



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 10, 2019

SUBJECT: Site Plan and Design Review (DOR) No. 1703-18
Conditional Use Permit (CUP) No. 1019-17

APPLICANT: Mobile Mini Inc.
4646 E. Van Buren St., Suite 400
Phoenix, AZ 85008

REPRESENTATIVE: Kimley-Horn & Associates
765 The City Drive, Suite 200
Orange, CA 92868

PROPERTY OWNER(S): JHD Alameda, LLC
22 Brandt Drive
Moraga, CA 94556

REQUEST: Consider approval of a Site Plan and Design Review No. 1703-18 and Conditional Use Permit No. 1019-17 to renovate an industrial site for an existing cargo container storage facility

PROPERTY INVOLVED: 22632 South Alameda Street

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. 6A

I. Introduction

Applicant

Mobile Mini Inc.
4646 E Van Buren St., Suite 400
Phoenix, AZ 85008

Property Owner(s)

JHD Alameda
22 Brandt Drive
Moraga, CA 94556

Representative

Jacob Glaze
Kimley-Horn & Associates, Inc.
765 The City Drive, Suite 200
Orange, CA 92868

SCMR Properties
9663 Santa Monica Boulevard, #214
Beverly Hills, CA 90210

II. Project Description

The applicant, Kimley-Horn and Associates on behalf of Mobile Mini, requests approval of DOR No. 1703-18 and CUP No. 1019-18 to renovate an existing industrial site and continue the operation of an existing cargo container storage facility in the MH-ORL-D (Manufacturing, Heavy; Organic Refuse Landfill; 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 9141.12 (Uses Permitted on Organic Refuse Landfill Sites) requires Planning Commission and City Council approval of a CUP for occupiable buildings and structures in the ORL zone. Every CUP for a use located in the ORL zone shall be subject to special conditions above and beyond conditions established by way of Carson Municipal Code Section 9172.21 (Conditional Use Permit).

Carson Municipal Code Section 9172.21 (Conditional Use Permit) includes the option to impose conditions related to the proposed use and development as deemed necessary to protect the public health, safety and general welfare.

Founded in 1983, Mobile Mini Inc. is a leading provider of portable storage and specialty containment solutions in the United States. Mobile Mini provides short and long term rental and purchasing options for storage and security needs.

Renovations include repairing the employee/guest parking lot, extensive landscaping improvements, and upgrading the existing perimeter fencing. The installation of three (3) modular offices on permanent foundations will be used by sales, customer service and management staff. The maintenance canopy will be used as a storage container repair facility. New paving will be installed for truck loading and unloading container inventory. Off-site improvements include public right-of-way sidewalk, curb, gutter and street improvements.

There are currently 20 full-time employees on site and after maintenance canopy construction is complete, the number will increase to 30 employees. Once all renovations are complete, it is estimated that the total truck generation will be 60 average daily trips. This trip generation estimate was reviewed and approved by the

City Traffic Engineer. The corresponding number of containers moved on a daily basis will be approximately 20 per day.

A total of 500 container spaces are proposed on site which would allow for a maximum total of 1,500 containers when stacked (three high per container space) on site.

III. Project Site and Surrounding Land Uses

The subject property is located in the MH-ORL-D Zone and is designated Heavy Industrial under the Land Use Element of the General. The subject property is located on Alameda Street between 223rd Street and Sepulveda Boulevard.

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-ORL-D (Manufacturing, Heavy; Organic Refuse Landfill; Design Overlay District)
Site Size	595,162.1 (13.97 ac)
Present Use and Development	Cargo container storage facility
Surrounding Uses/Zoning	North: Heavy Industrial, MH-D South: Heavy Industrial, MH-ORL-D West: Heavy Industrial, MH-D East: City of Long Beach; railroad corridor.
Access	Ingress/Egress: Alameda Street

IV. Analysis

Site History

The site is a former landfill located in a heavy industrial area, surrounded on all sides by industrial uses including the Alameda Corridor. The site has been used by the applicant since 2016 for cargo container storage. From 2004 until 2016, Off Dock USA occupied the site for cargo container storage. Previously Approved Discretionary Permits include: PAR 1005-2004 for ICTF Rail Yard; a cargo container facility expansion and DOR 882-2004 for Off Dock USA; a 542 container storage facility.

