



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 13, 2016

SUBJECT: Conditional Use Permit No. 1016-16

APPLICANT: Ken Porter Auctions  
21140 Avalon Blvd.  
Carson, CA 90745

PROPERTY OWNER: Kott Family Trust  
21140 S. Avalon Blvd.  
Carson, CA 90745

REQUEST: To continue existing auction operations and other related uses on approximately 14.1 acres on a site zoned CA (Commercial, Automotive)

PROPERTIES INVOLVED: 21126, 21140, 21212 S. Avalon Blvd and 640 E. 213<sup>th</sup> Street

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Palmer/Cinco

## I. Introduction

### *Property Owner:*

Kott Family Trust, 21140 Avalon Boulevard, Carson, CA 90745

### *Applicant:*

Ken Porter Auctions, 21140 Avalon Boulevard, CA 90745

### *Project Addresses:*

21126, 21140, 21240 S. Avalon Boulevard and 640 E. 213<sup>th</sup> Street.

### *Project Description:*

The applicant is requesting approval of Conditional Use Permit No. 1016-16 to continue its current operations and expand the area to include portions of the current AW Collision Center site until December 13, 2019. The applicant is specifically requesting approval of the following uses:

- Auction of used cars, trucks and equipment, recreation equipment
- Display of vehicles and equipment for auction
- Prepping of vehicles and equipment for auction
- Display of Collector Vehicles
- Retail Sales of Collector Vehicles
- Display of Collectibles
- Retail Sales of Collectibles
- Storage of Auction vehicles and surplus

Exhibit No. 4, identifies the location of these uses.

### *Auction Operations:*

Ken Porter Auctions (KPA) was established in 1962, and offers vehicle auctions every two weeks. During the two weeks prior to the auction date, vehicles are brought in by KPA's fleet of multiple car haulers, flatbeds from cities, counties, agencies and clients in southern California. The vehicles are cleaned, photographed and listed on the <http://Kenporterauctions.com> website. Vehicles vary from high end, low mileage, studio executive hybrids, SUV's, sedans, to agency work trucks. On auction day KPA expects 200 to 300 buyers to bid at the auction.

### *Current Improvements:*

The site is currently developed with commercial buildings and expansive parking areas. The site currently includes two businesses, Ken Porter Auctions and AW Collision Center. Ken Porter Auctions includes offices, vintage automobiles sales, vehicles and equipment auction which will continue with the approval of this CUP. AW Collision Center includes automotive collision repair facilities. The CUP for the collision center expires in July 2017. The applicant has stated the Collision Center will be moving out of the facility prior to February 1, 2017, refer to Condition of Approval No. 26.

## II. Project Site and Surrounding Land Uses

The project site is located at the intersection of S. Avalon Blvd and 213<sup>th</sup> Street.

Site Information	
Existing Land Use	Vacant land
Land Use Designation	Regional Commercial
Existing Zoning District	CA
Site Size	14.1 acres
Surrounding Uses/Zoning	North: Freeway 405 South: 213 <sup>th</sup> Street East: Freeway 405 West: Avalon Boulevard
Access	Ingress/Egress: Avalon Boulevard and 213 <sup>th</sup> Street

### *Previously Approved Discretionary Permits*

- There are several approved discretionary permits on the subject property including but not limited to: CUP 690-08; SUP 103-74 and DOR 315-85.
- On May 24, 2011, the Planning Commission approved DOR No. 1400-11, CUP No. 859-11 and an Ordinance Amendment to Section 9138.15 to permit a façade remodel for an auto repair collision center at 21212 S. Avalon Boulevard. The auto repair collision center is located south of the Ken Porter Actions.
- On October 11, 2011, the Planning Commission approved Conditional Use Permit No. 881-11 to operate Ken Porter Auctions (for automotive and equipment) at 21126, 21140, 21212 S. Avalon Boulevard and 640 E. 213<sup>th</sup> Street.

