

CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:	May 10, 2022
SUBJECT:	Site Plan and Design Review (DOR) No. 1886-21 Conditional Use Permit (CUP) No. 1116-22
APPLICANT:	Market Street Development LLC c/o Katy Schardt 5930 Granite Lake Dr., Suite 110 Granite Bay, CA 95746
PROPERTY OWNER:	Thoth Equities LLC 6709 La Tijera Blvd., #804 Los Angeles, CA 90045
REQUEST:	Consider approval of DOR No. 1886-21 and CUP No. 1116-22 for a proposed senior health care facility within an existing 17,792-square-foot building with related tenant and site improvements
PROPERTY INVOLVED:	20920 Chico Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson (Vacant)			Monteclaro
		Vice Chair Palmer			D. Thomas
		Diaz			Rashad
		Guerra			Hernandez
		Huff			Docdocil
					Alt. (Vacant) Alt. Hernandez Alt. Wilson

Item No. 5A

I. Introduction

<u>Property Owner</u> Thoth Equities LLC 6709 La Tijera Blvd., #804 Los Angeles, CA 90045 <u>Applicant</u> Market Street Development LLC 5930 Granite Lake Dr., Suite 110 Granite Bay, CA 95746

II. Project Description

The applicant, Katy Schardt on behalf of Market Street Development LLC, requests approval of DOR No. 1886-21 and CUP No. 1116-22 to develop and operate a senior health care facility within an existing one-story, 17,792-square-foot building with related tenant and site improvements located in the ML-D (Manufacturing Light, Design Review) zone.

Carson Municipal Code Section 9172.23B(1b) (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more and the work involves changes in exterior architectural design, landscaping design or parking facilities.

Carson Municipal Code Section 9141.1 (Industrial Zones – Uses Permitted) states any principal use permitted in any commercial zone, whether automatically, with limitation, or by conditional use permit, is automatically permitted in the industrial zones, subject to the same requirements specified for such use in the commercial zones.

Carson Municipal Code Section 9141.1 (Industrial Zones – Uses Permitted) states public health centers require a conditional use permit. The facility shall become licensed pursuant to Division 2 of the California Health and Safety Code or, if exempt from licensure, shall meet standards equivalent to those prescribed by State law. The surrounding area does not provide an environment detrimental to health care.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on General Plan consistency, the site can accommodate the proposed use, adequate circulation, adequate water supply, and compatible with the character of the area. The applicant intends to implement a Programs of All-Inclusive Care for the Elderly (PACE) program which provides comprehensive medical and social services to certain frail, community-dwelling elderly individuals, most of whom are dually eligible for Medicare and Medicaid benefits. An interdisciplinary team of health professionals provides PACE participants with coordinated care that includes daycare, meals, counseling, physical therapy, and social services. For most participants, the comprehensive service package enables them to remain in the community rather than receive care in a nursing home. The facility will operate Monday through Friday from 8:00 a.m. to 5:00 p.m.

III. Project Site and Surrounding Land Uses

The subject property is in the ML-D (Manufacturing Light – Design Review) Zone and is designated Light Industrial under the Land Use Element of the General Plan. The subject property is located at the intersection of Chico Street and Dominguez Street.

Land uses surrounding the proposed project site are primarily commercial and residential uses.



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

Site Information				
General Plan Land Use	Light Industrial			
Zone District	ML-D (Manufacturing Light-Design Overlay)			
Site Size	1.37 acres			
Present Use and Development	Childcare Development and Office			
Surrounding Uses/Zoning	North: Commercial Regional-Design Overlay-Mixed- Use Residential, CR-D-MUR, and Light Industrial, ML-D South: Light Industrial, ML-D East: Light Industrial, ML-D West: Commercial, Regional Center-Design Overlay, CR-D			
Access	Ingress/Egress: Chico and Dominguez Street			

The following table provides a summary of site information:

IV. <u>Analysis</u>

Site History

In 1975 a 17,792-square-foot warehouse building was constructed with an adjoining at grade parking lot. In 1997, the warehouse was converted to office space and occupied by the current property owner. In 2014, the current property owner established a childcare development facility. Both uses have current business operations at the subject property. The subject property is located on the south-east corner of Chico Street and Dominguez Street, diagonally across from the 24-Hour Fitness located on the South Bay Pavilion property and within a light industrial area consisting of primarily commercial uses. The site has existing perimeter and on-site landscape.



Figure (b): Street view of the existing office and childcare development

<u>Site Plan</u>

The subject property measures approximately 1.37 acres. The proposed remodel to the existing 17,792-square-foot building and parking areas will be done to accommodate the proposed health care facility. A new outdoor patio for patients with a 6-foot-high wooden fence enclosure and a new patio for staff will have landscaping installed along the perimeter to provide shade and screening from the public right of way.

The parking areas will be restriped with a modified layout and a new trash enclosure located at the rear (south-west) area of the property. The parking lot will include Americans with Disabilities Act (ADA) compliant spaces and loading areas. New concrete walkway adjacent to the southeast portion of the building will be added to provide access the modified parking areas and the new outdoor patio area. New landscape area with permanent irrigation is proposed adjacent to the building's exterior and abutting the pedestrian hardscape. The Engineering Division determined no off-site improvements are required for this project.

Access

The applicant will maintain the two existing driveways: one driveway located along Chico Street and one driveway located along Dominguez Street. Both driveways provide twoway vehicular access to the subject property.

Fencing

No new perimeter fencing is proposed, however, a new outdoor patio for patients will be enclosed by a 6-foot-high wooden fence and have landscaping installed along the perimeter to provide shade and screening from the public right of way.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 300 square feet of gross floor area for the proposed use consisting of general commercial activities (offices, services, and other general commercial activities not classified elsewhere). The proposed senior health care facility requires 59 parking spaces (17,792/300sf=59 parking spaces). The applicant proposes 66 parking spaces consisting of 50 regular, 10 compact, 3 ADA compliant and 3 loading spaces.

The senior health care facility will offer van transport services for approximately 100 members. An onsite dispatch manager will ensure transportation services are staggered to avoid overlap during transit. Three passenger ADA stalls at the main entry will facilitate safe and efficient loading and offloading. Members will require transit (10-12 vans) for facility programs consisting of morning and afternoon sessions from approximately 8:30am to 12:30pm and 1:00pm to 5:00pm. respectively.

The facility will employ approximately 80 full and part time employees that work on and off site. Only half or approximately 40 employees will work on site and the remainder will work off site providing house calls and community outreach services.

Building and Architecture

The exterior remodel is a traditional style architecture combining natural elements like wood, tile, and stucco. Metal standing seam roofs, timber frame trusses, and the brown and beige tones of the stucco walls create a simple yet inviting building. Outdoor patio area for the employees and a six-foot-high wood fence enclosed outdoor patio for the members are proposed adjacent to the facility's southern exterior. The interior remodel is a functional plan with a central great room leading to different activity spaces such as the dining and clinic spaces. The interior design consists of a simple, clean, and modern color palette. The updated building will be compatible with the architectural style of the neighborhood.

<u>Signage</u>

No signage is being proposed for the property at this time.

Landscaping

The existing perimeter landscape located adjacent to parking is being maintained. Additional, new landscape adjacent to the building and the outdoor patio areas are proposed. New 15 gallon Village Green and Zelkova trees, and various colorful shrubs, and groundcover will be installed adjacent to the building and the outdoor patio areas. Permanent irrigation utilizing best water conversation practices will be installed for the new on-site landscaped areas.

Water Supply

The Los Angeles County Fire Department – Land Development Unit approved the project subject to final plan check approval from Fire Prevention Engineering.

Title Report

There is a recorded Restrictive Covenant Agreement (Instrument No. 20170720491) (Exhibit No.1) stating that no portion of the project site shall be used or occupied by a business that derives more than ten percent (10%) of its revenues from renal dialysis, renal dialysis home training, any aphaeresis service(s), or similar blood separation or cell collection procedures (a "Dialysis Clinic") with cited exceptions. The proposed senior health care facility will not have a dialysis center as part of its operations.

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 project is exempt due to the scope of work limited to tenant improvements.

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 scope of work limited to tenant improvements.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the Light Heavy (ML) zoning designation and Heavy Industrial 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 15301- Existing Facilities (Class 1). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Per CEQA Guidelines Section 15301 (a), Class 1 includes Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

VIII. Public Notice

Notice of public hearing was posted to the project site and Notices were mailed to property owners and occupants within a 750' radius on April 26, 2022. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

IX. <u>Recommendation</u>

That the Planning Commission:

 ADOPT Resolution No. 22-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1886-21 AND CONDITIONAL USE PERMIT NO. 1116-22 FOR A PROPOSED SENIOR HEALTH CARE CENTER AT 20920 CHICO STREET."

X. Exhibits

- 1. Restrictive Covenant Agreement (Instrument No. 20170720491)
- 2. Draft Resolution
 - A. Legal Description
 - B. Conditions of Approval
- 3. Development Plans

Prepared by: McKina Alexander, Associate Planner



This page is part of your document - DO NOT DISCARD



20170720491

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

06/28/17 AT 08:00AM

FEES:	51.00
TAXES:	0.00
OTHER:	0.00
PAID:	51.00



Pages: 0013







201706281000042

00013908623



SEQ: 02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED



EXHIBIT NO. 1

Order: 160649 Doc: CALOSA:2017 00720491

E464443

Page 1 of 13

Requested By: briankyle, Printed: 9/16/202

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Genesis KC Development, LLC c/o DaVita Inc. 2000 16th Street Denver, CO 80202 Attention: Denise Clem

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "Agreement") is made as of the <u>G</u>^{TU} day of <u>TLINE</u>, 2017 by and between THOTH EQUITIES LLC, a California limited liability company ("Parcel 1 Owner"), and GENESIS KC DEVELOPMENT, LLC, a Delaware limited liability company ("Genesis"), collectively Parcel 1 Owner and Genesis may be referred to herein as the "Owners" or individually as an "Owner".

WITNESSETH:

WHEREAS, Genesis is the owner of a certain tract of land described in Exhibit B-2 attached hereto and incorporated herein and identified as Parcel 2 of Map No. 73914 in the City of Carson, County of Los Angeles, State of California, also known as 20930 Chico Street, Carson, CA 90746 (referred to hereinafter as the "Genesis Parcel") on Exhibit A (referred to hereinafter as the "Site Plan") attached hereto and incorporated herein;

WHEREAS, Parcel 1 Owner is the owner of a certain tract of land described in <u>Exhibit B-1</u> attached hereto and incorporated herein and identified as Parcel 1 of Map No. 73914 in the City of Carson, County of Los Angeles, State of California, also known as 20920 Chico Street, Carson, California (referred to hereinafter as the "**Parcel 1**") and on the Site Plan;

WHEREAS, the Genesis Parcel and Parcel 1 are contiguous and adjacent as shown on the Site Plan; and

WHEREAS, the parties desire to restrict the use of Parcel 1;

NOW, THEREFORE, in consideration of the premises, the covenants and agreements hereinafter set forth, and in furtherance of the parties understanding, the parties hereby agree as follows:

1. <u>Restrictive Covenants.</u>

a. No portion of Parcel 1 shall be used or occupied by a business that derives more than ten percent (10%) of its revenues from renal dialysis, renal dialysis home training, any aphaeresis service(s), or similar blood separation or cell collection procedures (a "Dialysis 561366.2

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Clinic"), except services involving the collection of blood or blood components from volunteer donors; provided, however, if, at any time after opening as a Dialysis Clinic, the Dialysis Clinic should cease to be operated from the Genesis Parcel in all material respects, and such cessation should continue for a period of 12 consecutive months (which period shall be extended to the extent (i) a casualty or condemnation causes a closure of said business and a reasonable period of time after said 12 consecutive month is required to rebuild the improvements and reopen for business or (ii) a licensing or compliance issue, remodeling or force majeure event causes a closure of said business and a reasonable period of time after said 12 consecutive month is required to rebuild the improvements and reopen for business or (ii) a licensing or compliance issue, remodeling or force majeure event causes a closure of said business and a reasonable period of time after said 12 consecutive month is required to reopen for business), then this Restrictive Covenant shall terminate and shall thereafter no longer be of any force or effect, and the owner of the Genesis Parcel shall record a release and termination of this Restrictive Covenant within 10 days after receipt of Parcel 1 Owner's request therefor (however, the failure of the owner of the Genesis Parcel to actually record such release and termination shall not affect the fact that this Restrictive Covenant shall have terminated by its terms upon the occurrence of such conditions);

b. No tenant, occupant or owner of Parcel 1 shall display or permit to be displayed upon any such property within Parcel 1 any advertisement for any competing Dialysis Clinic, other than the advertisement(s) for the tenant, occupant or owner of the Genesis Parcel's business(es) (which shall be displayed only at the sole discretion of the applicable tenant, occupant or owner of Parcel 1); and

c. If the restrictions in subparts (a) and/or (b) are violated, Genesis or any tenant, occupant or owner of the Genesis Parcel may enforce the restrictions in subparts (a) and (b) above by a temporary restraining order, preliminary injunction, permanent injunction or other court order or judgment enjoining or stopping such violation.

2. <u>Binding Effect.</u> This Agreement shall constitute covenants running with the land and shall bind the real estate described herein and be binding upon and inure to the benefit of parties hereto and their respective executors, administrators, devisees, heirs, assigns, mortgagees and successors.

3. <u>Notices</u>. All notices given pursuant to this Agreement shall be in writing and shall be given by personal delivery, by United States mail or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the person and address designated below or, in the absence of such designation, to the person and address shown on the then current real property tax rolls of the county in Los Angeles County, California:

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Parcel 1 Owner:	Thoth Equities LLC 6709 La Tijera Blvd., Suite 804 Los Angeles, CA 90045 Attention: Curtis Jenkins E-Mail: curtis@curtiscare.com
Genesis:	Genesis KC Development, LLC c/o DaVita Inc. 2000 16 th Street Denver, CO 80202 Attention: Arthur Richey E-Mail: Arthur.Richey@davita.com
With copies to:	DaVita Inc. 2000 16 th Street Denver, CO 80202 Attention: Real Estate Legal

Relegal@davita.com Subject: Carson, CA (#11303)

The person and address to which notices are to be given may be changed at any time by any party upon written notice to the other parties. All notices given pursuant to this Agreement shall be deemed given upon receipt.