On November 6, 2017, the City Council approved Resolution No. 18-116, an exception to the application of Interim Urgency Ordinance No. 18-1805U, a moratorium on the establishment, expansion, or modification of truck yards, logistics facilities, hazardous materials or waste facilities, container storage, and container parking for 12 months, to allow the filing and processing of plans and permits necessary to operate a container storage yard for a maximum of 10 years. As part of City Council approval, the applicant agreed to complete on and off-site improvements.



Site Plan

The subject property measures approximately 14 acres and is currently improved with a fenced, partially paved and lighted industrial yard with one older modular structure slated for removal. A total of three (3) new modular structures totaling (2,160X3=6,480 sf) 6,480 square feet are proposed on the northern portion of the subject property. A maintenance canopy (11,880sf, 35-foot high) is proposed as a storage container repair facility.

Per the Department of Public Works, damaged sidewalk, curb and/or gutter will be repaired and/or replaced along Alameda Street abutting the proposed development.

Access

Three existing driveways along Alameda Street will provide access to the site. Tow trucks with empty trailers will access the site through the southerly driveways and passenger vehicles will access the site through the northerly driveway. Sliding gates are opened by the first employee of the day and remain open till the end of the day, preventing any traffic build up on Alameda. Regional access to the site from freeways will require no driving on residential streets by utilizing Alameda Street, Sepulveda Boulevard, and Wilmington Avenue, which are all truck routes.

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 2 employees plus 1 space for each 300 square feet of office space for cargo container storage facilities. The proposed cargo container storage facility requires 37 parking spaces ($6,480\text{sf}/300\text{sf}=21.6$ parking spaces) plus (30 employees/0.5 parking space=15 parking spaces). The applicant proposes 40 parking spaces; 37 regular with 3 ADA compliant parking spaces thereby exceeding the requirement.

Signage

A Mobile Mini business sign with address will be mounted to the existing CMU wall next to the customer/employee entrance and truck entrance. Wayfinding signs will designate truck entrance and employee/customer entrance.

Fencing

The site is surrounded by sheet metal fencing on the northern perimeter; two rows of chain link fencing on the southern, and eastern perimeter; and precision block wall on the most of the western perimeter.

Three new security gates will be installed at each driveway along Alameda Street. The existing block wall at the 25' foot setback along the western perimeter will be preserved in place. The block and sheet metal wall along the western property line will be removed and a new block wall installed at the 25' setback to align with the preserved block wall.

Landscaping

Carson Municipal Code Section 9148.6 (Cargo Container Storage Facilities) requires cargo container storage facilities adjacent to or visible from, a public right-of-way to be landscaped utilizing a combination of drought resistant plants, decorative landscaping materials and permanent irrigation.

The subject property has a 25 foot landscaped setback along Alameda Street. This area will be cleared of debris, weed barrier installed, filled with pea gravel, permanent irrigation installed and new wall vines planted 10' feet on center along the existing block

wall to prevent graffiti. The existing Eucalyptus trees will be removed, and new African Fern Pine, groundcover, and shrubs will be installed in the landscape setback. New street trees will be installed in tree wells within the parkway. New landscaping including Golden Rain trees, Variegated Mock Orange, and Indian Hawthorn will also be installed in the employee/guest parking lot.

Building and Architecture

Modular offices include decorative trim, windows and entryway awnings which create articulation and fenestration to an otherwise nondescript structure. Additional parking lot landscaping serves to accentuate the proposed offices.

The proposed maintenance canopy has two roll-up doors on the north and south elevation respectively. The maintenance canopy will have a blue metal roof and steel I-beams powder coated tan and blue to add color variation.

The site is on an existing landfill cap making light standard footing installation infeasible. Instead, wall pack lighting systems will be installed within the existing parking lot; on modular office buildings; and on the maintenance canopy. All lighting systems will include glare shields directing light downward and will prevent light trespass onto the neighboring properties and the public right-of-way.

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/property owner shall be responsible for payment of one-time development impact fee at the rate of \$807.56 per container space. Based on the proposed 500 truck spaces, the developer will be responsible for development impact fees in the amount of \$403,780.00. No building 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. The base year CFD fee has been established based on the number of truck trips generated per year. Calculated CFD for this site up to June 2020 is will be \$12,592.50.

On December 5, 2017 the applicant provided a \$50,000 deposit in connection with the exception to the moratorium that was granted as note above. The City will apply the deposit , or remaining portion thereof, towards the IDIF.

VI. Zoning and General Plan Consistency

The project is generally consistent with the standards of the MH-ORL-D (Manufacturing, Heavy; Organic Refuse Landfill; Design Overlay District) zoning designations, and Heavy Industrial General Plan land use designation and will remain consistent with the surrounding uses.