### *Public Safety Issues*

None

## III. Analysis

### Continued Use of the Site

On October 18, 2016, the Carson City Council approved Resolution No. 16-139 providing an exception to the application of Interim Urgency Ordinance No. 16-1578U. This exception allowed processing of plans and all related permits for continuation of the current temporary uses related to the Ken Porter Auctions. Conditional Use Permit No. 881-11 stated that the auction and all associated operations shall be permanently closed for business by December 31, 2016.

Ken Porter Auctions (KPA) was established in 1962, and offers vehicle auctions every two weeks. During the two weeks prior to the auction date, vehicles are brought in by KPA's fleet of multiple car haulers, flatbeds from cities, counties, agencies and clients in southern California. The vehicles are cleaned, photographed and listed on the <http://Kenporterauctions.com> website. Vehicles vary from high end, low mileage, studio executive hybrids, SUV's, sedans, to agency work trucks. On auction day KPA expects 200 to 300 buyers to bid at the auction.

Therefore, the applicant has filed this CUP application to request extension of the previously approved use. Approval of Conditional Use Permit No. 1016-16, would extend this approval to December 13, 2019. The expiration of this CUP is consistent with the expiration of the applicant's lease for the property.

#### Future Use of the Site

The proposed CUP is only for three years and provides adequate time for the property owner to design and obtain approvals for the ultimate development of the site. The property owner is planning on submitting a "Master Development Plan" in 2017 for a dense mixed use development. Approval of these uses will require approval of General Plan Amendment and most likely a Specific Plan and EIR. *The project has been conditioned to remove all site improvements including the buildings, signs, parking lot.* The perimeter landscaping is required to be kept in place and maintained, Condition of Approval No. 16.

#### Landscaping

The site has significant frontage along Avalon Boulevard and enjoys a high visibility from the street. The City has been concerned with the condition of the landscaping and the lack of maintenance of this landscaping. As a result, a new landscape/irrigation plan has been submitted to enhance the visual appeal of the site from both Avalon Boulevard and 213<sup>th</sup> Street, refer to Exhibit No. 9. The City's Public Works street tree planting and maintenance staff along with City's landscape consultant have reviewed and approved the conceptual landscape plans.

#### Outside Storage

A portion of the site visible from 213<sup>th</sup> Street has been used for outside storage of chairs, desks, and other small objects, refer to Exhibit No. 4, Area B. This unsightly outside storage is required to be removed as part of the approval of the CUP and used as an overflow parking lot for the auction. The applicant will not be permitted to store these types of small objects outside of the buildings visible from the public streets, including the freeway, and surrounding properties.

#### Access and Parking

The previous approval was reviewed by the City Traffic Engineer and the Los Angeles County Fire Department and was determined to have acceptable circulation for public safety concerns and safe vehicular ingress/egress. In addition, the previous approval required 146 public parking spaces for the site and 202 excess overflow parking for the auction on the parking lot behind AM/PM, which is not part of the

proposed project, for a total of 348 parking spaces. The applicant is proposing 66 parking spaces in Area A and 250 parking spaces in Area O for a total of 316. Therefore, there is a shortage of 32 spaces which is required to be provided in Area O. The 348 parking spaces cannot be used to store vehicles or equipment and are required to be kept clear refer to Condition of Approval No. 17.

#### Signage

Staff has concerns regarding the continued use of the electronic message board. This sign looks very dated and does not present a good image for Carson from the Freeway. Staff has conditioned the project to remove this sign.

#### Inventory of Potential Uses

Staff is concerned about the applicant's "Inventory of Potential Uses" for Area O that includes:

- Used Vehicle Retail and Wholesale: Including sales, service, parts, body collision repair, detailing, prep, storage, and customization accessories; audio and tint service for cars, trucks, motor homes, boats, trailers; motorcycles, watersports and motorsports;
- Food service uses: manufacturing, distribution, sales, service, restaurant, coffee shop, doughnut, sandwich etc.;
- Medical: exam office, clinic, hospital outpatient, Medicare service; acupuncture, pharmacy.

The proposed uses were part of the exception approved by City Council. The project has been conditioned to obtain separate approvals for use of Area O, refer to Condition of Approval No. 24.