For the purpose of this Agreement, the term "receipt" shall mean the earlier of any of the following: (i) the date of delivery of the notice or other document to the address specified pursuant to subparagraph (a) above as shown on the return receipt, (ii) the date of actual receipt of the notice or other document by the person or entity specified pursuant to this Section, or (iii) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of (A) the date of the attempted delivery or refusal to accept delivery, (B) the date of the postmark on the return receipt, or (C) the date of receipt of notice of refusal or notice of nondelivery by the sending party.

4. Miscellaneous:

4.1 <u>Waiver</u>. The failure of a party to insist upon strict performance of any of the restrictions contained herein shall not be deemed a waiver of any rights or remedies that said party may have, and shall not be deemed a waiver of any subsequent breach or default in the performance of any of the restrictions contained herein by the same or any other person.

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4.2 <u>Attornevs' Fees</u>: In the event any party initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover from the losing party in any such action or proceeding its reasonable costs and attorneys' fees (including its reasonable costs and attorney's fees on any appeal).

4.3 <u>Severability</u>: If any term or provision of this Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

4.4 <u>Not a Partnership</u>: The provisions of this Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the parties. Each party shall be considered a separate party and no party shall have the right to act as agent for another, unless expressly authorized to do so herein or by separate written instrument signed by the party to be charged.

4.5 <u>Third Party Beneficiary Rights</u>: This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

4.6 <u>Captions and Headings</u>: The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein.

4.7 <u>Interpretation</u>: Whenever the context requires in construing the provisions of this Agreement, the use of a gender shall include both genders, use of the singular shall include the plural, and the use of the plural shall include the singular. The word "including" shall be construed inclusively, and not in limitation, whether or not the words "without limitation" or "but not limited to" (or words of similar importance) are used with respect thereto. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party. Unless otherwise provided, references to Articles and Sections refer to the Articles and Sections of this Agreement.

4.8 <u>Entire Agreement; Governing Law</u>: This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject restrictions affecting Parcel 1. This Agreement may not be modified or amended except by an instrument in writing filed by each of the parties hereto and shall be governed and construed according to the laws of the California.

4.9 <u>Recordation</u>: This Agreement shall be recorded in the office of the recorder of Los Angeles County, California.

Carson, CA (11303)

4.10 <u>Time of Essence</u>: Time is of the essence with respect to the performance of each obligation of this Agreement.

[Signature Pages to Follow]

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Carson, CA (11303)

Order: 160649 Doc: CALOSA:2017 00720491

EXECUTED as of the day and year first above written.

PARCEL 1 OWNER:

THOTH EQUITIES LLC, a California limited liability company

Bv: / Printed Name: <u>Corels</u> Title:

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

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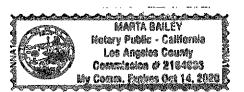
State of California County of Los Angeles

On June 🔬, 2017, before me, Marta Bailey, a Notary Public, personally appeared Curtis Jenkins, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature ____Mark Dail



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Carson, CA (11303)

Order: 160649 Doc: CALOSA:2017 00720491 6

Requested By: briankyle, Printed: 9/16/202

EXECUTED as of the day and year first above written.

GENESIS:

GENESIS KC DEVELOPMENT, LLC, a Delaware limited Jiability company

By: Printed Name: James T. McPhail Title: VP Real Estate and Center Development

FOR PURCHASER'S INTERNAL USE ONLY:

Approved as to form only:

By:

Printed Name: Mike Geiger Title: Assistant General Counsel

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

State of California County of Los Angeles Contra Corta 51

On June \mathcal{U} , 2017, before me, \mathcal{OCCN} , a Notary Public, personally appeared James T. McPhail, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

SEAN TEDLOCK Notary Public - California Contra Costa County Commission # 2147297 My Comm. Expires Apr 19, 2020 Signatur

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Carson, CA (11303)

EXHIBIT A

SITE PLAN

[Attached]

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Carson, CA (11303)

BOOK 392 PAGE 74 EXHIBIT A Page 1 392/16 2 PARCELS 92,168 SQ. FT. PARCEL MAP NO. 73914 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 4943 AS PER MAP RECORDED IN BOOK 56, PAGE 73 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SHEET 1 OF 2 SHEETS FILED 10.07 th er NIDN uter 18 p. ... RECORD OWNER: SURVEYOR'S STATEMENT: SURVETURES STATEMENT: THE MAP WAS PREARABLE BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPUTET FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN APRIL 13, 2015 IN COMPORATIONE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DAVITA HEALTH CARE PARTNERS, LLC IN APRIL 13, 2015, INTEREDY STATE THAT THES PARCEL MAP SUBSTAINTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY ARE PROVED AND THAT THE MOLIMENT ARE DO THE CHARACTER AND OCCUPY THE POSITIONS INCOLRED. THAT THE MOLIMENTA ARE DO THE CHARACTER AND OCCUPY THE POSITIONS INCOLRED. THAT THE MOLIMENTA ARE DO THE CHARACTER AND OCCUPY THE POSITIONS INCOLRED. THAT THE MOLIMENTA ARE DO THE CHARACTER THE DID AS "SET TO BE RETRACED, AND THAT THE MOLIMENTA ARE DO THE CHARACTER TO ED AS "SET" ATE (THE HEALT IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF AND CONTY. THOTH EQUITIES LLC 5-11-2017 BASIS OF REARING. THE BEARING SHOWN HEREON ARE EASED ON THE BEARING NED 05 YOTE OF THE CENTERLINE OF DOMINGUES STREET AS SHOWN ON MAP OF PARCEL MAP NG, 4843 RECORDED IN BOOK 58, PAGES 73 DF MAPS, RECORDS OF LOS ANGELES COUNTY. CITY ENGINEER'S CERTIFICATE IHEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT COMPORES SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF SUBSIVISION OKNIMANCES THE CITY OF CARSON APPLICABLE AT THE THEOF OP APPROXIMATION OF THAT THAT MAP HAVE BEEN COMPLED WITH AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 54349 (a) (1) (2) AND (3) HAVE BEEN COMPLED WITH. 6 5/24/17 C58567 CITY ENGINEER, CITY OF CANSON H.C.E. NO. 50547 REGISTRATION EXPINES 12-31-2018 DATE militie CITY CLERK'S CERTIFICATE: CLERK CITY OF CANSON P 5 25 17 ÖTT CITY TREASURER'S CERTIFICATE: HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF CARBON TO WHICH WAY BE DINCLUDED IN THE WITHIN BURDWISION OR ANY PART THEREOF IS BURJECT, AND WHICH WAY BE DATOTH FULL HAVE BEEN PAID IN FULL. Armica Craft 5/24/19 DATE EASEMENT NOTES: AN EASEMENT OF DOMINGUEZ WATER COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES BY DEED RECORDED IN BOCK 1315, PAGE 266 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY. THE LOCATION OF THE SASEMENT CANNOT BE DETERMINED FORM RECORD INFORMATION. AN EASEMENT OF DEFENSE PLANT CORPORATION FOR PIPELINES & INCIDENTAL PURPOSES BY UBED RECORDED IN BOOK 20222, PAGE 50 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY. AN EASEMENT OF SOCIL EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DEED RECORDED IN BOOK DISSIS, PAGE 357 OF OFFICIAL RECORDS, RECORDS OF BAID COUNTY, HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 23.5.5. (As BEEN PARCI WITH THE CLERK OF THE BOARD OF BURREVISIONS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYNERIT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP MOLTED TAXE COLNER OF LAW. AN EASEMENT OF CARSON REDEVELOPMENT AGENCY FOR CONSTRUCTING & MAINTAINING GAS PROBE WHI IS AND/OR A GAR BARRIER TERMON & ING/DENTAL PURPOSES BY DEED RECORDED AS INSTRUMENT ING. 3826 OF CHICAL RECORDS OF SAUD CONTY. CERLOLERX OF THE BOARD OF SUPERVISORS OF THE S ANGELES, STATE OF CALIFORNIA L. DATE 5/31/17 COUNTY ENGINEER'S CERTIFICATE UCODITITE TAXING THAT INACE AND AND A THE MAP, THAT IT COMPLES WITH ALL PROVISIONS OF THE BETATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT I AN ASTIPPIED THAT THIS MAP IS TECHNICALLY CORRECT MALL RESPECTS MOT CENTIFIED BY THE CITY ENGINEER. HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS ANYE BREAN MADE I HAT ANE HROURED UNDER THE PROVISIONS OF SECTIONS BREAZ AND BREAK OF THE SUBDIVISION MAP ACT. BOARD OF SUPERVISORS OS ANGELS, STATE OF CAUFORNIA COUNTY ENGINEER Johnson 11 John no Carlans HILO PALIALO BEPUTY REGISTRATION EXPIRES. 12-91-18 5/.31/17 . DATE: <u>5/31/17</u> By 12/01/18 協力な O FLAIP

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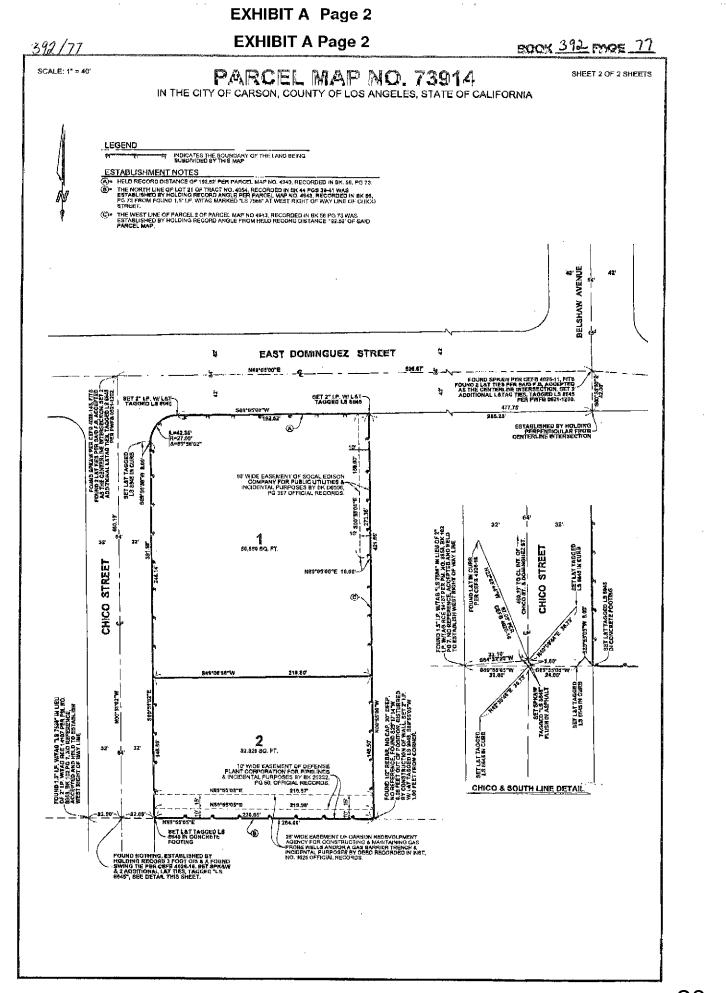


EXHIBIT B-1

PARCEL PARGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGE 76, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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Carson, CA (11303)

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EXHIBIT B-2

GENESIS PARCES LEGALIDESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGE 76, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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Carson, CA (11303)

Order: 160649 Doc: CALOSA:2017 00720491

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 22-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1886-21 AND CONDITIONAL USE PERMIT NO. 1116-22 FOR A PROPOSED SENIOR HEALTH CARE CENTER AT 20920 CHICO STREET

WHEREAS, on January 27, 2022, the Department of Community Development received an application from Katy Schardt on behalf of Market Street Development LLC, for real property located at 20920 Chico St. and described in Exhibit "A" attached hereto, requesting approval of DOR No. 1886-21 and CUP No. 1116-22 to develop and operate a senior health care center within an existing one-story, 17,792-square-foot building with related building, parking and landscape improvements; 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 26th of April 2022, conduct a duly noticed public hearing as required by law to consider said conditional use permit. Notice of the hearing was duly posted and mailed to property owners and properties within a 750-foot radius of the project site by April 28, 2022.

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

<u>SECTION 1</u>. The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

<u>SECTION 2.</u> The Planning Commission finds as follows:

- 1. With respect to Site Plan and Design Review No. 1886-21, for the development of a senior health care center at the subject property:
 - a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the proposed senior health care center development is compatible with the surrounding uses.
 - b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed project consists of remodeling an existing 17,792-square-foot building with two, new outdoor patio areas, new landscape and adjoining 66 stall parking lot. The project is compatible with the surrounding area in that it is in keeping with other similar single-story buildings in the vicinity using similar massing, articulation, and fenestration.