VII. Compliance with CMC Section 9141.12

Carson Municipal Code Section 9141.12 (Uses Permitted on Organic Refuse Landfill Sites) includes the provision that the Commission's decision shall be referred to the City Council for review as if an appeal had been filed pursuant to CMC 9173.4 (Appeals). Accordingly, if approved, this application will be referred to the City Council for their consideration.

VIII. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (IS) was conducted in 2004 for a previously-approved 542 cargo container facility at the project site, and a Mitigated Negative Declaration (MND) was adopted pursuant thereto by the Carson Redevelopment Agency on May 3, 2005. Pursuant to mitigation measures identified in the MND, some technical studies have been updated, including the Geotechnical Report and Air Quality Study, and the studies have concluded the proposed project will not have any new significant impacts.

Pursuant to CEQA Section 15162, there are no substantial changes proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects. The project will be conditioned to comply with all mitigation measures identified in the MND (Section XV of the Conditions of Approval attached as Exhibit B to the proposed resolution attached as Exhibit 1). The IS/MND and studies are on file with the City of Carson Planning Division.

IX. Public Notice

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

X. 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. 1703-18 AND CONDITIONAL USE PERMIT NO. 1019-17 FOR A SITE RENOVATION TO AN EXISTING CARGO CONTAINER FACILITY AT 22632 SOUTH ALAMEDA STREET."

XI. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans (under separate cover)

Prepared by: Leila Carver, 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 REVIEW NO. 1703-18 AND CONDITIONAL USE
PERMIT NO. 1019-17 FOR A SITE RENOVATION TO AN
EXISTING CARGO CONTAINER FACILITY AT 22632
SOUTH ALAMEDA STREET**

WHEREAS, on March 21, 2017, the Department of Community Development received an application from Mobile Mini Inc., for real property located at 22632 Alameda Street and described in Exhibit "A" attached hereto, requesting approval of Site Plan and Design Review No. 1703-18 and Conditional Use Permit No. 1019-17 to renovate an industrial site for an existing cargo container 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 27, 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 finds as follows:

1. With respect to the **Site Plan and Design Review No. 1703-18:**
 - 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 cargo container storage facility 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 employee/guest parking lot, extensive landscaping improvements, and upgrading the existing perimeter fencing. The installation of three (3) modular offices on permanent foundations will be used by sales, customer service and management staff. The maintenance canopy will be used as a storage container repair facility. New paving will be installed for truck loading and unloading container inventory. Off-site improvements include public right-of-way sidewalk, curb, gutter and street improvements.

EXHIBIT NO. - 1



- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. 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) Landscaping and site design will provide the proper screening from public right-of-way along Alameda Street. The subject property has a 25 foot landscaped setback along Alameda Street. This area will be cleared of debris, weed barrier installed, filled with pea gravel, permanent irrigation installed and new wall vines planted 10' feet on center along the existing block wall to prevent graffiti. The existing Eucalyptus trees will be removed, and new African Fern Pine, groundcover, and shrubs will be installed in the landscape setback. New street trees will be installed in tree wells within the parkway. New landscaping including Golden Rain trees, Variegated Mock Orange, and Indian Hawthorn will also be installed in the employee/guest parking lot.

2. With respect to the **Conditional Use Permit (CUP) No. 1019-17:**

- 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 cargo container storage facility 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 renovation of the cargo container storage facility.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. Three existing driveways along Alameda Street will provide access to the site. Tow trucks with empty trailers will access the site through the southerly driveways and passenger vehicles will access the site through the northerly driveway. Regional access to the site from freeways will require no driving on residential streets by utilizing Alameda Street, Sepulveda Boulevard, and Wilmington Avenue, which are all truck routes. A total of 500 cargo container spaces are proposed for the site. The proposed cargo container storage facility requires 37 parking spaces ($6,480\text{sf}/300\text{sf}=21.6$ parking spaces) plus (30 employees/ 0.5 parking space= 15 parking spaces). The applicant proposes 40 parking spaces; 37 regular with 3 ADA compliant parking spaces. 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.
- e) The proposed cargo container storage facility will be compatible with the intended character of the area. The site will continue to be operated as a cargo container facility, consistent with the intended industrial character of the area. The proposed project consists of renovating an existing industrial site including installation of three modular office units, a maintenance canopy and continued operation of an existing cargo container storage facility on the site, landscaping improvements, and upgrading of the screening wall at the 25 foot setback.



