
***Monterey Pines -
Final Specific Plan***

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Specific Plan No. 6-95 (Ordinance No. 95-1063)
Adopted by the
City of Carson City Council

Adopted: June 20, 1995
Amendment No. 1 Adopted: November 20, 1996

City of Carson
Community Development Department
Carson, California

Harland Bartholomew and Associates
Planning . Design . Landscape Architecture . Environmental Analysis
Pasadena, California

*Now known
AS Monterey*

Note to the Reader: The Specific Plan was adopted by the Carson City Council of June 20, 1995. The Specific Plan was amended by the City Council on November 20, 1996. The text of this Specific Plan indicates amendments adopted by the City Council as follows: additions to the text are shown in **redline** text and deletions adopted by the City Council are shown in ~~strikeout~~ text.

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**A.1 Resolution No. 95-056 Amending the General Plan Land Use
Designation**

RESOLUTION NO. 95-056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CARSON AMENDING THE GENERAL PLAN LAND USE
DESIGNATION OF CERTAIN PROPERTY (LAND USE
ELEMENT AMENDMENT NO. 56-95).

THE COUNCIL OF THE CITY OF CARSON HEREBY FINDS, RESOLVES
AND ORDERS AS FOLLOWS

Section 1. An application to change the land use designation of certain real property described in Exhibit "A" and shown in Exhibit "B" attached hereto from Light Industrial to Low Density Residential (1-8 units maximum) was duly filed by the applicant, Comstock, Crosser & Associates. The property is located at 241-259 & 319 E. Lomita Boulevard.

Section 2. Public hearings were duly held by the Planning Commission on May 23, 1995, at 6:30 P.M. in the City Hall, Council Chambers and on June 6, 1995 at 6:30 P.M. in the Executive Conference Room both located at 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meetings were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the said hearings. At the conclusion of the June 6, 1995 public hearing, the Planning Commission adopted Resolution No. 95-1580 recommending approval of Land Use Element Amendment No. 56-95 to the City Council.

Section 3. On June 20, 1995 at 6:00 P.M. in the City Hall, Council Chambers located at 701 East Carson Street, Carson, California, the City Council of the City of Carson held a duly noticed public hearing to consider whether to amend the Land Use Element of the General Plan as recommended by the Planning Commission. Evidence, both written and oral, was duly presented to and considered by the City Council at said hearing.

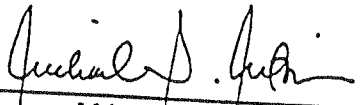
Section 4. A mitigated negative declaration has been prepared for the property described in Exhibit "A." The City Council has reviewed and considered the initial study and mitigated negative declaration prepared for the land use element amendment prior to making its decision whether to amend the General Plan. The Council finds that the proposed land use element amendment will not have a significant effect on the environment and adopts the mitigated negative declaration.

Section 5. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

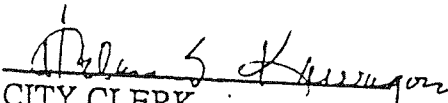
Section 6. The City Council concurs with the Planning Commission recommendation and hereby orders that the Land Use Element of the General Plan be amended as recommended by the Planning Commission.

Section 7. The City Clerk shall endorse the Land Use Element of the General Plan to show the approval by the Planning Commission and the adoption by the City Council of the forgoing amendment.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF June, 1995.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing resolution, being Resolution No. 95-056 was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 20th day of June, 1995, and that the same was so passed and adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Mayor Mitoma, Calas, Olaes, O'Neal, and Eajardo
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

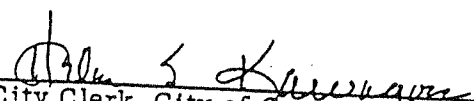

City Clerk, City of Carson, California

EXHIBIT " A "

LUEA No. 56-95/ZCC 123-95
Property Description

The description of the site is as follows:

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot "A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496,

except the following portion:

Being a portion of lot "A" of the German Settlement Tract, in the City of Carson, County of Los Angeles, State of California, as shown on the map filed in book 11, page 121 of maps, in the Office of the County Recorder of said county, said portion being more particularly described as follows:

Commencing at the southeasterly corner of parcel map no. 16013 as shown on the map filed in book 172, pages 79 through 81, inclusive, of maps, in said Office of the County Recorder, said corner being on the easterly line of said lot "A"; thence, along the southerly lone of said parcel map no. 16013, south 86° 28' 47" west, 238.40 feet to the point of beginning;