EXHIBIT NO. 2

- c) The proposed development will have adequate street access for pedestrian and vehicles, and adequate capacity for parking and traffic. The applicant will maintain two existing driveways located along Chico and Dominguez Street for vehicular access to the subject property. Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 300 square feet of gross floor area for the proposed use consisting of general commercial activities (offices, services, and other general commercial activities not classified elsewhere). The proposed senior health care facility requires 59 parking spaces (17,792/300sf=59 parking spaces). The applicant proposes 66 parking spaces consisting of 50 regular, 10 compact, 3 ADA compliant and 3 loading 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) The project will not be developed in phases.
- f) Carson Municipal Code Section 9141.1 (Industrial Zones Uses Permitted) states public health centers require a conditional use permit. The facility shall become licensed pursuant to Division 2 of the California Health and Safety Code or, if exempt from licensure, shall meet standards equivalent to those prescribed by State law. The surrounding area does not provide an environment detrimental to health care.
- 2. With respect to the Conditional Use Permit No. 1116-22 for the development of a senior health care center at the subject property
 - a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the proposed senior health center is compatible with the surrounding areas.
 - b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and operations as a senior health care center.
 - c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The applicant will maintain two existing driveways located along Chico and Dominguez Street for vehicular access to the subject property. Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 300 square feet of gross floor area for the proposed use consisting of general commercial activities (offices, services, and other general commercial activities not classified elsewhere). The proposed senior health care facility requires 59 parking spaces (17,792/300sf=59 parking spaces). The applicant proposes 66 parking spaces. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
 - d) There will be adequate water supply for fire protection. The Los Angeles County Fire Department Land Development Unit approved the project subject to final plan check approval from Fire Prevention Engineering.
 - e) Manufacturing Light (ML) zoning allows for health care centers consisting of offices, services, and other general commercial activities not classified elsewhere. This proposed use and development is compatible with the intended character of the area.

f) Carson Municipal Code Section 9141.1 (Industrial Zones – Uses Permitted) states public health centers require a conditional use permit. The facility shall become licensed pursuant to Division 2 of the California Health and Safety Code or, if exempt from licensure, shall meet standards equivalent to those prescribed by State law. The surrounding area does not provide an environment detrimental to health care.

<u>SECTION 3.</u> The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

SECTION 4. Design Overlay Review No. 1886-21 and Conditional Use Permit No. 1116-21 comply with the City's Zoning Ordinance Zoning Ordinance including Section 9172.23 (Site Plan and Design Review) and Section 9172.21 (Conditional Use Permit) of the Carson Municipal Code and is consistent with the City's General Plan.

<u>SECTION 5.</u> The Planning Commission of the City of Carson, pursuant to the findings set forth above, does hereby approve Design Overlay Review No. 1886-21 and Conditional Use Permit No. 1116-21 for a proposed senior health care center at 20920 Chico Street, subject to Conditions of Approval attached hereto as Exhibit "B."

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed within that time 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 May 2022.

ATTEST:

CHAIRPERSON

SECRETARY

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1 OF PARCEL MAP 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK 392, PAGES 76</u> AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PERCENT 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 DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN BOOK D-2250, PAGE 752, OFFICIAL RECORDS, AS INSTRUMENT NO. 5444.

APN: 7381-025-096

EXHIBIT NO. 2A

CITY OF CARSON COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT "B" CONDITIONS OF APPROVAL DESIGN OVERLAY REVIEW NO. 1886-2021 CONDITIONAL USE PERMIT NO. 1116-2022 20920 Chico Street

GENERAL CONDITIONS

- 1. If a building permit for Design Overlay Review No. 1886-21 and Conditional Use Permit No. 1116-22 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.
- 2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
- 3. 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.
- 4. Developer shall comply with all city, county, state and federal regulations applicable to this project.
- 5. 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
- 6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
- 7. Substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
- 8. 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, or 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.

EXHIBIT NO. 2B

- 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, property 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.
- 14. City adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. In accordance with this IDIF program, the project is exempt due to the scope of work limited to tenant improvements. See the following City webpage for additional information: <u>http://ci.carson.ca.us/CommunityDevelopment/IDIFProgram.aspx</u>.
- 15. City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Based on the adopted CFD, the project is exempt due to the scope of work limited to tenant improvements. See the following City webpage for additional information: http://ci.carson.ca.us/communitydevelopment/CFD.aspx.

AESTHETICS

16. 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.

LANDSCAPE

- 17. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
- 18. 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.
- 19. 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.

- 20. The proposed irrigation system shall include best water conservation practices.
- 21. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
- 22. All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELO) per Department of Water Resources Title 23, Chapter 2.7

PARKING

23. Re-stripe with new layout containing 66 parking spaces consisting of 50 regular, 10 compact, 3 ADA compliant and 3 loading spaces

TITLE REPORT

24. Pursuant to the Recorded Covenant Agreement (Instrument No. 2017072049), no portion of the project site shall be used or occupied by a business that derives more than ten percent (10%) of its revenues from renal dialysis, renal dialysis home training, any aphaeresis service(s), or similar blood separation or cell collection procedures (a "Dialysis Clinic") with cited exceptions. The proposed senior interdisciplinary health care will not have a dialysis center as part of its operations.

<u>TRASH</u>

- 25. Trash collection from the project site shall comply with the requirements of the City's trash collection company.
- 26. New trash enclosure built at south east area of the property and in compliance with the Carson Municipal Code

BUILDING AND SAFETY DIVISION

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

FIRE DEPARTMENT

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

BUSINESS LICENSE

31. All parties involved in the development of 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. Additionally, per Carson Municipal Code Section 9138.92(C)(2): (a) No person shall engage in, conduct or carry on, or permit to be engaged in, conducted or carried on, in any location within the City, the business or operation of a tattoo establishment, and no person shall manage a tattoo establishment, without first obtaining a valid business license issued by the City's Business License Division; and (b) Each person providing tattoo service in a tattoo establishment who is not a paid employee of said establishment, but is contracted or otherwise paid apart from the establishment, must obtain a separate City business license. Paid employees of the establishment need not obtain a separate City business license.

PROJECT SUMMARY

ZONING	
	ML-D (MANUFACTURING LIGHT - DESIGN OVERLAY)
GENERAL PLAN DESIGNATION	
	LIGHT INDUSTRIAL
CONSTRUCTION TYPE	
	V-B (CBC), ONE STORY
OCCUPANCY	
	NON-SEPARATED B, A-3 AND I-4
PROJECT ADDRESS	20920 CHICO STREET, CARSON, CA 90746
SCOPE OF WORK:	
EXISTING ONE-STORY REMOI WORK.	DEL FOR A SENIOR CARE FACILITY AND ASSOCIATED SITE
NATURE OF BUSINESS OPERATIO	N:
	IDING PACE (PROGRAM FOR THE AFFILIATED CARE FOR THE
	IDUALS AGES 55 AND OLDER.
PROJECT DESCRIPTION:	
	E FACILITY WILL PROVIDE A MULTITUDE OF SOCIAL
	EDICAL SERVICES TO SENIORS.

BUILDING DATA:

EXISTING 17,792 SF; TYPE V-B; FULLY SPRINKLERED ONE STORY BUILDING. NO ADDITIONAL SQUARE FOOTAGE IS PROPOSED AS PART OF THIS PROJECT.

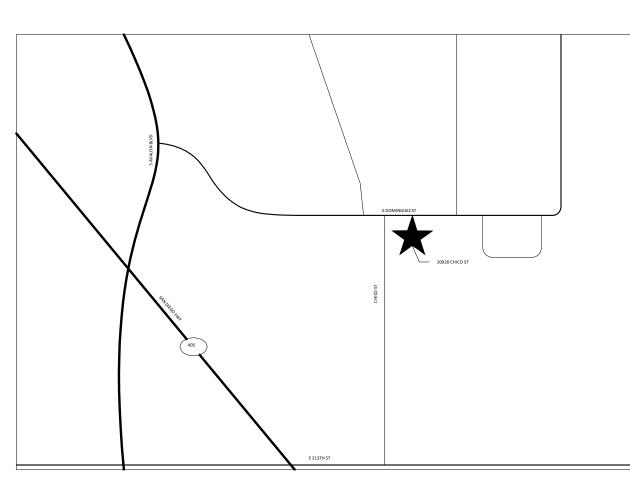
LOT DATA

APN:7381025096 LOT SQFT: 59,580 SF

CONSULTANT INDEX

PROPERTY OWNER	
	THOTH EQUITIES LLC
	6709 LA TIJERA BLVD #804
	LOS ANGELES CA 90045
	310-629-5929
	CONTACT: CURTIS JENKINS
DEVELOPER / APPLICANT	
	MARKET STREET DEVELOPMENT LLC
	5930 GRANITE LAKE DRIVE, STE 110
	GRANITE BAY, CA 95746
	530-682-2676
	CONTACT: CHARLES SMYTH
PLAN PREPARER / ARCHITECT	
	BOULDER ASSOCIATES ARCHITECTS
	1651 ALHAMBRA BLVD, STE 120
	SACRAMENTO, CA 95816
	916-400-2365
	CONTACT: JOSE VACA
AGENT	
	COMPASS COMMERCIAL GROUP INC
	8850 AUBURN-FOLSOM RD, SUITE G
	GRANITE BAY, CA 95746
	916.660.9623
	CONTACT: KATY SCHARDT
ELECTRICAL	
	AURUM CONSULTING ENGINEERS
	60 GARDEN COURT, SUITE 210
	MONTEREY, CA 93940
	831-646-3330
	CONTACT: ELDRIDGE O. BELL
CIVIL	
	ATLAS CIVIL DESIGN INC
	872 HIGUERA ST
	SAN LUIS OBISPO, CA 93401
	213-810-8470
	CONTACT: TYLER JOHNSON
LANDSCAPE	
	SIERRA DESIGN GROUP
	5320 BARTON RD
	LOOMIS, CA 95650
	916-660-9022
	CONTACT: DARYL MARTIN

VICINITY MAP



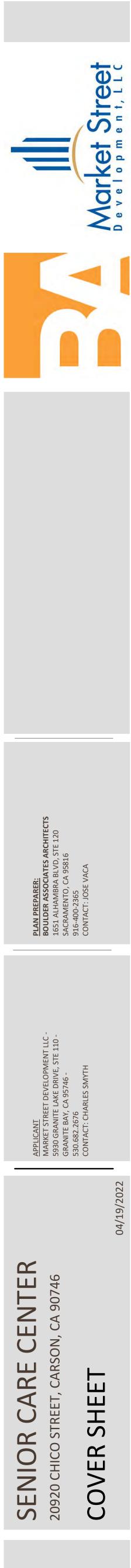
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SHEET INDEX

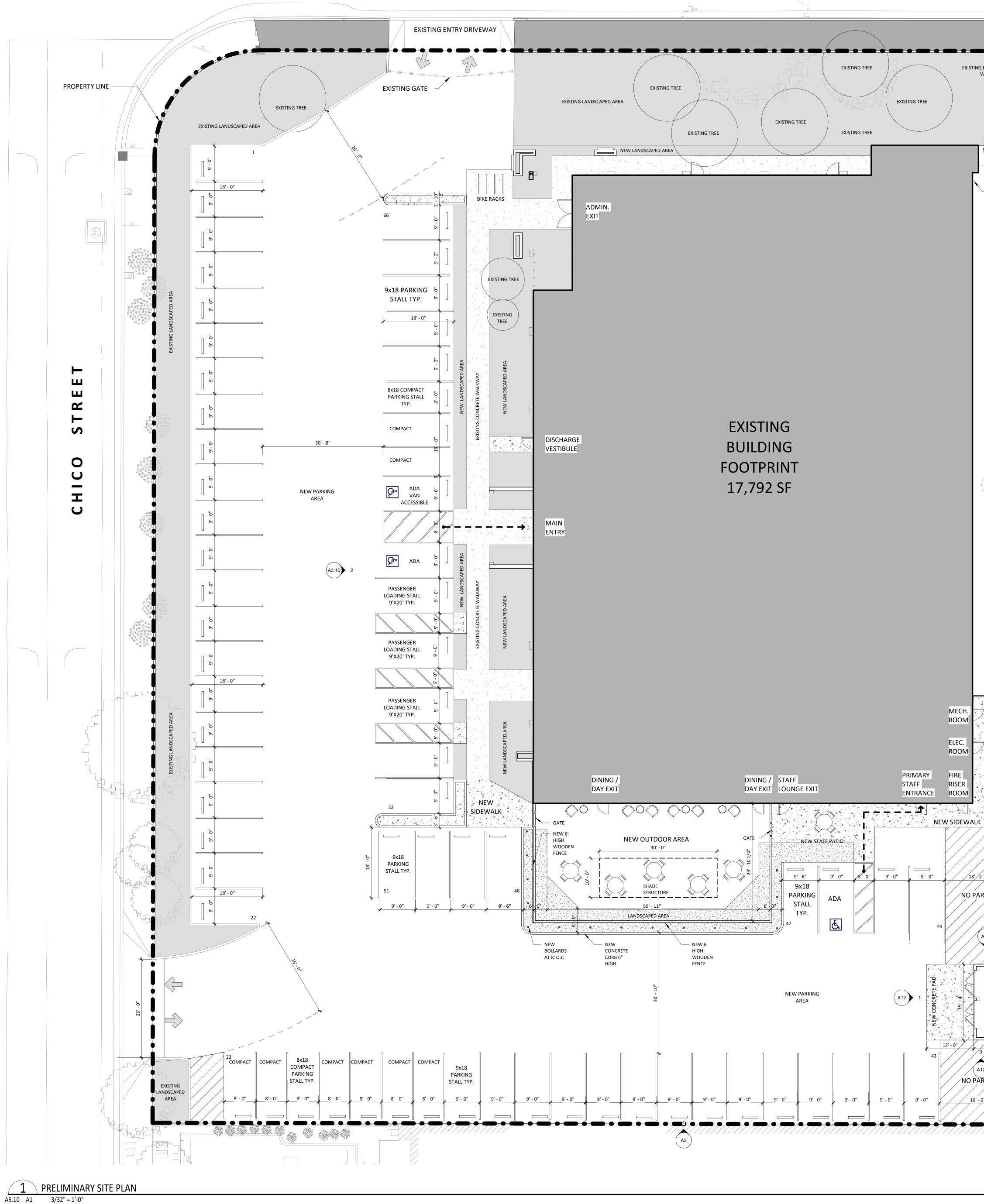
ARCHITECTURE	
A1	PRELIMINARY SITE PLAN
A2	MATERIAL BOARD
A3	EXTERIOR ELEVATIONS
A4	OCCUPANCY/ DEPARTMENT FLOOR PLAN
A5	PRELIMINARY ILLUSTRATIVE SITE PLAN
A7	ARCHITECTURAL RENDERINGS
A8	ARCHITECTURAL RENDERINGS
A9	ARCHITECTURAL RENDERINGS
A10	PRELIMINARY FLOOR PLAN
A11	EXISTING FLOOR PLAN
A12	TRASH ENCLOSURE DETAILS
CIVIL	
CIVIL SHEET 1	SITE UTILIZATION PLAN
SHEET 1	ALTA SURVEY
SHEET 2	ALTA SURVEY
LANDSCAPE	
L1	EXISTING LANDSCAPE PLAN
L2	PROPOSED LANDSCAPE PLAN