SECTION 3. An Initial Study (IS) was conducted, and a Mitigated Negative Declaration (MND) was adopted, for a 542 cargo container facility approved for the project site in 2005. Pursuant to mitigation measures identified in the MND, some technical studies were updated, including the Geotechnical Report and Air Quality Study, and the studies found no new significant impacts associated with the proposed project. Pursuant to CEQA Guidelines Section 15162, there are no substantial changes proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects. The prior IS/MND and the updated studies are on file with the City's Planning Division and incorporated herein by reference.

SECTION 4. Site Plan and Design Review No. 1703-18 and Conditional Use Permit No. 1019-17 complies 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 Section 9141.12 (Uses Permitted on Organic Refuse Landfill Sites) and of the Carson Municipal Code ("CMC").

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Site Plan and Design Review No. 1703-18 and Conditional Use Permit No. 1019-17 for the proposed renovation of an industrial site for an existing cargo container facility at 22632 South Alameda Street, subject to the Conditions of Approval contained in Exhibit B attached hereto.

SECTION 6. Pursuant to CMC Section 9141.12(B), the Secretary of the Planning Commission is hereby directed to refer the Planning Commission's approval of Conditional Use Permit No. 1019-17 as set forth in this Resolution to the City Council for review as if an appeal had been filed pursuant to CMC Section 9173.4.

SECTION 7. This decision of the Planning Commission shall become effective and final 15 days after the date of the action and subject to approval of Conditional Use Permit No. 1019-17 by the City Council unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code Section 9173.4 of the Zoning Ordinance.

SECTION 8. 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



LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles and described as follows:

That portion of the 398.11 acre tract of land allotted to Ana Josefa Dominguez de Guyer by the Final Decree of a Partition of a portion of the Rancho San Pedro had in Case No. 3284 Superior Court of Los Angeles County, State of California, bounded as follows:

On the North by the Southerly line of the land described in the deed to Frank Weise and wife, recorded November 13, 1945 in [Book 22406 Page 275](#), of Official Records, on the East by the Westerly line of the land described in the deed to the City of Los Angeles, recorded May 9, 1935 in [Book 13410 Page 191](#), Official Records; on the South by the South line of said 398.11 acre tract; and on the West by the Easterly line of Alameda Street (50 feet wide) formerly Railroad Avenue.

(End of Legal Description)

APN: [7315-010-005](#)

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.



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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
SITE PLAN AND DESIGN REVIEW NO. 1703-18
CONDITIONAL USE PERMIT NO. 1019-17**

BUSINESS LICENSE

1. 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.

GENERAL CONDITIONS

1. 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 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 \$807.56 per container space. Based on the proposed 500 container spaces, the developer will be responsible for development impact fees in the amount of \$403,780.00. No building permits shall be issued prior to the full payment of the DIF Amount. With respect to the IDIF Amount, City acknowledges receipt of a \$50,000.00 deposit received from Mobile Mini on or about December 5, 2017. The City shall apply the Deposit towards the IDIF Amount due hereunder.
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). Developer has agreed to and shall participate in the CFD No 2018-01 for these purpose so as to offset the ongoing impacts of the Project (the CFD Benefits), in accordance with the CFD Cost Allocation attached as Exhibit "A" to the Agreement For Development Impact Fees And Community Facilities District Participation, subject to each of the following:
3. 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 base year CFD fee has been established based on the number of truck trips generated per year. Calculated CFD for this site up to June 2020 is will be \$12.592.50.
4. If a building permit for Site Plan and Design Review No. 1703-18 and Conditional Use Permit No. 1019-17 are 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.



5. 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.
6. 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.
7. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
8. 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.
9. 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.
10. 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.
11. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, the conditional use 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.
12. 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.
13. 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.
14. 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.

15. 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.

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. Modular offices shall include decorative trim, windows and entryway awnings. Maintenance canopy shall include blue metal roof and steel I-beams powder coated tan and blue to add color variation.
3. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
4. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
5. 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.).

6. 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.

FENCE/WALLS

1. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
2. **The block and sheet metal wall at the property line shall be removed and a new block wall shall be installed to align with the preserved block wall at the 25-foot setback.**

LANDSCAPE/IRRIGATION

1. **Install additional screening on and near existing and proposed block walls on western perimeter with vines and fast-growing landscape prior to issuance of certificate of occupancy.**
2. A final landscape plan should be submitted Planning Division for approved prior to issuance of building permit.
3. Comply with the provisions of the State Model Water Efficiency Landscaping Ordinance.
4. 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.
5. The proposed irrigation system shall include best water conservation practices.
6. 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.
7. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
8. 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

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.

