



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 10, 2019

SUBJECT: Site Plan and Design Review (DOR) No. 1795-19

APPLICANT: 4G Development
 P.O. Box 20571
 San Diego, CA 92198
 Chick-fil-A, Inc.
 P.O. Box 725489
 Atlanta, GA 31139-9923

PROPERTY OWNER: Kevin J. Theodora
 20501 S. Avalon Blvd.
 Carson, CA 90745

REQUEST: Consider approval of a Site Plan and Design Review No. 1795-19 for a proposed Chick-fil-A restaurant

PROPERTY INVOLVED: 20501 S. Avalon Boulevard

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. 6D

I. Introduction

Applicant

Kelsey Wu, Project Manager
4G Development
P.O. Box 20571
San Diego, CA 92198

Property Owner

Kevin J. Theodora
20501 S. Avalon Blvd.
Carson, CA 90745

Chick-fil-A, Inc.

P.O. Box 725489
Atlanta, GA 31139-9923

II. Project Description

The applicant, 4G Development on behalf of Chick-fil-A, requests approval of (DOR) No. 1795-19 to demolish an existing office/commercial site and to construct a new Chick-fil-A restaurant with drive-thru, indoor children's play-area and outdoor patio seating in the CR-D (Commercial, Regional Center; Design Overlay District) zone.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters are in College Park, Georgia. The company operates more than 2,300 restaurants, primarily in the United States with locations in 47 states and plans for a location in Hawaii to be the 48th state. The restaurant serves breakfast before transitioning to its lunch and dinner menu. Hours of operation are Monday through Saturday 6 AM to 11:00 PM.

III. Project Site and Surrounding Land Uses

The subject property site is located in the CR-D zone and is designated Regional Commercial under the Land Use Element of the General Plan. The subject property is located on the southwest corner of Avalon Boulevard and Carson Plaza Court.

Land uses surrounding the proposed project site are primarily commercial properties.



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	Regional Commercial
Zone District	CR-D (Commercial, Regional - Design Overlay District)
Site Size	53,591.4 SF (1.2 acres)
Present Use and Development	Professional Offices
Surrounding Uses/Zoning	North: Commercial, CR-D South: Commercial, CR-D East: Commercial, CR-D MUR (Mixed-Use Residential) West: Commercial, CR-D
Access	Ingress/Egress: Avalon Blvd. and Carson Plaza Drive

IV. Analysis

Site History

The subject property was originally developed in 1978 as commercial offices with an adjoining at grade parking lot. The two-story structure includes office space, lounge area and conference rooms. It is situated on Avalon Boulevard across the street from the Carson Mall and located amongst numerous fast-food and fast-casual restaurants between Del Amo Boulevard and Dominguez Street. Previous tenants include law offices, financial planners, home mortgage groups, and consulting services. Current tenants include Aegion Energy Services Inc. and Platinum Home Mortgage Corporation.



Site Plan

The subject property measures approximately 1.2 acres and is currently improved with two two-story office buildings (21,000 sf), parking lot and landscaping planters. The proposed drive-thru restaurant includes a total gross area of 4,962 square feet with 365 square feet dedicated to an outdoor patio. A new parking lot will be installed that will include accessible American Disabilities Act (ADA) and Electric Vehicle (EV) parking. Pedestrian hardscape area, landscape planters with permanent irrigation and a trash enclosure will be installed. A number of mature trees on the eastern perimeter will be preserved in place. Off-site improvements will include the removal of diseased street trees. The public right-of-way will be improved with the removal and replacement of broken sidewalks, curbs, gutters and curb cuts. The applicant will widen the existing 5' foot sidewalk surrounding the property to provide a uniform 8 foot wide sidewalk with new street trees and tree wells with permanent irrigation. The project will include the complete demolition of the existing two-story office building, existing parking lot and existing landscaping areas.

Access

The applicant will reinstall two new ingress/egress driveways located along Avalon Boulevard and Carson Plaza Drive for vehicular access to the subject property.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 100 square-feet of gross floor area for dining and drinking establishments. The proposed restaurant with drive-thru requires 50 parking spaces (4,962sf/100sf=49.62 parking spaces); 48 regular and 2 ADA compliant parking spaces. The applicant proposes 53 parking spaces; 49 regular with 4 ADA compliant parking spaces.