WEST SIDE VIEW



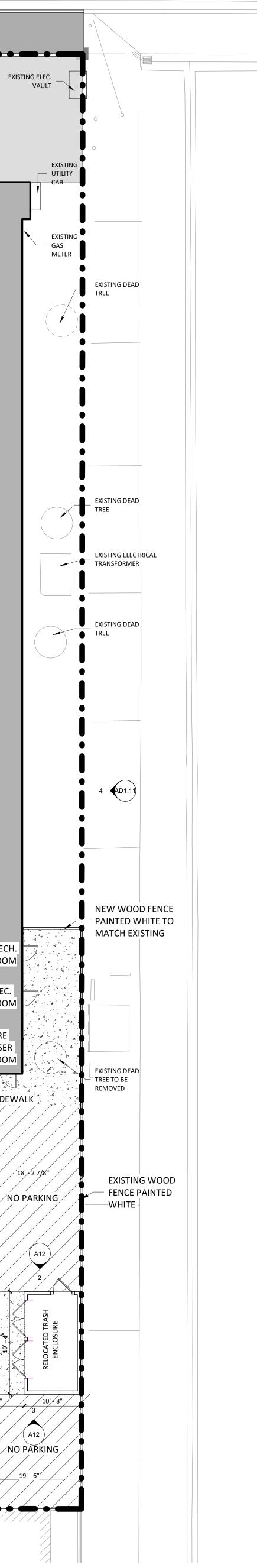


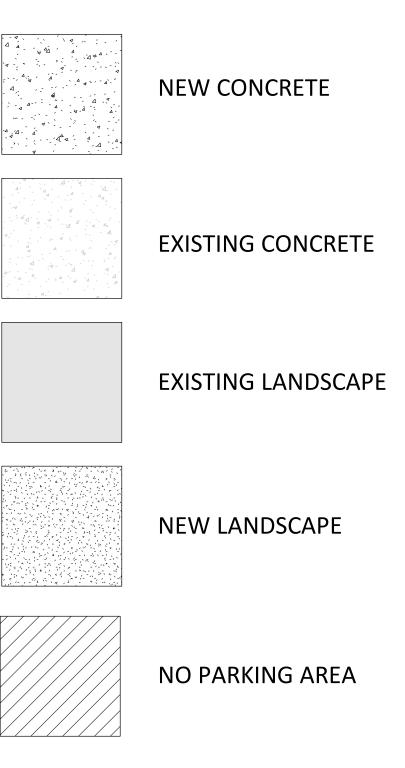
A0



EAST DOMINGUEZ STREET

SITE PLAN LEGEND





PARKING INFO

TOTAL : 66 STALLS

INCLUDING:

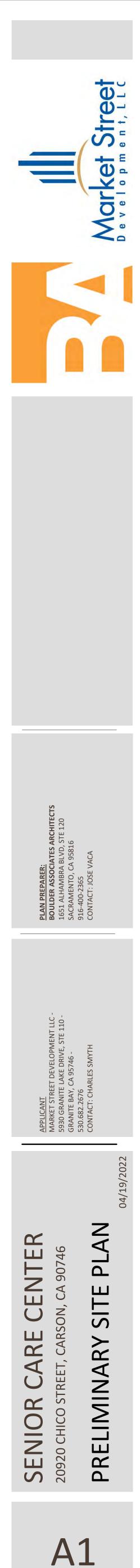
NEW ADA (2 STANDARD + 1 VAN)	3
NEW PASSENGER LOADING STALLS	3
NEW STANDARD STALLS	50
NEW COMPACT STALLS	10

ALLOWABLE COMPACT STALLS 32 (NOT MORE THAN 1/3 OF TOTAL PARKING)

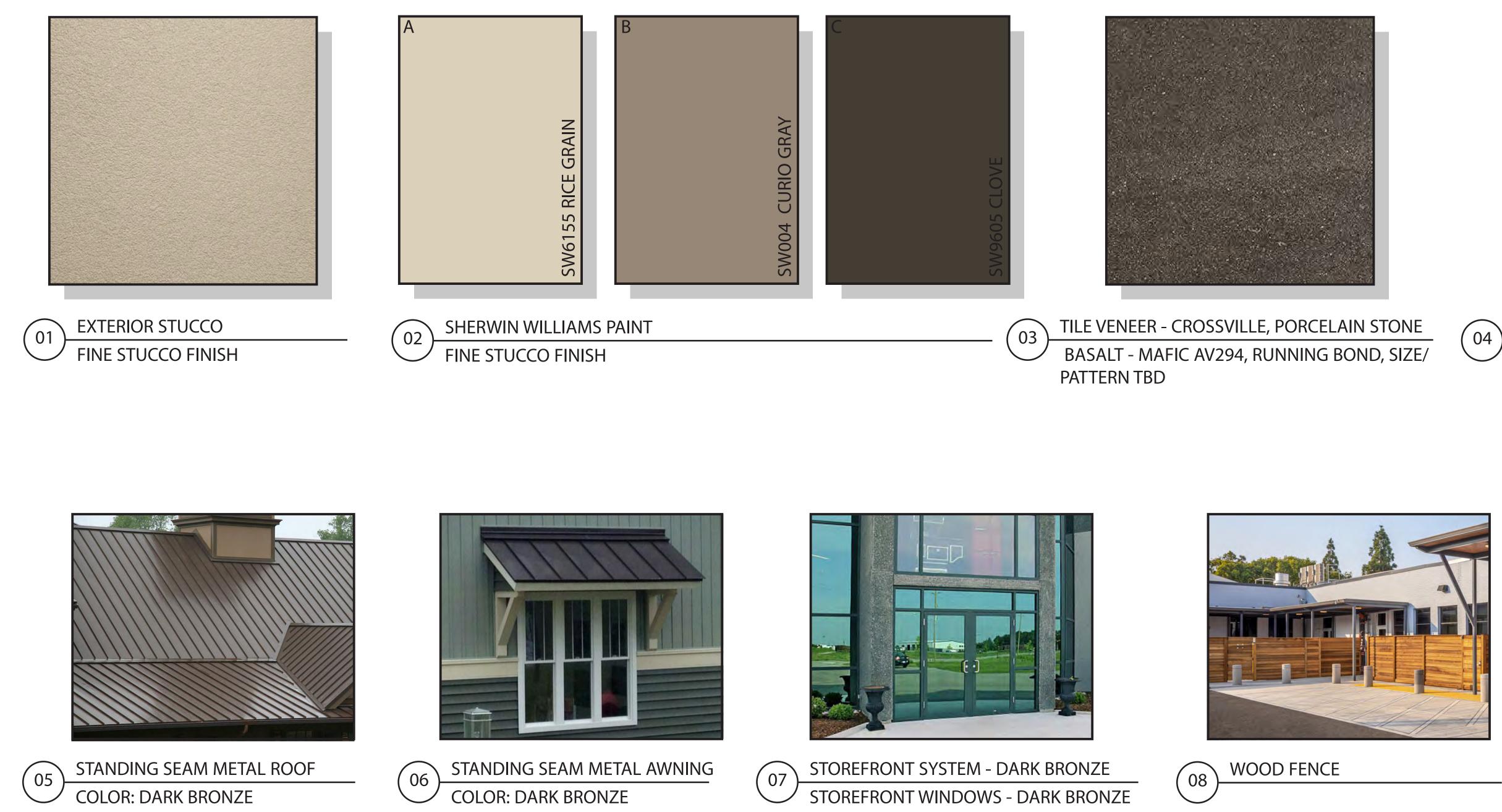
PARKING CALCULATIONS

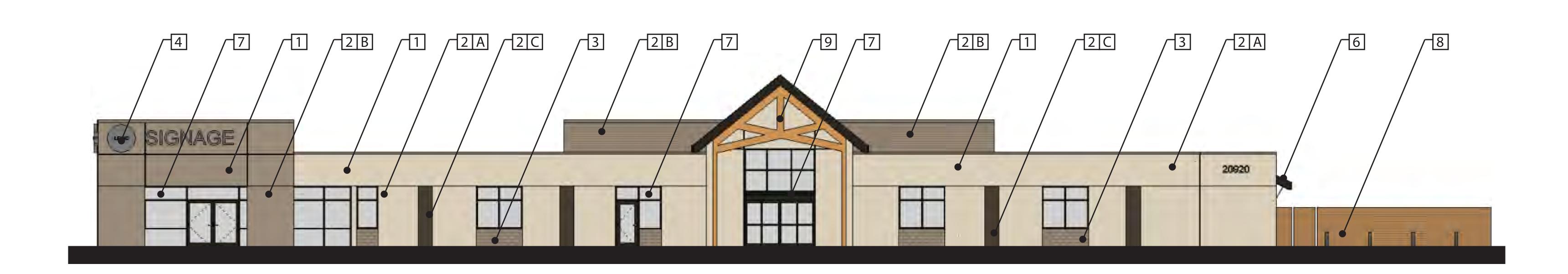
TYPE OF USE	AREA (SQ. FT)
CLINIC	2702 SF
ADULT CARE (PACE)	9894 SF
OFFICE / ADMINISTRATION	5196 SF
TOTALS	17,792 SF

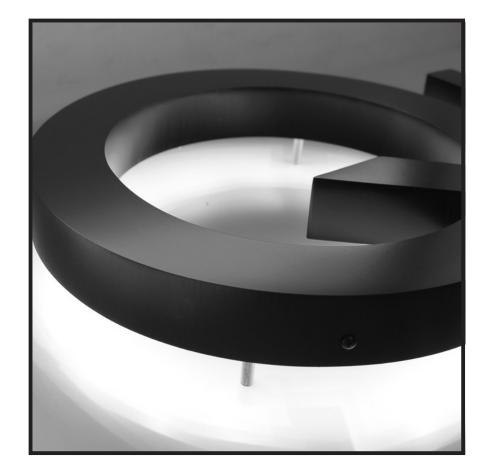
TYPE OF USE	PARKING RATIO	NO. OF SPACES REQUIRED	NO. OF S PROVII
CLINIC	1 PER 300	9	
ADULT CARE (PACE)	1 PER 300	33	
OFFICE / ADMINISTRATION	1 PER 300	17	
TOTALS		59	66











PAINTED ALUMINUM CHANNEL LETTERS SW 6831 CLEMATIS, W/ WHITE LED HALO FINAL SIZE & STYLE TBD. LOCATIONS SHOWN ARE APPROXIMATE



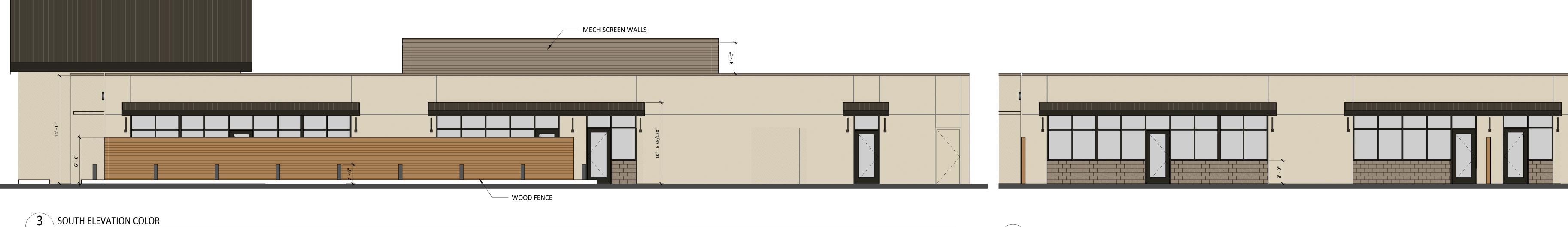


REFER TO MATERIAL BOARD FOR COLORS AND MATERIALS

<u>و</u>

5 EAST ELEVATION COLOR A1 A3 3/16" = 1'-0"





WEST ELEVATION COLOR 2

NORTH ELEVATION COLOR

A3 3/16" = 1'-0"

A3 3/16" = 1'-0"

A3 3/16" = 1'-0"



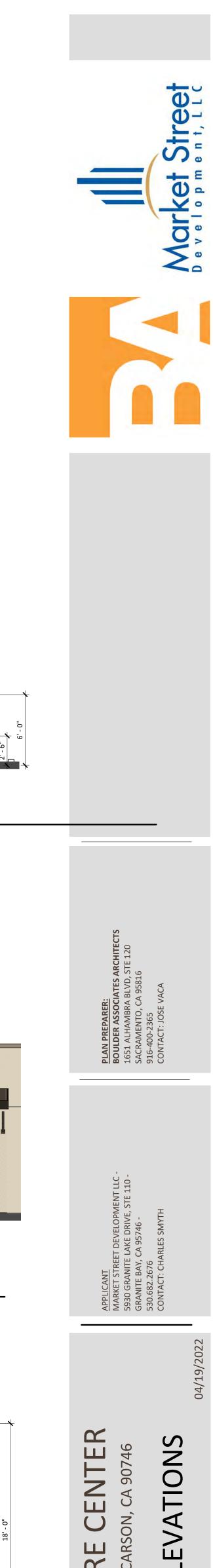


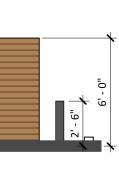
WALLS		CONCEPTU	CONCEPTUAL SIGNAGE						
				LOGO	LOGO SIGNAGE			 	

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4 SOUTH ELEVATION (COUTYARD FENCE HIDDEN FOR CLARITY) COLOR A1 A3 3/16" = 1'-0"