PARKING

1. All driveways shall remain clear. No encroachment into driveways shall be permitted. **Sliding gates at each driveway along Alameda Street shall remain open during regular business hours.**
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.

TRASH

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

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.

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.



ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

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. 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.
6. 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.

Prior to Issuance of Building Permit

7. 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.
8. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
9. 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.
10. 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.
11. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.

12. 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 Alameda Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b) Remove and replace any broken/damaged driveway approach within the public right of way along Alameda Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - c) Remove unused driveway approach if any, within the public right of way along Alameda 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.
 - d) Modify existing driveways within the public right of way along Alameda 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.
 - e) 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.
 - f) Install raised landscaped median along the Alameda Street to the satisfaction of the City Engineer. The Developer has the option to make a cash payment to the City of Carson In-Lieu of constructing the raised landscaped median.
 - g) Install striping and pavement legend per City of Carson PW Standard Drawings.
 - h) Paint Curbs Red along Alameda Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
13. 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 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

14. 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.



15. 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.
16. 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.
17. 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.
18. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
19. 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.
20. 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.
21. 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)
22. 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.

**CITY OF CARSON, PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES
DIVISION – STORMWATER/NPDES UNIT**

Prior to Issuance of Building Permit

1. 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.
2. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.

3. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
4. 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 to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us
5. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver copy to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us
6. 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

7. 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.
8. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzale@carson.ca.us
9. COVENANT shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
10. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
11. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, TRAFFIC AND LIGHTING DIVISION - STREET LIGHTING REQUIREMENTS

Condition of Annexation

1. Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
2. Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.



The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.

Conditions of Acceptance for Street Light Transfer of Billing

3. The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "As Built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

FIRE DEPARTMENT

1. The proposed development is subject to the Fire Code and all applicable Regulations and Access Standards.
2. Install 2 new public fire hydrants on Alameda Street, as indicated on the Fire Department site plan markup dated January 10, 2018. Submit through epicla.lacounty.gov the water improvement plans for the required public fire hydrants for review and approval of fire hydrant locations.
3. Access is accepted as shown on the site plan dated December 5, 2017 (city date). Maintain the required Fire Department Access:
 - a. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. *Fire Code 503.1.1 and 503.2.2*
 - b. Cross hatch the Fire Department vehicular access on the site plan and clearly depict the required width.



4. Provide and maintain an all-weather surface:
 - a. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
 - b. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extent to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Provide a note on the site plan. *2016 County of Los Angeles Fire Code Section 503 Section 503.1.1*

5. When security gates are provided, maintain a minimum access width of 28 feet. The security gate shall be provided with an approved means of emergency operation and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. *Fire Code 503.*
 - a. Action Required: Provide a verbatim note on the site plan; and indicate the access width of the security gate on the site plan. Also indicate the means of emergency operation, and the requirement that it be maintained operational at all times and equipped with a Fire Department approved locking device. Provide a note on the site plan that all proposed gates shall be equipped with Fire Department approved locking device.

ENVIRONMENTAL

1. The following adopted mitigation measures for the Off-Dock USA Mitigated Negative Declaration dated November 2004 have been incorporated here by reference hereto:

Mitigation Measure No.	Existing Mitigation Measures /Project Design Feature
<i>Aesthetics</i>	
MM-AE-1	The container stacks shall be fully screen from view from Alameda Street. This shall include landscaping, solid gates, or solid perimeter block walls and fencing. Screening and improvements shall be subject to review by the Planning Division. All required wall/fence permits shall be secured and shall be constructed in accordance with the height requirements in the Municipal Code.



