twenty-four (24) hours 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.).
5. 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.
6. All miscellaneous furniture, appliances, household items and general No materials shall be stored on-site at any time.

III. FENCE/WALLS

1. Perimeter walls and fences shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
2. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
3. Existing block wall around the property and chain link fencing along the alley way to be repaired and maintained in good condition at all times.
4. Chain-link fencing, including barbed and concertina wire and tarp material shall be removed from the exterior block wall. Decorative wrought iron fencing or a wall shall be used as a replacement for upto 8 feet height along the perimeter of the property.
5. Install a new 6-foot-high rolling wrought iron fence and gate along two entrance points along Lamberton and one on Brant Ave side.
6. New wrought-iron fencing shall be installed behind a 25-foot landscaped setback along 209th Street.

IV. LANDSCAPE/IRRIGATION

1. Additional landscaping within the setback on 209th Street shall be provided per the approved plan to the Planning Division's satisfaction.
2. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."

3. 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.
4. The proposed irrigation system shall include best water conservation practices.
5. 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.
6. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
7. 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.

V. LIGHTING

1. Shall provide adequate lighting for the parking areas.
2. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
3. 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.

VI. PARKING/TRAFFIC

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.
2. 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.
3. Truck tractors parking sharing the employee parking area shall not, at any time obstruct vehicular parking or be parked in designated vehicular parking spaces. In addition, vehicular parking shall be clearly marked to identify such spots.
4. All north bound truck traffic shall use Fordyce Ave and Del Amo Boulevard.

VII. TRASH

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

VIII. UTILITIES

1. 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.
2. 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.

3. 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.

IX. BUILDING AND SAFETY DIVISION

1. Submit development plans for plan check review and approval.
2. Obtain all appropriate building permits and an approved final inspection for the proposed project.
3. 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.

X. FIRE DEPARTMENT

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

XI. PUBLIC WORKS – ENGINEERING

General Conditions

1. 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.
2. A construction permit is required for any work to be done in the public right-of-way.
3. 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.
4. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
5. Per City of Carson ordinance 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.
6. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
7. The proposed project will require the filing of two "Lot-merger" applications for processing by the Public Works Engineering Division to consolidate 4 lots on Lamberton Ave side and 7 lots on Brant Ave side respectively.

Prior to Issuance of Grading Permit

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

1. Developer shall provide a copy of an **approved** SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.



2. 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.
3. Developer shall submit digital copies of LID/NPDES/Grading Plans and Hydrology Report concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
4. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division.
5. 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.
6. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
7. 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.
8. 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.
9. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
10. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 7.5-ft of additional right-of-way abutting the development along the alley, except where in conflict with the existing building to remain. 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 Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
11. 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 projects improvement plans.
 - a. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Lamberton Avenue, 209th Street, and Brant Avenue abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b. Install sidewalk along Lamberton Avenue, 209th Street, and Brant Avenue abutting this proposed development per City of Carson PW Standard Drawings.

- c. Fill in any missing sidewalk within the public right of way along Lamberton Avenue and 209th Street abutting this proposed development
 - d. Remove unused driveway approach if any, within the public right of way along Lamberton Avenue, and Brant Avenue 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 Lamberton Avenue, and Brant Avenue 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. 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 40 feet.
 - g. Install wheelchair ramp at the corner of Lamberton Avenue and 209th Street per City of Carson PW Standard Drawings, in compliance with ADA requirements. If needed, provide a dedication to the City for the purposes of public ingress, egress, construction and maintenance and handicap access for this curb ramp to the satisfaction of the City Engineer.
 - h. Install striping and pavement legend per City of Carson PW Standard Drawings.
 - i. Install Alley Improvements 45ft long by 30 feet wide per City of Carson PW Standard Drawing No. 103
 - j. Sewer Main Improvements (if any) along Lamberton Avenue, 209th Street and Brant Avenue as determined by the aforementioned sewer area study.
 - k. Storm Drain Improvements (if any) along Lamberton Avenue, 209th Street and Brant Avenue as determined by the aforementioned requirement.
12. 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.

Prior to Issuance of Certificate of Occupancy

1. Per the Department of Public Works' arborist, the two Kaffir Plumbs located in the public right-of-way on Lamberton Ave shall be removed and replaced with four Pink Trumpet trees (*Handroanthus impetiginosa*) in 24" box size per City Standard Drawing No. 132, 133 and 134.
2. The seven Ash trees on Brant Ave shall be removed and replaced with four Strawberry trees (*Arbutus unedo*) and/or Redbud trees (*Cercis occidentalis* – 'Merlot') in 24" box size per City Standard Drawing No. 132, 133 and 134.
3. Phoenix dactylifera or True Date shall be planted along 209th Street adjacent to the alley.

4. **Shrubs and ground cover shall be installed within the front landscaped parkway located within the public right-of-way to refurbish the frontage to the satisfaction of the Community Development Director or his designee.**
5. 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.
6. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzale@carson.ca.us
7. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
8. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
9. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
10. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.
11. 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.
12. 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.
13. 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.
14. 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.
15. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
16. 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.
17. 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.
18. 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)

19. 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.

XII. BUSINESS LICENSE

20. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