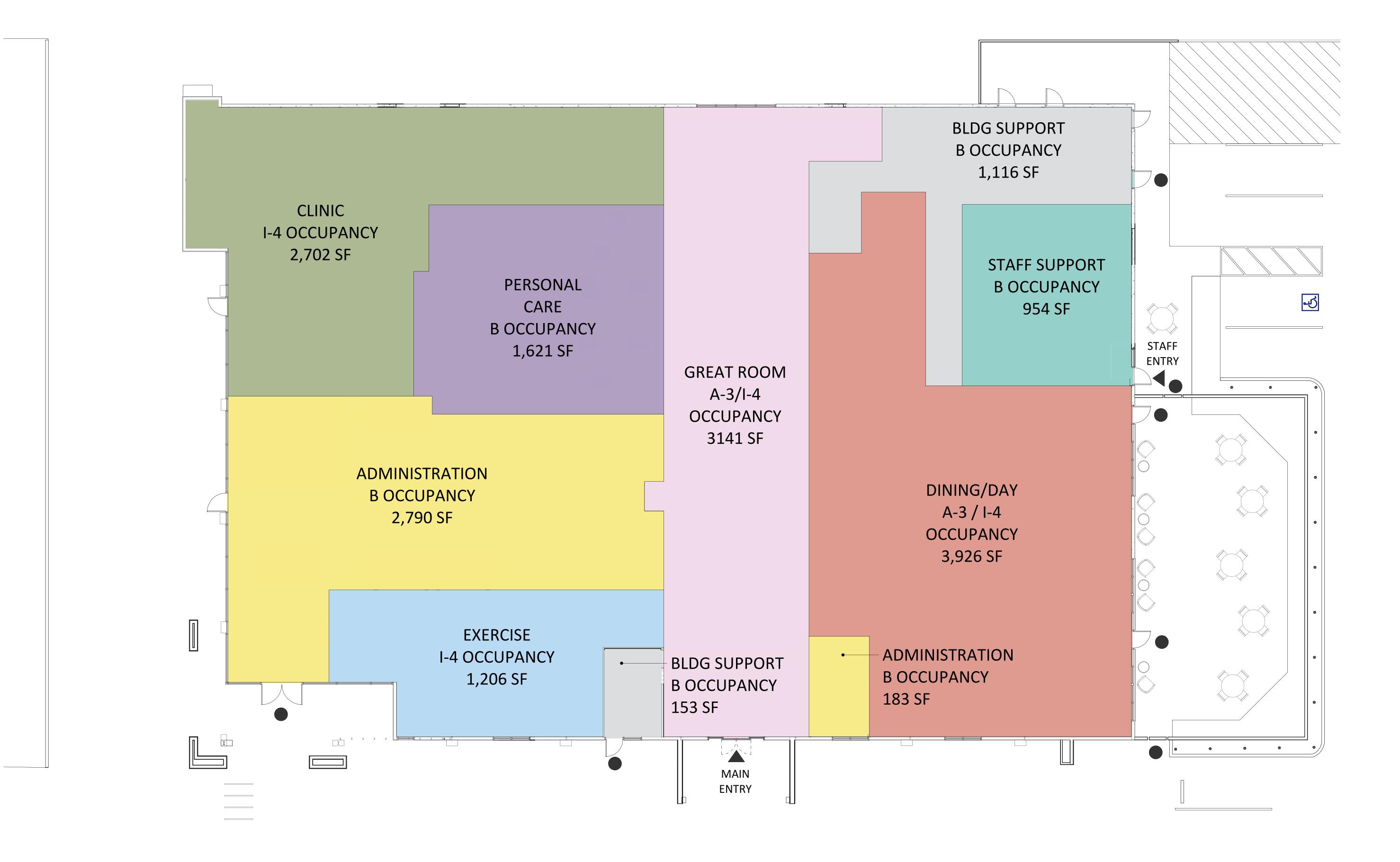
EXTERIOR EL

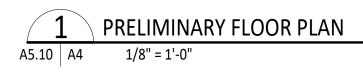
ARE ET, CARS

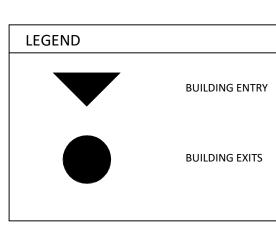
SENIOR 20920 CHICO ST

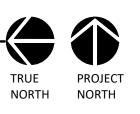
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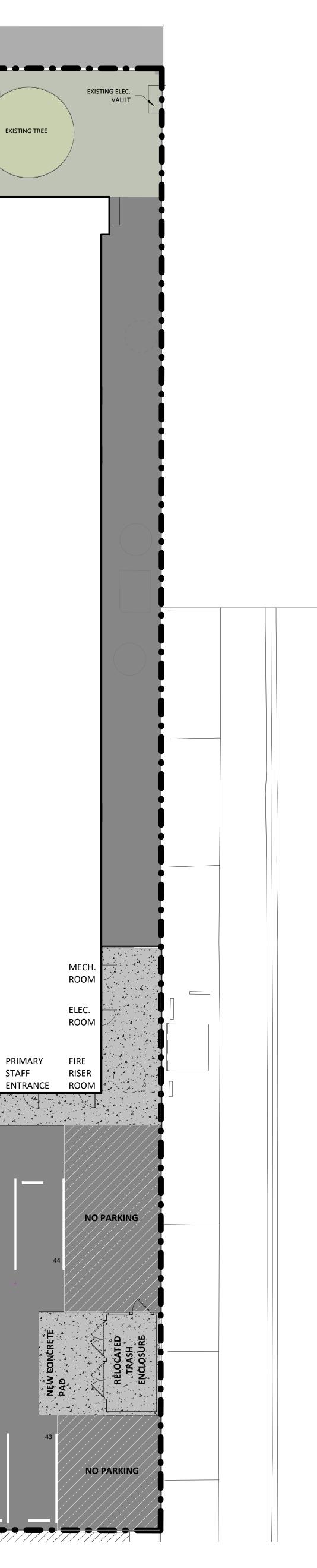