Thence, traversing the interior of said lot "A", the following seven (7) courses:

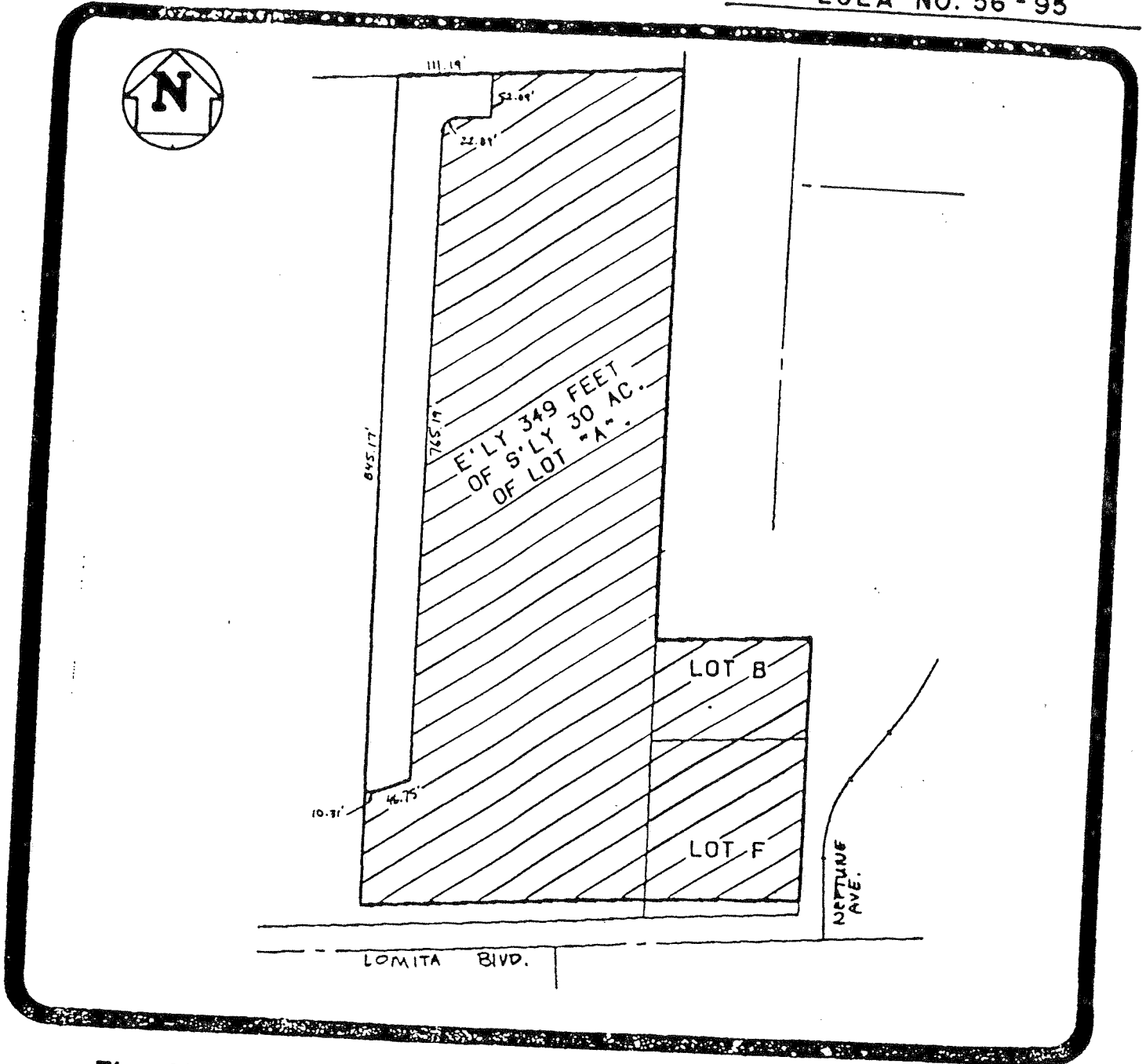
- 1) south 00° 11' 24" east, 52.09 feet;
- 2) south 86° 28' 47" west, 40.94 feet to the beginning of a curve concave southeasterly, having a radius of 15.00 feet;
- 3) southwesterly, 22.69 feet along said curve, through a central angle of 86° 40' 11";
- 4) south 00° 11' 24" east, 765.19 feet;
- 5) south 69° 24' 03" west, 48.75 feet;
- 6) south 89° 48' 36" west, 1031 feet to the westerly line of instrument no. 87-1826292, of official records in said office of the county recorder; and
- 7) along said westerly line, north 00 11 24 west, 845.17 feet to the southerly line of said parcel map no. 16013;

Thence, along said southerly line, north 86° 28' 47" east, 111.19 feet to the point of beginning, containing, 1.146 acres, more or less.