Building and Architecture

The project is designed in a modern architectural style combining stucco, brick veneer, metal fascia and storefront windows to create interest and break the monotony of the façade. The offset of grey and white colored stucco effectively breaks up the façade and the dark bronze canopy metal fascia and deck produces a modern design aesthetic.

Signage

Carson Municipal Code Section 9136.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage. The proposed restaurant with drive-thru has approximately 180' feet of lot frontage along Avalon Boulevard allowing 360 (180 x 2 = 360) square feet of signage. The applicant proposes approximately 280 square feet of directional, monument, and wall signage.

Fence and security

The existing garden block wall at the southwesterly corner will be removed in its entirety. A new stucco covered garden wall will be installed on the western perimeter of the subject property from continuing the existing stucco covered wall that serves as trash enclosure and perimeter wall to property to the west. The wrought iron fence on the northerly property line facing Avalon Boulevard will be removed in its entirety. .

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 restaurant with drive-thru requires a total of 2,662 (53,240 x .05 = 2,662) square feet of landscaping. The applicant proposes 12,689 square feet of landscaping.

New strawberry trees will be installed along Avalon Boulevard and Carson Plaza Drive (25' feet on center) in new tree 4' feet by 4' tree wells. Permanent irrigation utilizing best water conservation practices will be installed for both on site and off site landscaped areas.

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, 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 \$2,332.14. No grading or 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. Based on the adopted CFD, the project is exempt due to the subject property's land use (commercial).

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the Commercial, Regional Center (CR) zoning designation and Regional Commercial General Plan land use designation and will remain consistent with the surrounding uses.

VII. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects.

VIII. Public Notice

Notice of public hearing was posted to the project site on November 28, 2019. Notices were mailed to property owners and occupants within a 750' radius on November 28, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

IX. 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. 1795-19 FOR A PROPOSED CHICK-FIL-A RESTAURANT AT 20501 AVALON BOULEVARD."

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans

Prepared by: Kaneca Pompey, Planning Technician

**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. 1795-19 FOR A
PROPOSED CHICK-FIL-A RESTAURANT AT 20501
AVALON BOULEVARD**

WHEREAS, on July 30, 2019 the Department of Community Development received an application from 4G Development, on behalf of Chick-fil-A, Inc. for real property located at 20501 Avalon Boulevard and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1795-19 to demolish an existing office/commercial site and to construct a new Chick-fil-A restaurant with drive-thru, indoor children's play area and outdoor patio seating; 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. 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 28, 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:

- 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 Regional, Commercial and the proposed restaurant 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. The proposed drive-thru restaurant includes a total gross area of 4,962 square feet with 365 square feet dedicated to an outdoor patio. A new parking lot will be installed that will include American Disabilities Act (ADA) and Electric Vehicle (EV) parking.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The applicant will reinstall two new ingress/egress driveways located along Avalon Boulevard and Carson Plaza Drive for vehicular access to the subject property. Carson Municipal Code Section 9162.21

EXHIBIT NO. - 1



(Parking Spaces Required) requires 1 parking space for every 100 square-feet of gross floor area for dining and drinking establishments. The proposed restaurant with drive-thru requires 50 parking spaces (4,962sf/100sf=49.62 parking spaces); 48 regular and 2 ADA compliant parking spaces. The applicant proposes 53 parking spaces; 49 regular with 4 ADA compliant parking spaces. 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) New landscape will be installed throughout the site providing shade to vehicles and enhancing the visual attractiveness from adjoining streets and walkways.

SECTION 3. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment and is categorically exempt under class 32, In-fill Development Projects. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 4. Design Overlay Review No. 1795-19 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1795-19 for a proposed building and site remodel of a new Chick-fil-A restaurant at 20501 Avalon Boulevard, 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





First American

ISSUED BY
First American Title Insurance Company

File No: NCS-958929-SD

Exhibit A

File No.: NCS-958929-SD

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

PARCEL A:

PARCEL 5 OF PARCEL MAP NO. 3440, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 49 PAGE 45](#) OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PER CENT OF THE OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS OR EQUIPMENT, HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID REAL PROPERTY, AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN [BOOK D2250 PAGE 752](#), OFFICIAL RECORDS.