#### Other sites Owned by the Kott Family

The Kott family owns three other parcels in the immediate vicinity. The following provides a status of each one:

**21101 Avalon Boulevard.** This site has been most recently used to store Honda vehicles which all cars have been removed. Staff has conditioned the project to remove the building and the freestanding pole structure. The property owner does not have a specific proposal for this site.

**21243 Avalon Boulevard.** The Car Pros Kia dealership has been in this location for several years. Car Pros has built a new dealership on Recreation Road and is expected to vacate this facility by the time the lease expires on February 24, 2017. Once Car Pros move out, the property owner will either find a temporary tenant for approximately 3 years or demolish the buildings if a developer is interested in developing the property.

**640 and 644 E 213<sup>th</sup> street and APN# 7337008026.** This property is located behind the AM/PM service station. It has been used to store cars and as a parking lot. The property owner does not have a specific proposal for this site.

Special Conditions of Approval:

In addition to the majority of the previous conditions of approval, the following special Conditions of Approval have been added to the project:

12. All uses approved by this CUP shall be permanently closed for business by December 13, 2019, and this Conditional Use Permit No. 1016-16 contained herein shall become null and void after December 13, 2019.
13. Uses permitted by this conditional permit shall be only be limited to the following:
  - Auction of used cars, trucks and equipment, recreation equipment;
  - Display of vehicles and equipment for auction;
  - Prepping of vehicles and equipment for auction;
  - Display of Collector Vehicles;
  - Retail Sales of Collector Vehicles;
  - Display of Collectibles;
  - Retail Sales of Collectibles;
  - Storage of Auction vehicles and surplus.
14. Prior to January 16, 2017, the applicant shall submit construction level landscape and irrigation plans to the Planning Division for review and approval by the Planning Manager.
15. Prior to February 20, 2017, the landscaping on the approved landscape plans shall be installed.
16. Prior to December 20, 2016, 5:00 P.M., the applicant shall post a performance bond in the amount of \$100,000.00 to ensure compliance with the conditions of approval and specifically for the following:
  - Installation of the landscaping in accordance with the approved plans;
  - Removal of the unpermitted outside storage (storage of vehicles is permitted);
  - Removal of the electronic sign;
  - Removal of the building, the freestanding pole structure, and all related improvements located at 21101 Avalon Boulevard.
  - Proper maintenance and upkeep of the site in accordance with the Conditions of Approval;
  - Removal of all improvements on the site in accordance with all the Conditions of Approval;

- One-half of the bond (\$50,000.00) shall be released after installation of the landscaping, removal of the outside storage, removal of the electronic sign, removal of the building, the free-standing pole structure and all improvements located at 21101 Avalon Boulevard.
  - The remaining \$50,000 shall be kept on file to ensure removal of all buildings, parking lot and other related improvements and continued maintenance of the remaining perimeter landscaping.
17. The applicant shall provide a total of 348 parking spaces for the project. The applicant has proposed 332 parking spaces in Areas A and B. The applicant shall provide 32 parking spaces in Area O or any other area on the site as approved by the Planning Manager. All required parking spaces shall not be used to store vehicles or any other equipment and shall be available to the public at all times.
  18. Only the storage of cars, trucks, equipment, and recreation equipment is permitted on the site. All other equipment shall be removed from the site within 48 hours of the Planning Commission Approval.
  19. A demolition plan shall be submitted to the Planning Division for review and approval by September 13, 2019. This demolition plan shall show removal of all site improvements including the buildings, signs, parking lot. The perimeter landscaping shall be kept in place and maintained.
  20. Within 30 days of the approval of the demolition plan, the applicant shall remove all site improvements including the buildings, signs, parking lot. The perimeter landscaping shall be kept in place and maintained.
  21. A demolition plan shall be submitted to the Planning Division for review and approval by January 16, 2017. This demolition plan shall show removal of the electronic sign message sign, removal of the building, the free-standing pole structure and all related improvements located at 21101 Avalon Boulevard.
  22. The site shall be maintained in an acceptable condition to the City at all times including but not limited to the buildings, grounds, signage, and landscaping.
  23. Within 30 days of the approval of the demo plan, the applicant shall remove the electronic sign and the building, the freestanding pole structure, and all related improvements located at 21101 Avalon Boulevard.
  24. The site is within a moratorium area. The proposed "Inventory of Potential Uses" for Area O was not approved as part of the exception of the moratorium. The only authorized use for Area O is to provide parking spaces for the uses proposed by the CUP. If the applicant wishes propose other uses for Area O, a separate exception to the moratorium shall be made.