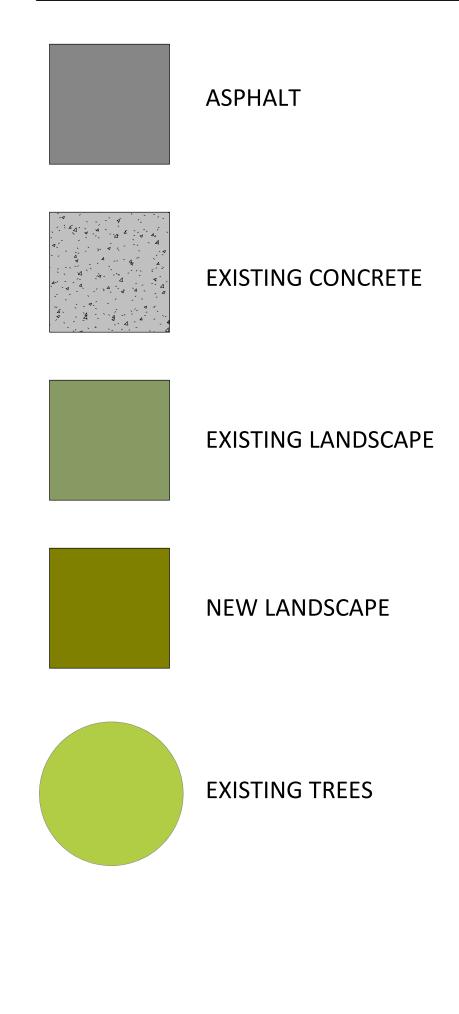


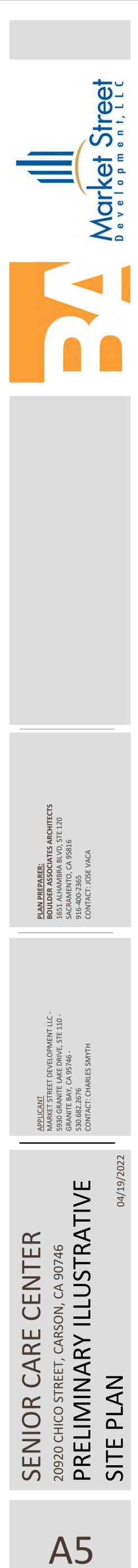
EAST DOMINGUEZ STREET

ILLUSTRATIVE SITE PLAN LEGEND



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NORTH SIDE VIEW





WEST SIDE VIEW



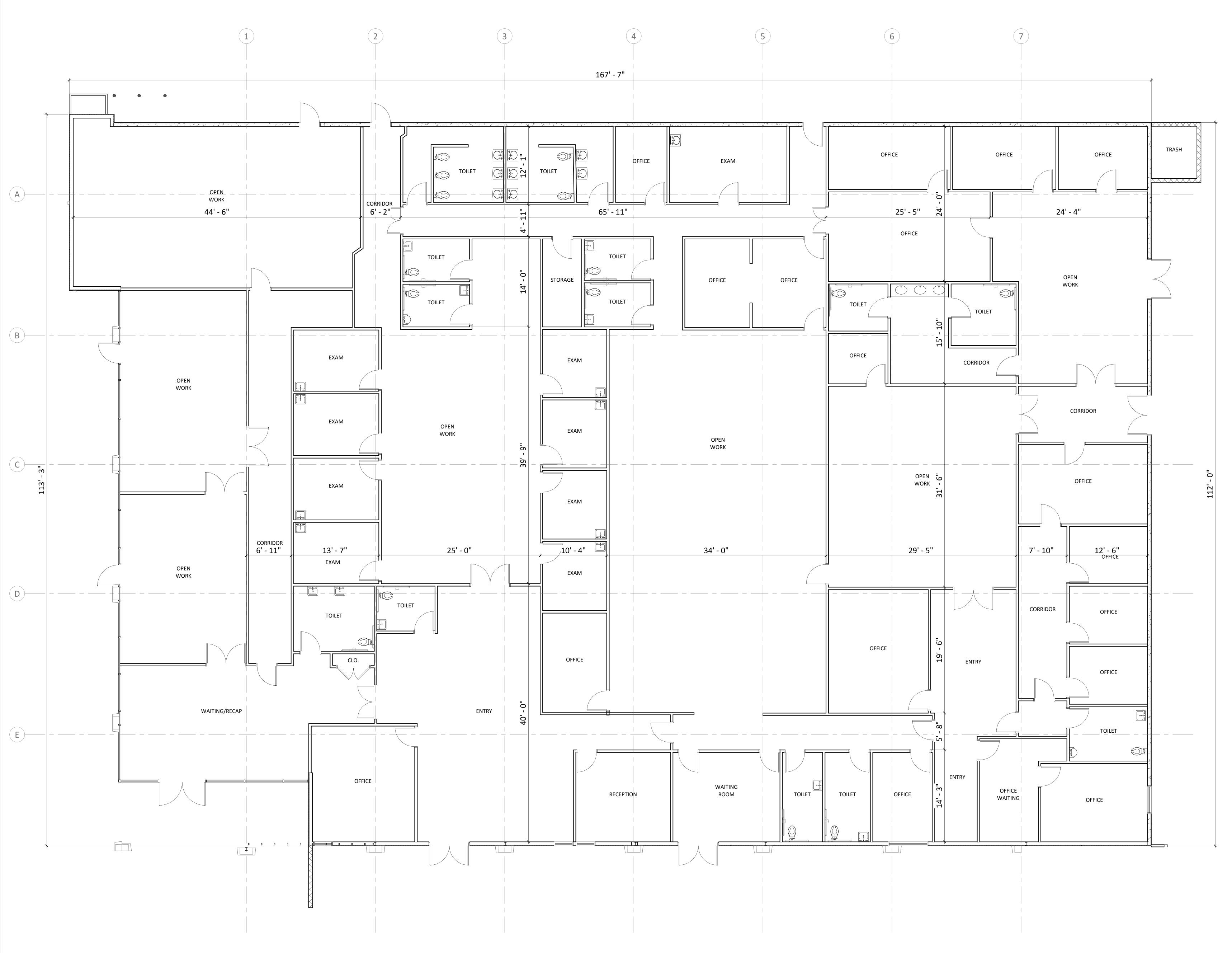


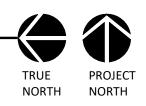
SOUTH SIDE VIEW



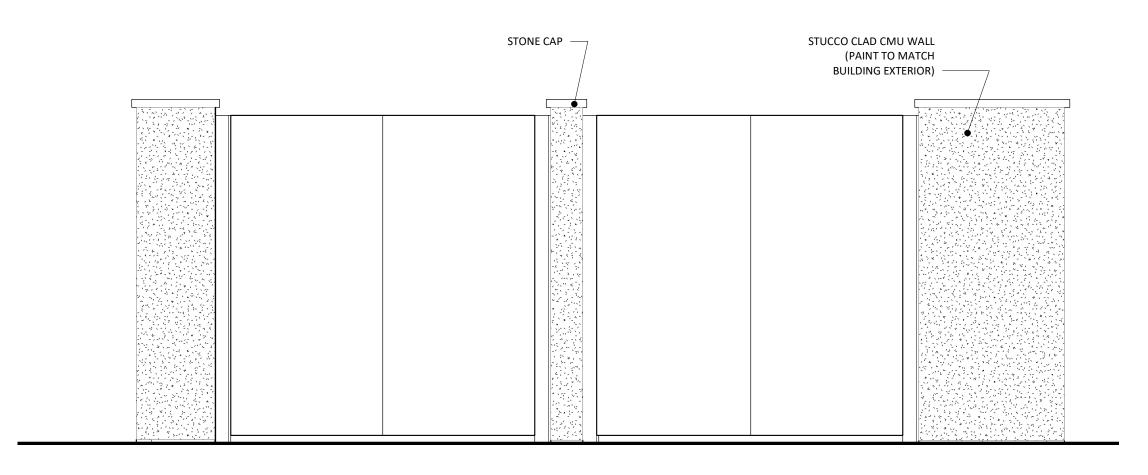






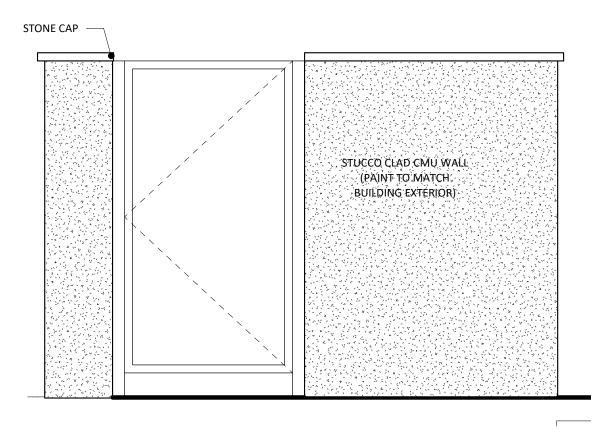






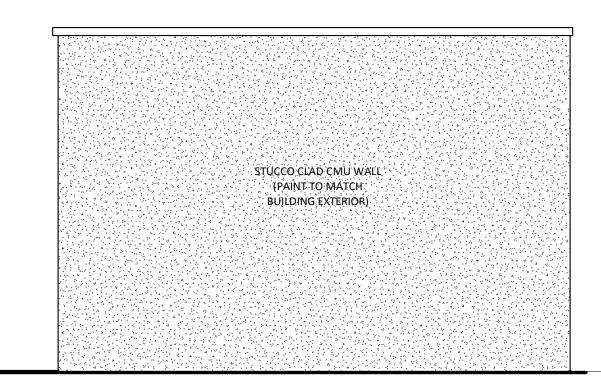
 1
 TRASH ENCLOSURE - WEST

 A1
 A12
 1/2" = 1'-0"



 2
 TRASH ENCLOSURE - NORTH

 A1
 A12
 1/2" = 1'-0"



 3
 TRASH ENCLOSURE - SOUTH

 A1
 A12
 1/2" = 1'-0"

SINGLE LAYER OF PLASTER OVER 8 x 8 x 16 BASALITE PRECISION CMU, GROUT ALL CELLS #5 VERT @ 16" OC & #4 HORIZ @ 16" OC. TYP — PROVIDE SEALANT OVER CMU TO PREVENT GROUT LINES BLEEDING THROUGH PLASTER

PAINT EXTERIOR COLOR 1 ON -

CONCRETE CAP —

(2) #5 CONT —

ALL SIDES

24" AS REQ'D 8"

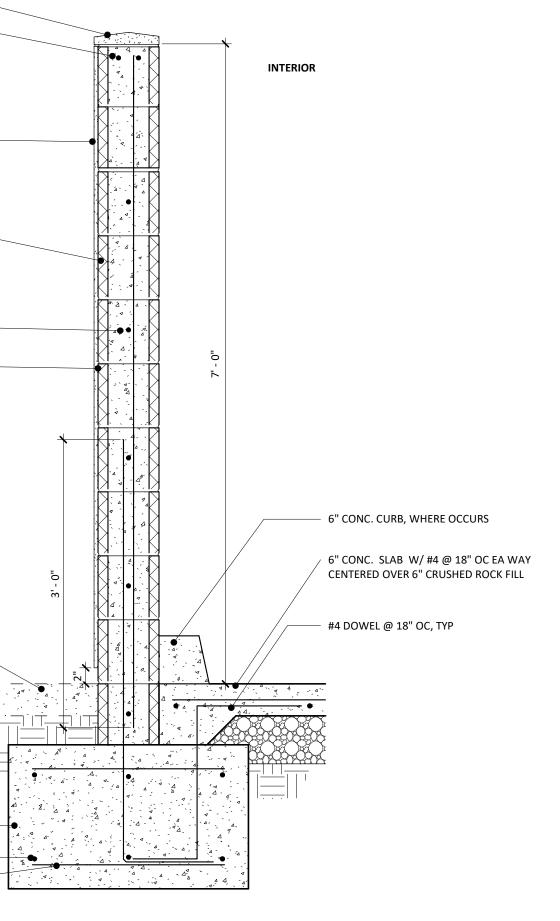
PAVING WHERE OCCURS, SEE CIVIL



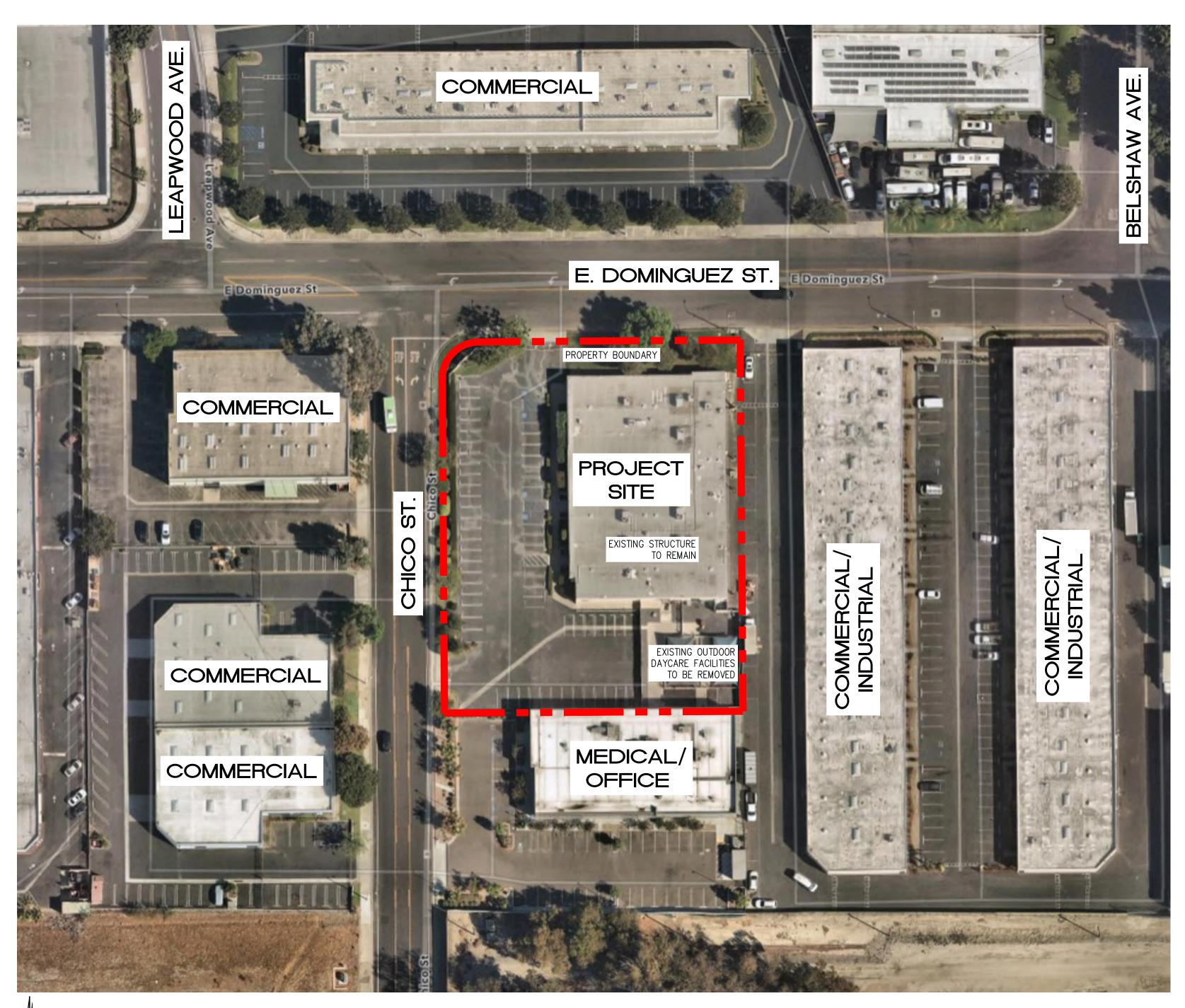
EXTERIOR

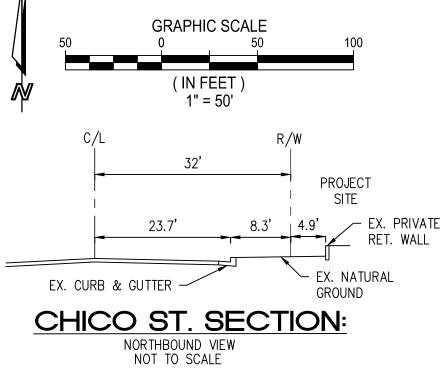
CONT. CONC. FOOTING _____ (3) #5 CONT TOP & BOTT ____ #5 @ 12" OC TOP & BOTT __

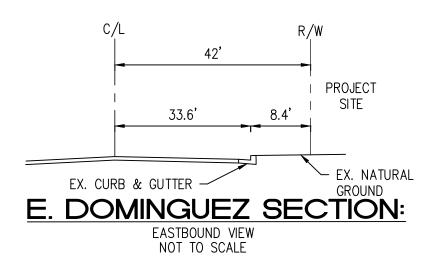
4 TRASH ENCLOSURE WALL SECTION









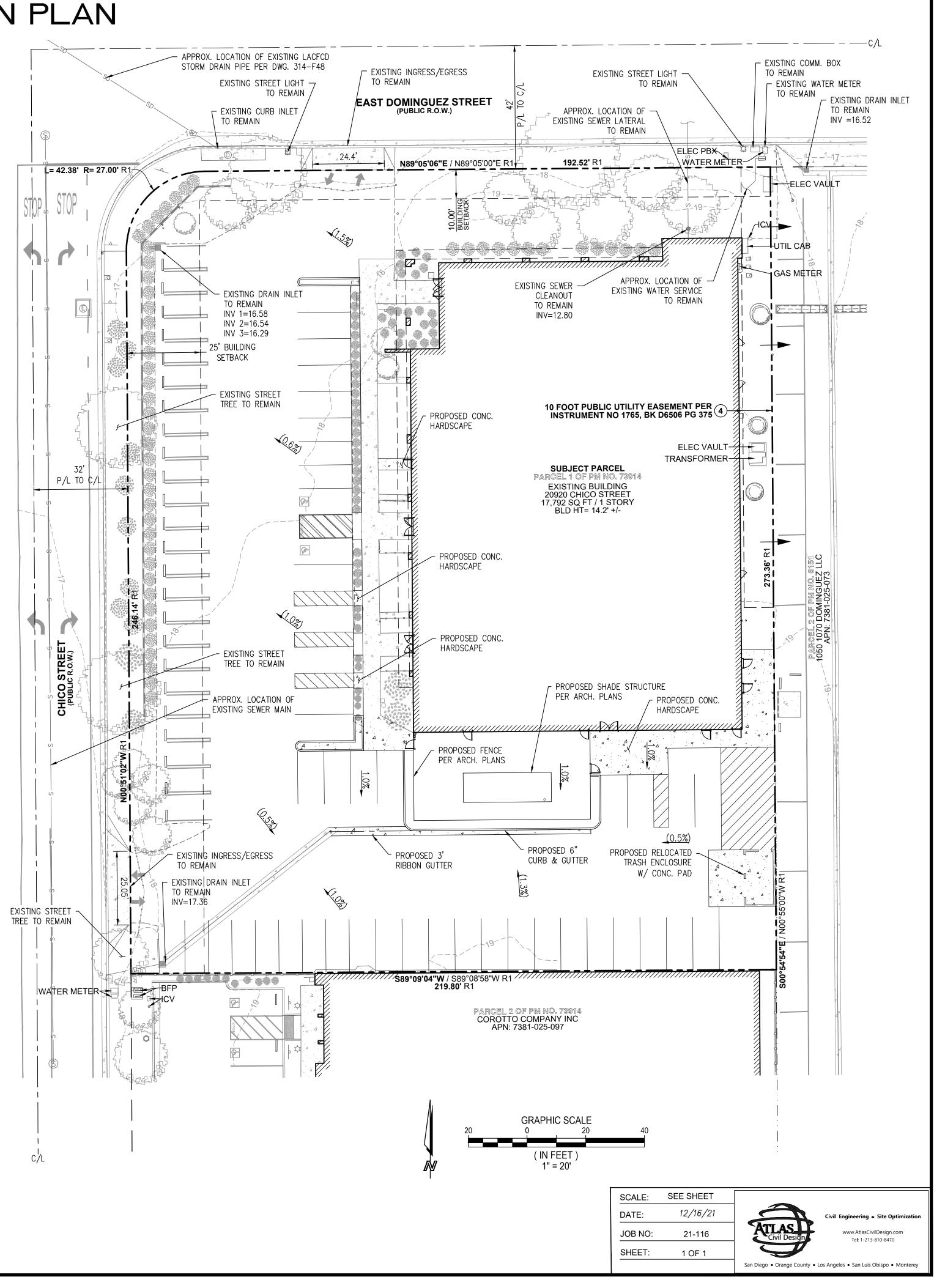


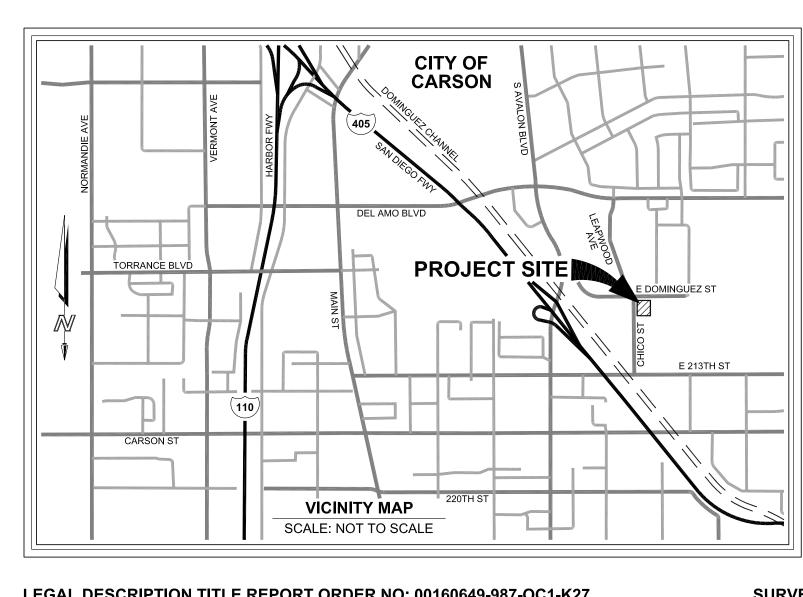
SITE UTILIZATION PLAN



SITE INFORMATION: ADDRESS: 20920 CHICO STREET, CARSON, CA 90746

ZONING: MANUFACTURING LIGHT (ML) LAND USE: LIGHT INDUSTRIAL





LEGAL DESCRIPTION TITLE REPORT ORDER NO: 00160649-987-OC1-K27

PARCEL 1 OF PARCEL MAP 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT ALL 100 PERCENT 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 DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN BOOK D-2250, PAGE 752, OFFICIAL RECORDS, AS INSTRUMENT NO. 5444.