PARCEL B:

A MUTUAL DRIVEWAY EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS THAT PORTION OF PARCEL 2, PARCEL MAP NO. 3441, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN [BOOK 49 PAGE 46](#) OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 2, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF AVALON BOULEVARD, AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, SOUTH 74°14'42" WEST 36.94 FEET; THENCE NORTH 42°23'51" EAST 47.38 FEET TO SAID AFOREMENTIONED SOUTHWESTERLY LINE OF AVALON BOULEVARD, A RADIAL LINE TO SAID POINT BEARS SOUTH 75°21'48" WEST; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1280.84 FEET AN ARC DISTANCE OF 6.22 FEET THROUGH A CENTRAL ANGLE OF 0°16'41" TO A POINT ON SAID SOUTHWESTERLY LINE TO WHICH A RADIAL LINE BEARS SOUTH 75°05'07" WEST; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF AVALON BOULEVARD SOUTH 6°08'14" EAST 19.06 FEET TO THE POINT OF BEGINNING.

For conveyancing purposes only: APN 7339-018-017

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1795-19**

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, the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment. Based on the proposed project and the current FY 19-20 fees, the developer will be responsible for payment of one-time impact fees at the rate of \$4.37 per square foot of building constructed. The applicant will receive an impact fee credit at the office rate of \$2.71 per square foot of building demolished. Based on the forgoing, the applicant will be responsible for the minimum administration fee of \$2,332.14(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 building permit in one lump sum installment. Fees subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No grading or building permits shall be issued prior to the full payment of the DIF Amount. See the following City webpage for additional information:
<http://ci.carson.ca.us/CommunityDevelopment/IDIFProgram.aspx>
2. If a building permit for Design Overlay Review No. 1795-19 is not issued within **two years** of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
3. 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.
4. 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.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. 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.
7. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

III. FENCE/WALLS

1. Demolish existing 3 foot high brick garden wall near Carson Plaza Drive.
2. A new 3' foot high garden wall will be installed on the northwestern perimeter of the subject property from Carson Plaza Drive connecting with the existing garden wall. Stucco material will be utilized for the garden wall to match the existing garden wall. The garden wall will serve to delineate the new development from the existing uses to the northeast of the property
3. Remove wrought iron fence near the eastern portion of the property near Avalon Boulevard.
4. Condition number 3 is contingent on cooperation from the adjoining property owner.

IV. LANDSCAPE/IRRIGATION

1. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
2. 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.
3. 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.
4. The proposed irrigation system shall include best water conservation practices.



5. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
6. 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

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.
2. The parking areas will be re-slurry sealed and re-stripped with a new parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
3. All areas used for movement, parking, loading, or storage of vehicles shall be paved, striped and provided with wheel stops in accordance with Section 9162.0 of the Zoning Ordinance.

VII. Pavement

1. Parking lot will be repaved in its entirety.
2. Proposed 6' concrete curb at northeast corner of subject property (defines two parking spaces and landscaping area) to be extended to surround entire landscaping berm including that portion that faces the Avalon public right-of-way and the eastern property line.

VIII. TRASH

1. Trash collection shall comply with the requirements of the City's trash collection company.
2. Split-face block will be utilized for the proposed trash enclosure/storage area.

IX. 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.

X. 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.

XI. FIRE DEPARTMENT

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

XII. ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

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**, the proposed development is subject to the following:

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 Carson Plaza Drive and Avalon Blvd. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b. Install 8ft wide sidewalk, along Avalon and Carson Plaza Drive abutting this proposed development per City of Carson PW Standard Drawing No. 115, case 2, and Drawings No. 117.
 - c. The Developer shall modify existing driveways within the public right of way along Carson Plaza Drive and Avalon Blvd. 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.
 - d. 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.
 - e. Install/If necessary, modify existing wheelchair ramp at the corner of Avalon Blvd. and Carson Plaza Drive per City of Carson PW Standard Drawings, in compliance with ADA requirements.
 - f. Install striping and pavement legend per City of Carson PW Standard Drawings.
 - g. Paint Curbs Red along Carson Plaza Drive and Avalon Blvd. within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
 - h. Sewer Main Improvements (if any) along Carson Plaza Drive and Avalon Blvd. as determined by the aforementioned sewer area study.
 - i. Storm Drain Improvements (if any) along Carson Plaza Drive and Avalon Blvd. as determined by the aforementioned requirement.
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**, the proposed development is subject to the following:

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.