25. The applicant's failure to comply with any of the deadlines identified in the Conditions of Approval shall deem CUP 1016-16 null and void unless the applicant obtains an extension from the Planning Manager prior to the deadlines identified in the Conditions of Approval.

26. The AW Collision Center shall vacate the facilities by February 1, 2017.

**IV. Environmental Review**

Based upon staff review of the project, the proposed conditional use permit to continue automotive/equipment auction for three years will not have a significant effect on the environment since the project site was formerly used as a similarly-functioning automobile dealership. Thus, the project is found to be Categorically Exempt, pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15301 – Existing Facilities.

**V. Recommendation**

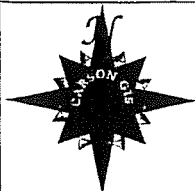
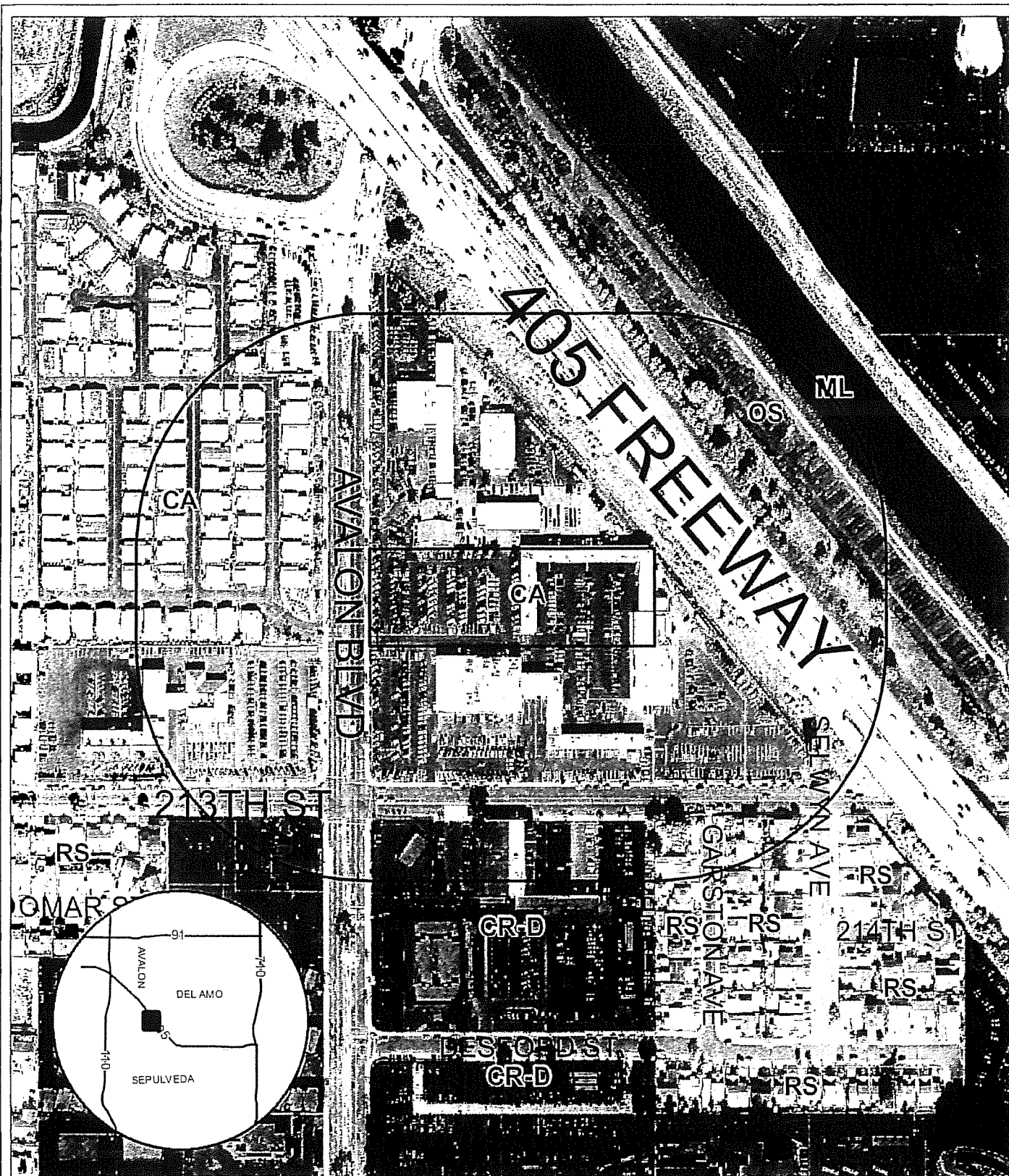
That the Planning Commission:

- Adopt Resolution No. 16-, approving Conditional Use Permit No. 1016-16 for the continued operation of the Ken Porter Auctions until December 31, 2019 located at 21126, 21140, 21212 S. Avalon Boulevard and 640 E. 213<sup>th</sup> Street.

**VI. Exhibits**

1. Zoning Map
2. Proposed Resolution
3. Previous staff report
4. Simple Use Matrix and Map of Current and Proposed Uses
5. Current and Inventory of Potential Uses
6. Previous Resolutions of Approval
7. Ordinance No. 16-1578U
8. Resolution No. 16-139
9. Landscape plans for Avalon Boulevard/213<sup>th</sup>. Street

Prepared by: Zak Gonzalez II, Associate Planner



City of Carson  
21212 Avalon Blvd

1/25/06  
City Planning Division Addressed Avalon Blvd  
Zoning Sample Map

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 16-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1016-16 TO ALLOW THE CONTINUATION OF THE CURRENT AND TEMPORARY USES RELATED TO KEN PORTER AUTOMOTIVE AND EQUIPMENT AUCTION IN THE CA (COMMERCIAL, AUTOMOTIVE) ZONING DISTRICT FOR PROPERTIES LOCATED AT 21126, 21140, 21212 S. AVALON BOULEVARD AND 640 E. 213<sup>TH</sup> STREET UNTIL DECEMBER 13, 2019**

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

**Section 1.** An application was duly filed by the applicant, Ken Porter Auctions, with respect to real properties located at 21126, 21140 and 21212 S. Avalon Boulevard and 640 E. 213<sup>th</sup> Street, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 1016-16 to allow the continuation of the Ken Porter automotive and equipment auctions in the CA (Commercial, Automotive) zoning district for properties located at 21126, 21140 and 21212 S. Avalon Boulevard and 640 E. 213<sup>th</sup> Street until December 13, 2019.

A public hearing was duly held on December 13, 2016, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

- a) The subject property is zoned CA (Commercial, Automotive) and has a General Plan Land Use designation of Regional Commercial, which is consistent with the zoning designation. The continued use is of the Ken Porter automobile and equipment auctions will be for only three (3) years ending December 13, 2019. The applicant's future planned development for residential mixed-use will require a zone change from Commercial Automotive (CA) to Specific Plan (SP) and a General Plan Amendment from Regional Commercial to Urban Residential land use designation.
- b) The applicant will plant new landscape and irrigation systems along Avalon Boulevard and 213<sup>th</sup> Street to be approved by the Planning Manager. Staff has required a maintenance bond for the conditional use permit extension timeline to ensure that open space on the property contribute to a harmonious and attractive development of the area.
- c) The subject property is located near the intersection of a major and local street. Adequate ingress and egress is accommodated on the site. The city Traffic engineer and the Los Angeles County Fire Department previously evaluated the auctions parking areas and parking control plan and determined that no significant effects would result from the project. The site layout provides for safe and effective vehicular and pedestrian access.