SCHEDULE B - SECTION II EXCEPTIONS

SUBJECT PARCEL APN 7381-025-096

THE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO: 00160649-987-OC1-K27 DATED AUGUST 26, 2021 BY CHICAGO TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR. CIRCLED INDEX NUMBERS SHOWN BELOW INDICATE SCHEDULE B ITEMS WHICH BOTH AFFECT THE PROPERTY, AND HAVE

SUFFICIENT MATHEMATICAL DATA TO BE SHOWN GRAPHICALLY. THESE ITEMS ARE SHOWN ON SHEET 2. ITEMS SHOWN WITHOUT CIRCLES ARE DEEMED TO BE "NOT PLOTTABLE" DUE TO THE LACK OF SUFFICIENT MATHEMATICAL DATA, OR THEY DO NOT DIRECTLY AFFECT THE SUBJECT PROPERTY. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH

- TAXES TO BE LEVIED FOR THE FISCAL YEAR 2021-2022. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PIPELINES
- IN BOOK 1515, PAGE 265, OFFICIAL RECORDS RECORDING NO: AFFECTS: SAID LAND (NOT PLOTTABLE FROM AVAILABLE RECORDS)
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: MAY 1, 1974 RECORDING NO: AS INSTRUMENT NO. 3597, IN BOOK M-4675, PAGE 31, OFFICIAL RECORDS (AFFECTS, NOT A SURVEY MATTER)

- SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. (4)EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE PUBLIC UTILITIES RECORDING DATE: DECEMBER 19, 1974 AS INSTRUMENT NO. 1765. IN BOOK D6506. PAGE 375. OFFICIAL RECORDS RECORDING NO:
- THE NORTH 150 FEET OF THE EAST 10 FEET OF SAID LAND (AFFECTS, PLOTTABLE AS SHOWN) AFFECTS: THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: THE CARSON CONSOLIDATED PROJECT AREA
- RECORDING DATE: OCTOBER 19, 2010 AS INSTRUMENT NO. 20101493638, OFFICIAL RECORDS (AFFECTS, NOT A SURVEY MATTER) RECORDING NO: A COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) & NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) BMPS
- DA VITA HEALTH CARE PARTNERS, INC. EXECUTED BY IN FAVOR OF: COUNTY OF LOS ANGELES RECORDING DATE: AUGUST 23, 2016 AS INSTRUMENT NO. 20161003003, OFFICIAL RECORDS (AFFECTS, NOT A SURVEY MATTER) RECORDING NO: THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES
- TERMINATION. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RESTRICTIVE COVENANT AGREEMENT ENTITLED: DATED: JUNE 8, 2017 THOTH EQUITIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND GENESIS KC DEVELOPMENT, EXECUTED BY: LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING DATE: JUNE 28, 2017
- AS INSTRUMENT NO. 20170720491, OFFICIAL RECORDS (AFFECTS, NOT A SURVEY MATTER) RECORDING NO: PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD
- HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS
- WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. 10 ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY,
- WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID 11
- LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. 12 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT
- DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

SURVEY NOTES

- OR "POTHOLING" TO ASCERTAIN PRECISE DEPTHS AND LOCATIONS OF BURIED UTILITIES.
- THERE ARE NO SPRINGS, STREAMS, RIVERS, PONDS OR LAKES BORDERING ON OR RUNNING THROUGH THE PROPERTY. THERE WAS NO EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON PROPERTY, HOWEVER, THIS SURVEY WILL NOT OVERWRITE ANY PAST ARCHEOLOGICAL REPORTS, OR SUFFICE IN LIEU OF AN ARCHEOLOGICAL REPORT IN THE FUTURE.
- FUTURE.
- PROGRESS.
- 7
- ADDITIONS IN PROCESS.
- 9 THERE ARE NO ENCROACHMENTS.
- 11 SHEET 2.
- PROVIDED BY CHICAGO TITLE INSURANCE COMPANY.

BASIS OF BEARING

BEING THE CENTERLINE OF CHICO STREET, PER PARCEL MAP NO. 73914, BOOK 392, PAGE 77, COUNTY OF LOS ANGELES, A BEARING OF N00°51'02"W.

BENCHMARK INFORMATION

& CHICO STREET. ELEVATION= 21.618 FEET.

ZONING & SETBACKS

SUBJECT PARCEL FRONT: 25 FEE

- REAR: 0 FEET SIDE: 0 FEET STREET SIDE: 10 FEET
- MAX BUILDING HEIGHT: NONE MAX BUILDING COVERAGE: NONE LISTED
- ZONE: ML-D (MANUFACTURING LIGHT)

CONTAINS 57 STANDARD PARKING STALLS CONTAINS 4 HANDICAP STALLS CONTAINS 0 MOTORCYCLE STALLS 61 TOTAL STALLS

- NOTES:
- FOR THE SITE, BUT ONLY TO REPORT INFORMATION AS DISCOVERED.
- 2 NO SUBDIVISION OR RE-PLAT IS REQUIRED TO CONVEY THE SURVEYED PROPERTY.

FLOOD DESIGNATION

PER FLOOD INSURANCE RATE MAP NO. 06037C1935F PROJECT SITE LIES IN FLOOD ZONE "X-SHADED". FLOOD "X-SHADED" DESIGNATION IS DEFINED AS; "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. " PER THE FEMA WEB SITE, MORE INFORMATION CAN BE GATHERED AT WWW.FEMA.GOV.

ALTA/NSPS LAND TITLE SURVEY PARCEL 1 OF PARCEL MAP 73914. IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF

CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS SURVEY WAS PERFORMED ON OCTOBER 22, 2021.

NO UTILITY PLANS/OR REPORTS WERE PROVIDED BY THE CLIENT. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE COMBINED WITH RECORD INFORMATION THAT COULD BE ACQUIRED FROM THE PUBLIC UTILITY PROVIDERS AND GOVERNING AGENCIES, AS AVAILABLE. THIS SURVEY DOES NOT REPLACE THE NEED FOR EXCAVATION

THERE WAS NO EVIDENCE OF THE PROPERTY USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, HOWEVER, THIS SURVEY WILL NOT OVERWRITE ANY PAST SOILS REPORTS OR SUFFICE IN LIEU OF AN SOILS REPORT IN THE

6 AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EVIDENCE THAT A STREET WIDENING WAS IN

AT THE TIME OF WHICH THE SURVEY WAS PERFORMED ALL BLOCK WALLS WITHIN 5 FEET OF PROPERTY WERE PLUMB. AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EARTH MOVING, CONSTRUCTION, OR BUILDING

10 THERE ARE NO GAPS OR GORES BETWEEN THE PROPERTIES LISTED WITHIN THE TITLE REPORT LISTED HEREON. SUBJECT PROPERTY HAS DIRECT ACCESS FROM CHICO STREET AND EAST DOMINGUEZ STREET, LOCATIONS SHOWN ON

12 THE LANDS SHOWN HEREON ARE THE SAME AS DESCRIBED IN TITLE REPORT ORDER NO: 00160649-987-OC1-K27

THE OFF-SITE BENCHMARK IS BASED ON NAVD 1988 DATUM, BENCHMARK USED IS LOS ANGELES COUNTY PUBLIC WORKS, SURVEY SECTION, DESIGNATION 7Y9702. BEING A ROAD BENCHMARK TAG IN SOUTHERLY CURB @ SOUTHEASTERLY CORNER BRIDGE ABUT OVER DOMINGUEZ CHANNEL, 16 FEET SOUTH OF & 65 FEET WEST OF CENTERLINE INTERSECTION 213 TH STREET

1 NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT TO THE SURVEYOR, ALL SETBACK INFORMATION WAS PROVIDED BY THE CITY OF CARSON PLANNING DEPARTMENT WEBSITE < HTTP://CI.CARSON.CA.US>. ANY QUESTIONS OR DISCREPANCIES SHOULD BE DIRECTED TO THE CITY AT PHONE NUMBER (310)-952-1761, OR AT THE COUNTER AT 701 E CARSON STREET, CARSON CA., 90745. IT IS NOT OUR POLICY TO MAKE CALCULATIONS TO DETERMINE REQUIREMENTS



SHEET INDEX

SHEET 1: PROPERTY / TITLE INFORMATION SHEET 2: PROPERTY BOUNDARY / PROCEDURE OF SURVEY / TOPOGRAPHY

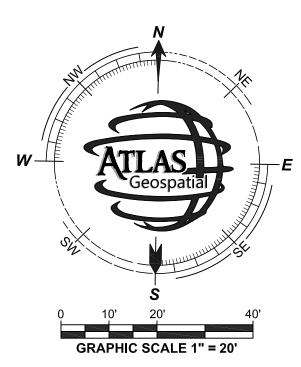
OWNERS THOTH EQUITIES LLC

SURVEYOR'S CERTIFICATE

TO CHICAGO TITLE INSURANCE COMPANY AND THOTH EQUITIES LLC: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2 THROUGH 5, 6(A)(B), 7(A)(B1)(C), 8, 9, 13 THROUGH 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2021. DATE OF PLAT OR MAP:_____

FOR LEGAL AND TITLE REVIEW ONLY

HE CONTRACTOR SHALL VERIFY AND	HE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS GEOSPATIAL WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS GEOSPATIAL. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS GEOSPATIAL IS FORBIDDEN.	RTED TO ATLAS GE	OSPATIAL WITHOUT DELAY. THE COPYRIGHTS TO ALL DESI	SIGNS AND DRAWINGS ARE	THE PROPERTY OF ATLAS GEOSPATIAL. REPRODUCTI	N OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS GEOSPATIAL IS FORBIDDEN.
DWG PREF		DATE	REVISIONS	ВҮ		
PARED	ALTA/NSPS LAND TITLE SURVEY					Atlas Geospatial - Surveying more by accident
E: 21-1) BY: E						than most firms do on purpose, since 2009.
16 WE EG/AM A/WW						Surveying • Mapping • Problem Solving
ELBE D /W D	20920 CHICO STREET, CITY OF					
ATE:1 ATE:1 SHEE	CARSON, COUNTY OF LOS ANGELES					
1.02.2 1.02.2	STATE OF CALIFORNIA					Fax: 1-866-827-4937



RECORD LEGEND

XX INDICATES A DIMENSION THAT IS MEASURED OR CALCULATED FROM MEASURED DISTANCES.

R1 INDICATES A DIMENSION PER PM NO. 73914.