XIII. Public Works

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



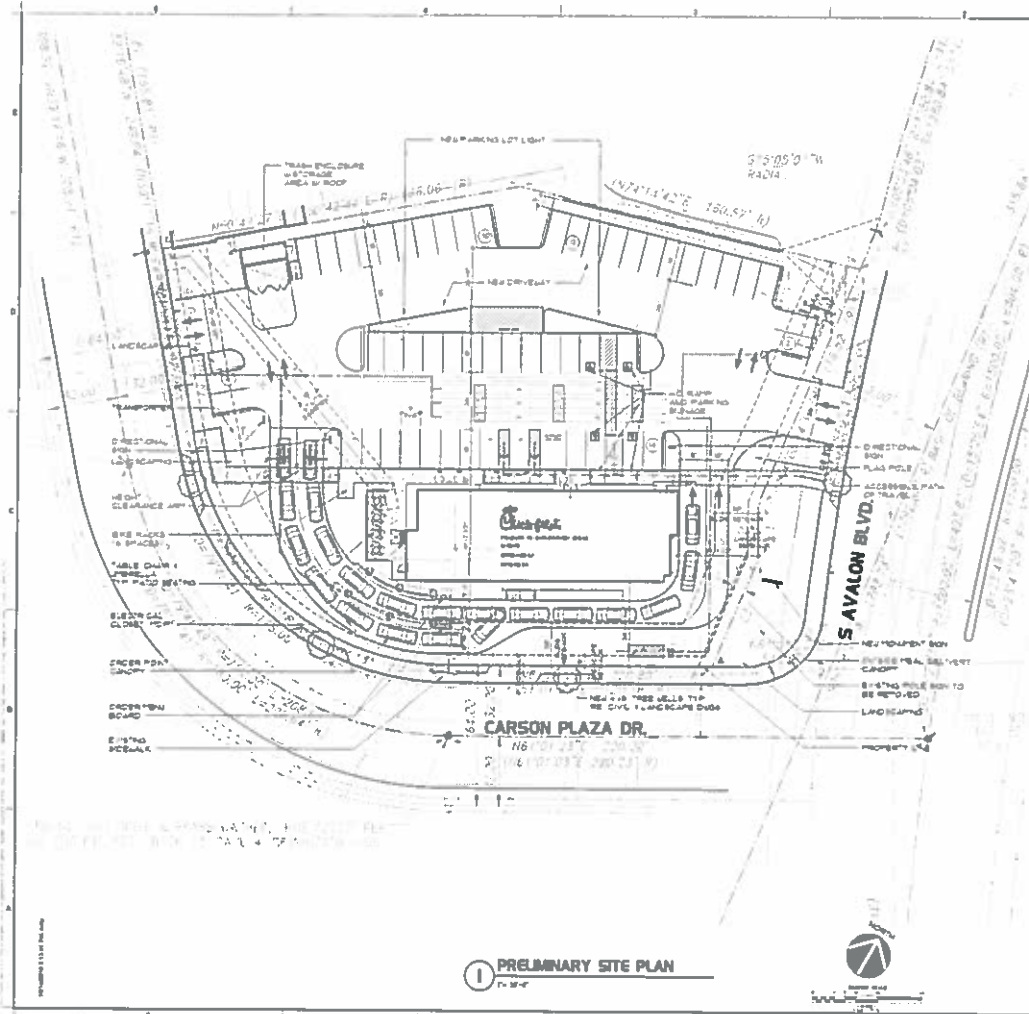
6. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division.

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.
12. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

XIV. BUSINESS LICENSE

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.



BUILDING DATA

OCCUPANCY	41 RESTAURANT
PER SPAN/LED	175
CONSTRUCTION TYPE	V 8
SITE AREA	53,240 SF
BUILDING AREA	4,142 SF
PATIO AREA	345 SF
FAB	0.00
DECK	0.00

CE O COMMERCIAL, REGIONAL, 10 TH A
DESIGN BY OTHERS, UNDER THE
REGIONAL, COMMERCIAL, SPECIAL PLAN

PARKING

STANDARD SPACES REQUIRED	17 (ALL 00 GP - 1 AND 00 - 10)
TOTAL SPACES REQUIRED	90
TOTAL SPACES PROVIDED	53 SPACES PROVIDED
BIKE SPACES REQUIRED	4 SPACES
BIKE SPACES PROVIDED	4 SPACES