- e) Future site and building signage will require compliance with the CMC sign requirements and will be approved by the Planning Division and Building and Safety Division.
- f) The applicant's requested three (3) year conditional use permit timeline extension period will allow sufficient time to assemble a quality development team for a future residential mixed-use project .
- g) On October 18, 2016, the Carson City Council approved Resolution No. 16-139 allowing an exception to the application of Interim Urgency Ordinance No. 16-1578U to allow processing of plans and all related permits for continuation of the current temporary uses related to the Ken Porter Auctions until February 1, 2020. The proposed approval of Conditional Use Permit No. 1016-16 would reduce the auction use timeline until December 13, 2019 upon Planning Commission approval.

**Section 4.** The Planning Commission further finds that the proposed use will not have a significant effect on the environment since the former use of the property was an automobile dealership and the proposed use will function similarly. Thus, the project is found to be Categorically Exempt, pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15301 – Existing Facilities.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 1016-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

**Section 6.** The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 13<sup>th</sup> DAY OF DECEMBER, 2016.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

21212 Avalon

EXHIBIT A

PREMISES

PARCEL B:

PARCEL 2, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 4268 FILED IN BOOK 53 PAGE 29 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

21126 Avalon

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 17332, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 187 PAGES 97 AND 98 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

C/R/A 21126 AVALON, CARSON, CALIFORNIA

CITY OF CARSON

EXHIBIT "A"

LEGAL DESCRIPTION

**Property Address:** 21212 S. Avalon Boulevard

**Parcel Identification Number:** 7337-003-014

Those parts of Lot Number 2 in Tract Number 1089, as per Page 29 of Book 53 recorded in Maps, in the Office of the County Recorder of said County.

CITY OF CARSON  
OFFICE OF ECONOMIC DEVELOPMENT  
PLANNING DIVISION  
EXHIBIT "B"  
CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT NO. 1016-16

GENERAL CONDITIONS

1. Approval of Conditional Use Permit No. 1016-16 shall be for three (3) years from approval date.
2. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No.1016-16, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. Upon activation, the Conditional Use Permit shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
4. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the approved development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
6. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.

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. 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 applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. A modification of the conditions of this permit, 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.

Indemnity

11. Applicant agrees to defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to any damage or harm to people or property, real and personal, that may result from Applicant's operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify Applicant of any such claim, action, or proceeding against the City and Applicant will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Applicant shall provide a deposit 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 attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Applicant fails to provide or maintain the deposit, the City may abandon the action and Applicant shall pay all costs resulting therefrom and the City shall have no liability to Applicant.

PLANNING DIVISION

12. **All uses approved by this CUP shall be permanently closed for business by December 13, 2019, and this Conditional Use Permit No. 1016-16 contained herein shall become null and void after December 13, 2019.**

13. Uses permitted by this conditional permit shall be only be limited to the following:
  - Auction of used cars, trucks and equipment, recreation equipment;
  - Display of vehicles and equipment for auction;
  - Prepping of vehicles and equipment for auction;
  - Display of Collector Vehicles;
  - Retail Sales of Collector Vehicles;
  - Display of Collectibles;
  - Retail Sales of Collectibles;
  - Storage of Auction vehicles and surplus.
14. Prior to January 16, 2017, the applicant shall submit construction level landscape and irrigation plans to the Planning Division for review and approval by the Planning Manager.
15. Prior to February 20, 2017, the landscaping on the approved landscape plans shall be installed.
16. Prior to December 20, 2016, 5:00 PM, the applicant shall post a performance bond in the amount of \$100,000.00 to ensure compliance with the conditions of approval and specifically for the following:
  - Installation of the landscaping in accordance with the approved plans;
  - Removal of the unpermitted outside storage (storage of vehicles is permitted);
  - Removal of the electronic sign;
  - Removal of the building, the freestanding pole structure, and all related improvements located at 21101 Avalon Boulevard.
  - Proper maintenance and upkeep of the site in accordance with the Conditions of Approval;
  - Removal of all improvements on the site in accordance with all the Conditions of Approval;
  - One-half of the bond (\$50,000.00) shall be released after installation of the landscaping, removal of the outside storage, removal of the electronic sign, removal of the building, the freestanding pole structure, and all related improvements located at 21101 Avalon Boulevard.
  - The remaining \$50,000 shall be kept on file to ensure removal of all buildings, parking lot, and other related improvements and continued maintenance of the remaining perimeter landscaping.