PARCEL INFORMATION

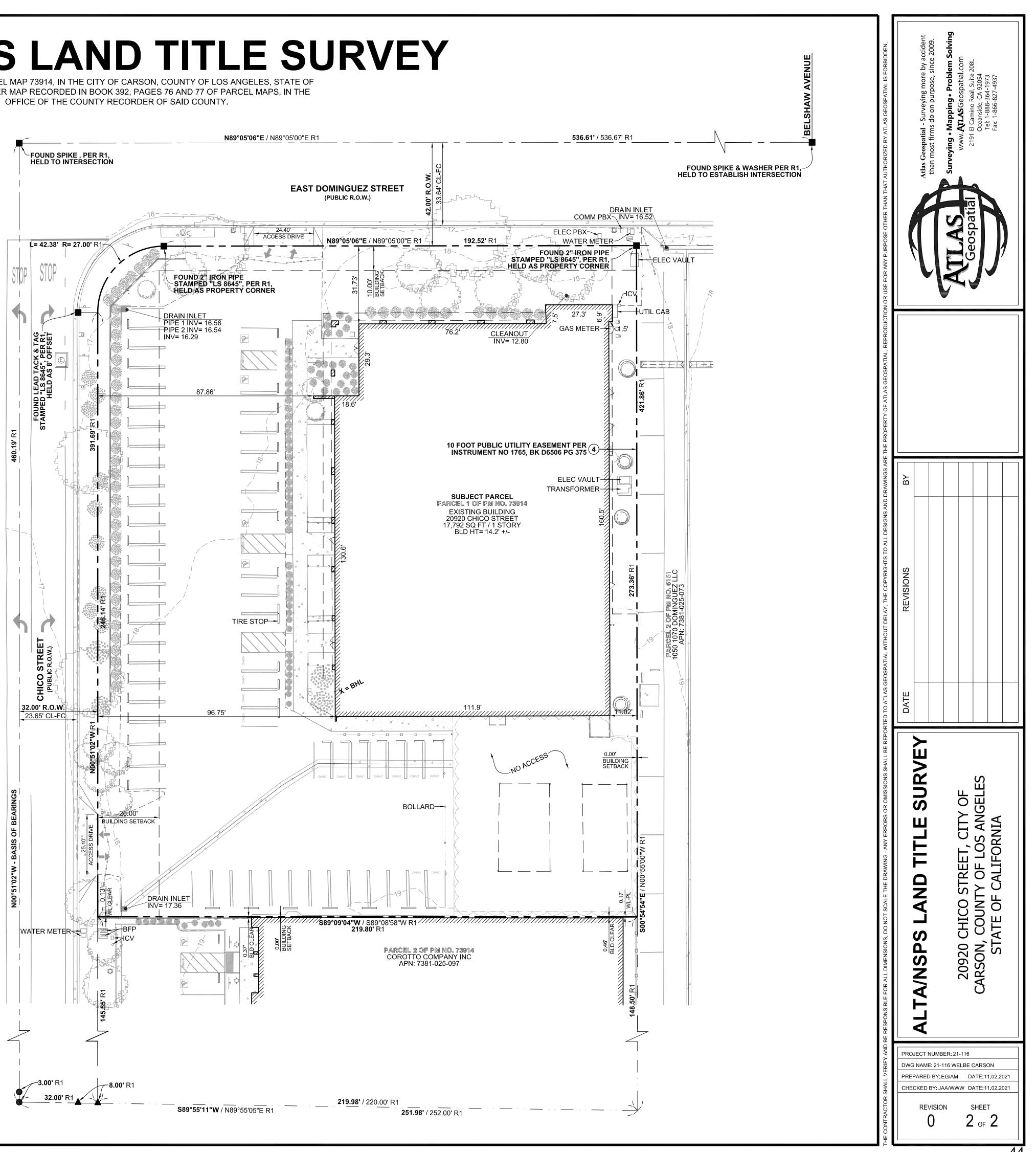
SUBJECT PARCEL BEING PARCEL 1 AS RECORDED IN BK. 392, PG. 76 APN: 7381-025-096 SQ. FT. = 59,857.262 / 1.374 ACRES ZONING: ML-D (MANUFACTURING LIGHT)

LEGEND

NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING. PROPERTY BOUNDARY LINE PROPOSED LEASE AREA ------ CENTERLINE - · · · · · · · · · · · INDETERMINATE BOUNDARY LINE — — — — EASEMENT LINE ---335-- EXISTING CONTOURS — — OH ELEC — OVERHEAD ELECTRICAL LINE EXISTING WROUGHT IRON FENCE BLOCK WALL INDICATES RESTRICTED ACCESS ZONING BOUNDARY APN ASSESSORS PARCEL NUMBER R.O.W. RIGHT OF WAY PROPERTY LINE ΡL CENTER LINE CL FACE OF CURB FC WL WALL FN FENCE INV INVERT ICV IRRIGATION CONTROL VALVE PBX PULLBOX FDC FIRE DEPARTMENT CONNECTION ΡIV POST INDICATOR VALVE BFP BACKFLOW PREVENTOR ELEC ELECTRIC COMM COMMUNICATION X=BHL BUILDING HEIGHT LOCATION Q FIRE HYDRANT LIGHT WITH CONCRETE BASE WATER VALVE Ŵ ßV GAS VALVE STORM DRAIN MANHOLE SANITARY SEWER MANHOLE SEWER CLEANOUT GREASE INTERCEPTOR MANHOLE COMMUNICATION MANHOLE SPOT ELEVATIONS X 519.06 STREET SIGN ____ C UTILITY POLE GUY WIRE **O**-EXISTING BOLLARD TRAFFIC SIGNAL/LIGHTPOLE FOUND MONUMENT AS DESCRIBED \sim FOUND SPIKE & WASHER, STAMPED "LS 8645" PER R1, HELD TO ESTABLISH CL FOUND LEAD TACK & TAG, STAMPED "LS 8645", PER R1, HELD TO ESTABLISH R O.W. EXISTING BUILDING WITH OVERHANG

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1 OF PARCEL MAP 73914, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 392, PAGES 76 AND 77 OF PARCEL MAPS, IN THE

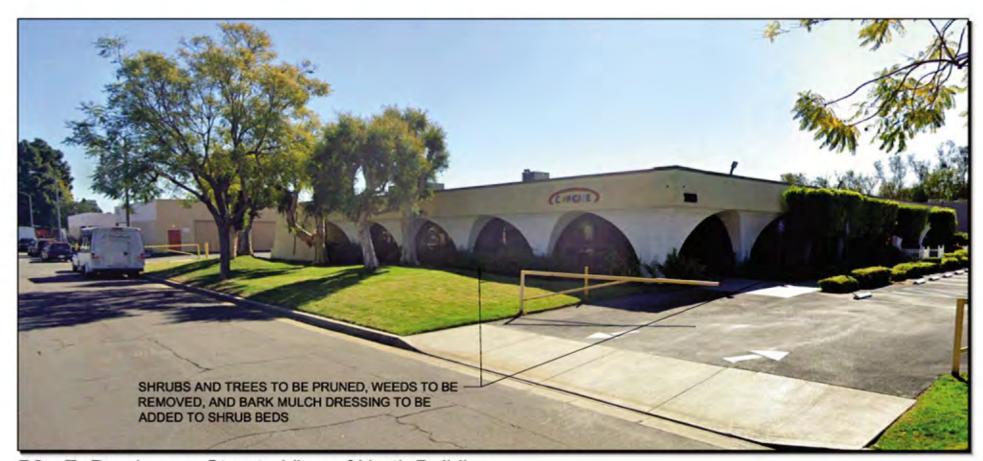


PRELIMINARY LANDSCAPE PLAN NOTES

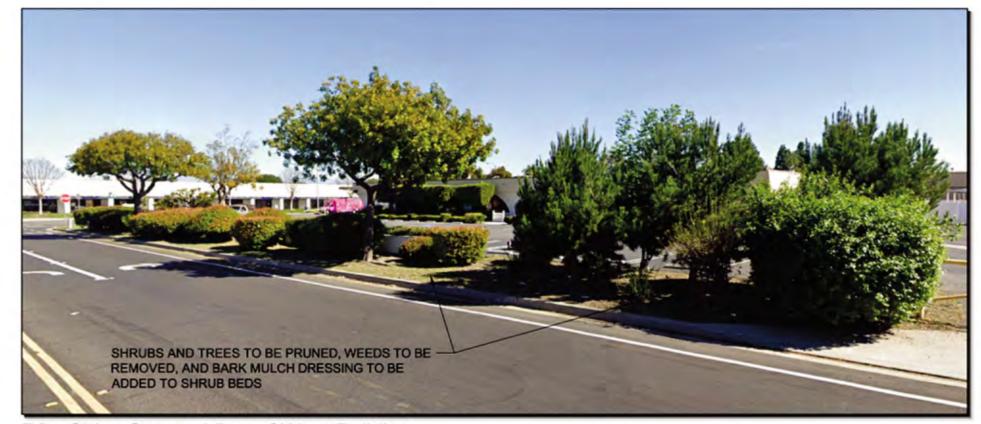
- THE INTENT FOR THE LANDSCAPING ON THIS BUILDING AND TENANT IMPROVEMENTS RENOVATION PROJECT IS TO RETAIN THE EXISTING LANDSCAPING TO THE EXTENT POSSIBLE. TREES AND SHRUBS ADJACENT TO BUILDING AND SITE RENOVATIONS SHALL BE PRUNED AS NECESSARY FOR RENOVATION CLEARANCE AND PROTECTED FROM CONSTRUCTION OPERATIONS INCLUDING PROVIDING ON-GOING WATERING AND MAINTENANCE.
- EXISTING IRRIGATION SYSTEM SHALL BE CHECKED AND, IF NECESSARY, REPAIRED FOR PROPER AUTOMATIC IRRIGATION OF PLANTING AREAS.
- EXISTING LANDSCAPE AREAS SHALL BE CLEARED OF WEEDS AND TREES AND SHRUBS SHALL BE PRUNED FOR SIZE AND GENERAL STRUCTURE AS NEEDED.
- ALL SHRUB BEDS SHALL RECEIVE A FRESH LAYER OF BARK MULCH DRESSING.
- SHOULD EXISTING PLANT MATERIAL IN PLANTING BEDS TO REMAIN BE REMOVED OR DAMAGED DURING RENOVATIONS, IT SHALL BE REPLACED WITH LIKE OR SIMILAR AS IS AVAILABLE MATERIAL.
- REFER TO THE ARCHITECTURAL AND CIVIL PLANS FOR BUILDING, PAVING, AND SITE RENOVATIONS.



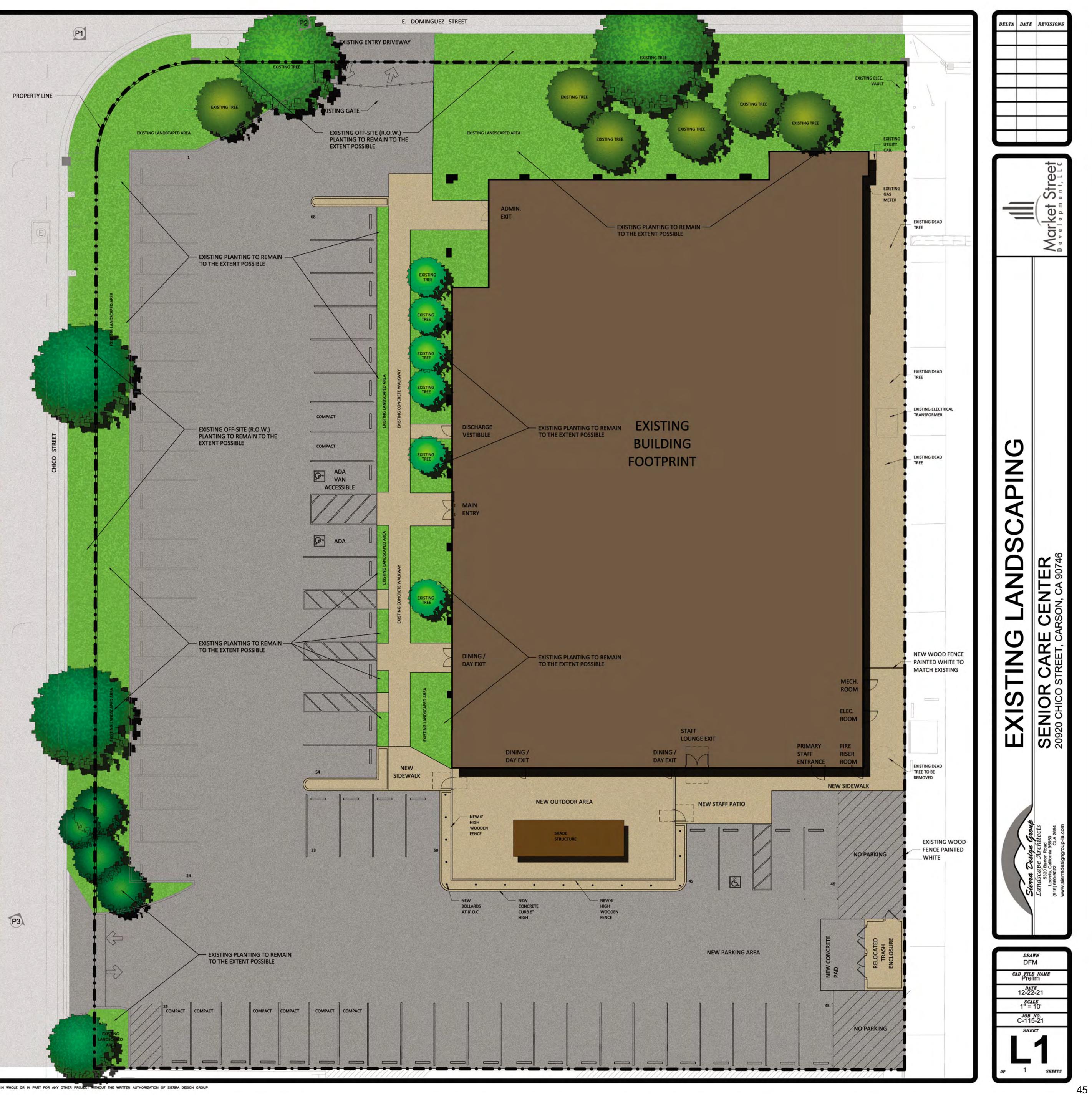
P1 - Corner of E. Dominguez and Chico Streets



P2 - E. Dominguez Street - View of North Building



P3 - Chico Street - View of West Building



- THE INTENT FOR THE LANDSCAPING ON THIS BUILDING AND TENANT IMPROVEMENTS RENOVATION PROJECT IS TO RETAIN THE EXISTING LANDSCAPING TO THE EXTENT POSSIBLE. EXISTING TREES, SHRUBS AND LAWN ALONG THE STREET FRONTAGE IS PROPOSED TO REMAIN AS SHOWN ON THE PLAN. TREES AND SHRUBS ADJACENT TO BUILDING AND SITE RENOVATIONS SHALL BE REMOVED AND REPLACED AS NECESSARY FOR RENOVATION CLEARANCE. EXISTING PLANTING TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION OPERATIONS INCLUDING PROVIDING BUILDING RENOVATIONS WHILE BEING WATER CONSERVING.
- SPECIES" (WUCOLS).
- EXISTING IRRIGATION SYSTEM SHALL BE CHECKED AND, IF NECESSARY, REPAIRED FOR PROPER AUTOMATIC IRRIGATION OF PLANTING AREAS.

- WITH LIKE OR SIMILAR MATERIAL AS IS AVAILABLE.
- REFER TO THE ARCHITECTURAL AND CIVIL PLANS FOR BUILDING, PAVING, AND SITE RENOVATIONS.