Chick-fil-A
 8000 Southpark Blvd
 Atlanta, Georgia
 30339-2000

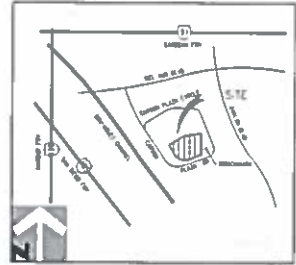


crho
 ARCHITECTS
 1000 17th St, Suite 100
 Atlanta, GA 30339
 Phone: 404.525.1000

CHICK-FIL-A
AVALON @ CARSON PLAZA
 2891 AVALON BLVD., CARSON, GA

FSR# 04518
 FSR# 04518
 04/15/2014

DATE: 04/15/2014
 TIME: 10:00 AM
 PROJECT: CHICK-FIL-A
 SHEET: 1 OF 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET TITLE: PRELIMINARY SITE PLAN

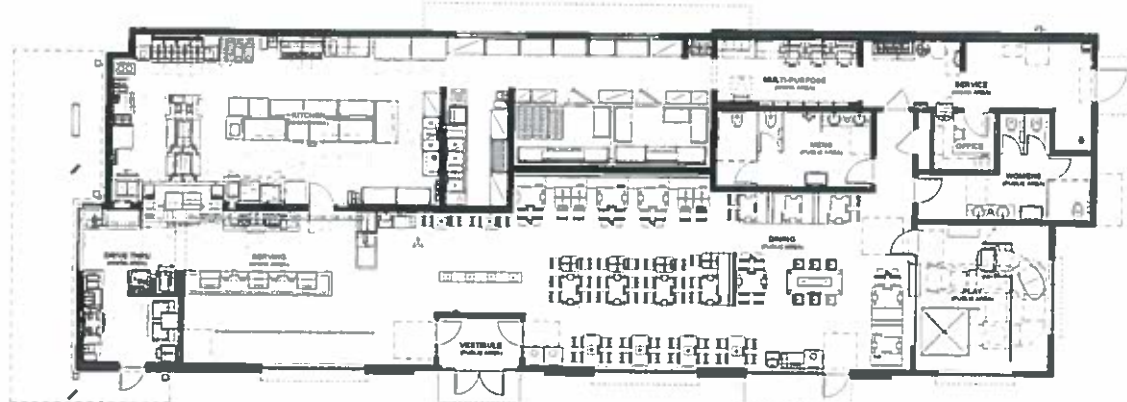


2 VICINITY MAP

1 PRELIMINARY SITE PLAN
 P. 30-C

EXHIBIT NO. - 2





18 FLOOR PLAN

Building Area: 4,962 S.F.
Patio Area: 365 S.F.

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



Chick-fil-A

Chick-fil-A
200 Burlington Road
Atlanta, Georgia
30348-2998



CHICK-FIL-A
Avalon & Carson Plaza
20801 Avalon Blvd
Carson, CA 90746

FSR#04518

DATE: 04/15/10
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/15/10
2	REVISED	04/15/10
3	REVISED	04/15/10
4	REVISED	04/15/10
5	REVISED	04/15/10
6	REVISED	04/15/10
7	REVISED	04/15/10
8	REVISED	04/15/10
9	REVISED	04/15/10
10	REVISED	04/15/10
11	REVISED	04/15/10
12	REVISED	04/15/10
13	REVISED	04/15/10
14	REVISED	04/15/10
15	REVISED	04/15/10
16	REVISED	04/15/10
17	REVISED	04/15/10
18	REVISED	04/15/10
19	REVISED	04/15/10
20	REVISED	04/15/10
21	REVISED	04/15/10
22	REVISED	04/15/10
23	REVISED	04/15/10
24	REVISED	04/15/10
25	REVISED	04/15/10
26	REVISED	04/15/10
27	REVISED	04/15/10
28	REVISED	04/15/10
29	REVISED	04/15/10
30	REVISED	04/15/10
31	REVISED	04/15/10
32	REVISED	04/15/10
33	REVISED	04/15/10
34	REVISED	04/15/10
35	REVISED	04/15/10
36	REVISED	04/15/10
37	REVISED	04/15/10
38	REVISED	04/15/10
39	REVISED	04/15/10
40	REVISED	04/15/10
41	REVISED	04/15/10
42	REVISED	04/15/10
43	REVISED	04/15/10
44	REVISED	04/15/10
45	REVISED	04/15/10
46	REVISED	04/15/10
47	REVISED	04/15/10
48	REVISED	04/15/10
49	REVISED	04/15/10
50	REVISED	04/15/10

Entitlement

A-1.1