17. The applicant shall provide a total of 348 parking spaces for the project. The applicant has proposed 332 parking spaces in Areas A and B. The applicant shall provide 32 parking spaces in Area O or any other area on the site as approved by the Planning Manager. All required parking spaces shall not be used to store vehicles or any other equipment and shall be available to the public at all times.
18. Only the storage of cars, trucks, equipment, and recreation equipment is permitted on the site. All other equipment shall be removed from the site within 48 hours of the Planning Commission Approval.
19. A demolition plan shall be submitted to the Planning Division for review and approval by September 13, 2019. This demolition plan shall show removal of all site improvements including the buildings, signs, parking lot. The perimeter landscaping shall be kept in place and maintained.
20. Within 30 days of the approval of the demolition plan, the applicant shall remove all site improvements including the buildings, signs, parking lot. The perimeter landscaping shall be kept in place and maintained.
21. A demolition plan shall be submitted to the Planning Division for review and approval by January 16, 2017. This demolition plan shall show removal of the electronic sign, removal of the building, the freestanding pole structure, and all related improvements located at 21101 Avalon Boulevard.
22. The site shall be maintained in an acceptable condition to the City at all times including but not limited to the buildings, grounds, signage, and landscaping.
23. Within 30 day of the approval of the demo plan, the applicant shall remove the electronic sign and the building, the freestanding pole structure, and all related improvements located at 21101 Avalon Boulevard.
24. The site is within a moratorium area. The proposed "Inventory of Potential Uses" for Area O was not approved as part of the exception of the moratorium. The only authorized use for Area O is to provide parking spaces for the uses proposed by the CUP. If the applicant wishes propose other uses for Area O, a separate exception to the moratorium shall be made.
25. The applicant's failure to comply with any of the deadlines identified in the Conditions of Approval shall deem CUP 1016-16 null and void unless the applicant obtains an extension from the Planning Manager prior to the deadlines identifies in the Conditions of Approval.
26. The AW Collision Center shall vacate the facilities by February 1, 2017.
27. No future building expansions will be approved.

28. Minor repairs associated with preparing the vehicles for auction shall be conducted entirely within an enclosed building.
29. Automotive and equipment auctions to be held every two weeks on a Saturday from 10:00 a.m. to 2:00 p.m. Preview of auction items shall only occur on the Thursday and Friday before the auction date.
30. There will be no parking and storage of auction items in customer parking areas. Furthermore, all driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
31. All customer parking and automotive equipment auction areas including storage areas shall be maintained in good condition in compliance with the Carson Municipal Code (CMC).
32. The applicant shall direct all amplification equipment away from residential areas during hours of operation in compliance with CMC Section 9138.21.
33. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
34. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
35. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
36. Handicap parking shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

37. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping".

#### AESTHETICS

38. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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 modifications (i.e., fencing, landscaping, chemical treatment, etc.).

#### SIGNS

39. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

40. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance.
41. At no time shall off-site signs be allowed in the right-of-way whether temporary or permanent. This includes handheld signs, A-frame or sandwich signs, flags, banners or pennants.
42. All onsite temporary signs or similar displays shall be reviewed and approved by the Planning Division prior to installation. If necessary, temporary signs may be approved as part of a sign program subject to the requirements found in Section 9138.15(E) of the CMC.

#### FENCES/WALLS

43. Concertina/razor wire and barbed wire is prohibited. Shepard's crook atop the required wrought-iron may be used as an alternative, subject to review and approval by the Planning Division. Existing Concertina/razor wire, if any, adjacent to the freeway may remain.

#### LIGHTING

44. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
45. 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.

#### TRASH

46. Trash cans shall be provided throughout the customer areas on the day of the event and emptied appropriately the same day. All litter generated by the event and found in the parking lot or adjacent street right-of-ways shall be promptly removed and disposed.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

47. All interior driveways must be kept clear without parking of automobiles or equipment to be sold during auction.
48. All other requirements of the Fire Department shall be met.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

49. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