Mitigation Measure No.	Existing Mitigation Measures /Project Design Feature
MM-AE-2	A 25-foot wide landscaping area containing trees of a minimum 25 feet high shall be located along the front property line. Trees shall be in 36-inch boxes and shall be sufficient to help screen the container stacks from Alameda Street.
MM-AE-3	Improvements to existing or proposed buildings and structures which are visible from Alameda Street shall be required. This shall include a remodeling of the existing building façade and painting or renovation of structures.
MM-AE-4	Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
<i>Air Quality</i>	
MM-AQ-1	Comply with SCAQMD Rule 403, including those requirements described in the applicant's Fugitive Dust Control Plan. Refer to SCAQMD Rule 403 for additional measures to control fugitive dust.
MM-AQ-2	Truck traveling outside will maintain a speed of less than 15 miles per hour to control dust levels.
MM-AQ-3	Transport of product shall be planned so to minimize the number of trips. This shall be done by planning destination routes to and from the site.
MM-AQ-4	Suspend site preparation activities when wind speeds exceed 25 miles per hour.
MM-AQ-5	Install onsite pollution control equipment.
MM-AQ-6	Exposed piles (i.e. gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
MM-AQ-7	Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads. Water sweepers using reclaimed water are recommended.
MM-AQ-8	Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
<i>Geology and Soils</i>	
MM-GEO-1	The proposed project shall comply with the standards set forth in the UBC (most recent edition) for structures on-site to assure safety of the occupants to the satisfaction of the Department of Building and Safety prior to issuance of a building permit. These standards included compliance with California Division of Mines and Geology Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California)...
MM-GEO-2	A qualified geotechnical engineer shall be present on-site during excavation, grading, and general site preparation activities to monitor the implementation of the recommendations as specified in the geotechnical report.
MM-GEO-3	A site-specific geological and soil investigation shall be conducted, and a report prepared which satisfies the requirements of the City Engineer and the Building and Safety Department. The report shall also include

Mitigation Measure No.	Existing Mitigation Measures /Project Design Feature
	<p>recommendations for managing geological and soil related hazards. These recommendations shall be incorporated into the final project design and include, but not limited to, the following:</p> <ul style="list-style-type: none"> b) A more precise characterization of the soil conditions and bearing capacity of the soils; c) Assessment of presence of methane and volatile organic compounds; d) Recommendations for addressing presence of methane and volatile organic compounds; e) Assessment of presence/absence of corrosive or reactive soils; f) Analysis of the potential for shrinkage and bulking factors for on-site soils; g) Soil sampling to identify contaminated soils and delineation of affected areas; h) Subgrade preparation, building pad grading requirements, paved areas, and backfill and compaction requirement recommendations; i) Excavation recommendations and analysis of excavatability of the soil; j) Recommendations for use of on-site soils as engineered fill; k) Recommendations for active and passive pressures for walls; l) Recommendations for typical pavement sections; and m) Recommendations for floor slabs on grade and exterior concrete walkways
<i>Noise</i>	
MM-NOI-1	All operations shall comply with the City of Carson Noise Ordinance.
MM-NOI-2	All equipment of the premises used for such processes shall be constructed, operated, and maintained in such a manner so as to minimize noise or vibration that would be detrimental to the surrounding area.
MM-NOI-3	Perimeter walls shall be incorporated into the project design which will reduce noise levels generated by site activities to levels within the City of Carson noise standards.

SPECIAL CONDITIONS

Pursuant to Carson Municipal Code Section 9141.12 for Organic Refuse Landfill Sites

1. Approval by the Building Official of the report provided for in subsection A of CMC Section 9141.12. The report shall be submitted by the applicant pursuant to the applicable provisions of the Building Code, prepared by a licensed civil engineer designated by the applicant and approved by the City, which shall provide and include plans for a protective system or systems designated to eliminate or mitigate the potential hazards and environmental risks associated with the proposed use.

2. All measures to eliminate or mitigate the hazards and environmental risks associated with the site proposed in the report approved by the Building Official provided for in subsection A of CMC Section 9141.12 and shall be incorporated into the project. Such measures shall include monitoring, evaluation and control of methane gas produced by the site as the City shall determine to be necessary to protect the public health, safety or welfare with respect to the production or migration of methane gas.
3. Monitoring and regular inspections and reports by a licensed civil engineer designated by the applicant and monitored, evaluated and approved by the Building Official shall be done and filed with the City from time to time as directed by the Building Official at the applicant's cost.
4. The mitigation measures required shall be implemented to the satisfaction of the Building Official. In the event that the Building Official finds that such measures when implemented are inadequate to protect the public health, safety, or welfare, the Building Official or Council may (1) require additional mitigation measures to be incorporated into the project, or (2) after notice to the applicant and an opportunity to be heard, declare the conditional use permit null and void if the Council finds that the public health, safety or welfare cannot be adequately protected to the satisfaction of the Council.
5. Adequate measures shall be taken to eliminate odors from the site to the satisfaction of the Building Official.
6. The applicant shall, at the applicant's own expense, carry public liability insurance during the existence of the conditional use permit, with a company and policy to be approved by the City Attorney, covering liability for injuries or death arising out of or in connection with the use of the site pursuant to said permit in an amount not less than \$5,000,000. The City shall be named as an additional assured under such insurance policy.

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