-- EXHIBIT "B"

AMENDMENT TO THE LAND USE ELEMENT

LUEA NO. 56-95



The Site as shown above, is designated as follows:

LAND USE ELEMENT : Light Manufacturing

It is proposed that the Site be amended to the following:

LAND USE ELEMENT : Low Density Residential (1-8 units per Acre)

**A.2 Ordinance No. 95-1062 Adopting Zone Change and Amending
Municipal Code
(Zone Change Case No. 123-95)**

**Monterey Pines Specific Plan
(Adopted June 20, 1995;
Amendment No. 1 Adopted November 20, 1996)**

ORDINANCE NO. 95-1062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY AND AMENDING THE CARSON MUNICIPAL CODE (ZONE CHANGE CASE NO. 123-95).

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. That the zoning designation of certain real property in the City of Carson described as Exhibit "A" and as shown in Exhibit "B" attached hereto is hereby changed from ML-D (Manufacturing, Light - Design Overlay) to RS (Residential, Single Family).

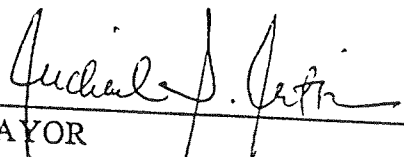
Section 2. The Zoning Map of the City of Carson, as adopted by Section 9114.1 of the Carson Municipal Code, is hereby amended by changing the classification of the property referred to in Section 1 to the RS (Residential, Single Family) zone district and said map shall have noted thereon "Amended to July 5, 1995

Section 3. The City Clerk is directed to enter the date of adoption of this ordinance in the appropriate space provided in Section 2 herein above.

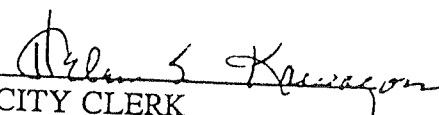
Section 4. A mitigated negative declaration has been prepared for the property described in Exhibit "A." The City Council has reviewed and considered the initial study and mitigated negative declaration prepared for the proposed zone change case prior to making its decision whether to amend the Zoning Map. The Council finds that the proposed zone change case will not have a significant effect on the environment and adopts the mitigated negative declaration.

Section 5. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefor, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.


PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF JULY, 1995.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

ZCC.DOC
JWC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 95-1062 passed first reading on June 20, 1995, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 5th day of July, 1995, and that the same was passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Mayor Mitoma, Calas, Olaes, O'Neal, and Fajardo
NOES: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

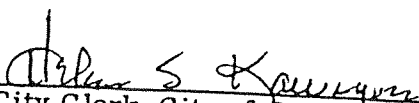

City Clerk, City of Carson, California

EXHIBIT " A "

LUEA No. 56-95/ZCC 123-95
Property Description

The description of the site is as follows:

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot " A " of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496,

except the following portion:

Being a portion of lot "A" of the German Settlement Tract, in the City of Carson, County of Los Angeles, State of California, as shown on the map filed in book 11, page 121 of maps, in the Office of the County Recorder of said county, said portion being more particularly described as follows:

Commencing at the southeasterly corner of parcel map no. 16013 as shown on the map filed in book 172, pages 79 through 81, inclusive, of maps, in said Office of the County Recorder, said corner being on the easterly line of said lot "A"; thence, along the southerly lone of said parcel map no. 16013, south 86° 28' 47" west, 238.40 feet to the point of beginning;

Thence, traversing the interior of said lot "A", the following seven (7) courses:

- 1) south 00° 11' 24" east, 52.09 feet;
- 2) south 86° 28' 47" west, 40.94 feet to the beginning of a curve concave southeasterly, having a radius of 15.00 feet;
- 3) southwesterly, 22.69 feet along said curve, through a central angle of 86° 40' 11;
- 4) south 00° 11 24" east, 765.19 feet;
- 5) south 69° 24' 03" west, 48.75 feet;

- 6) south $89^{\circ} 48' 36''$ west, 1031 feet to the westerly line of instrument no. 87-1826292, of official records in said office of the county recorder; and
- 7) along said westerly line, north $00^{\circ} 11' 24''$ west, 845.17 feet to the southerly line of said parcel map no. 16013;

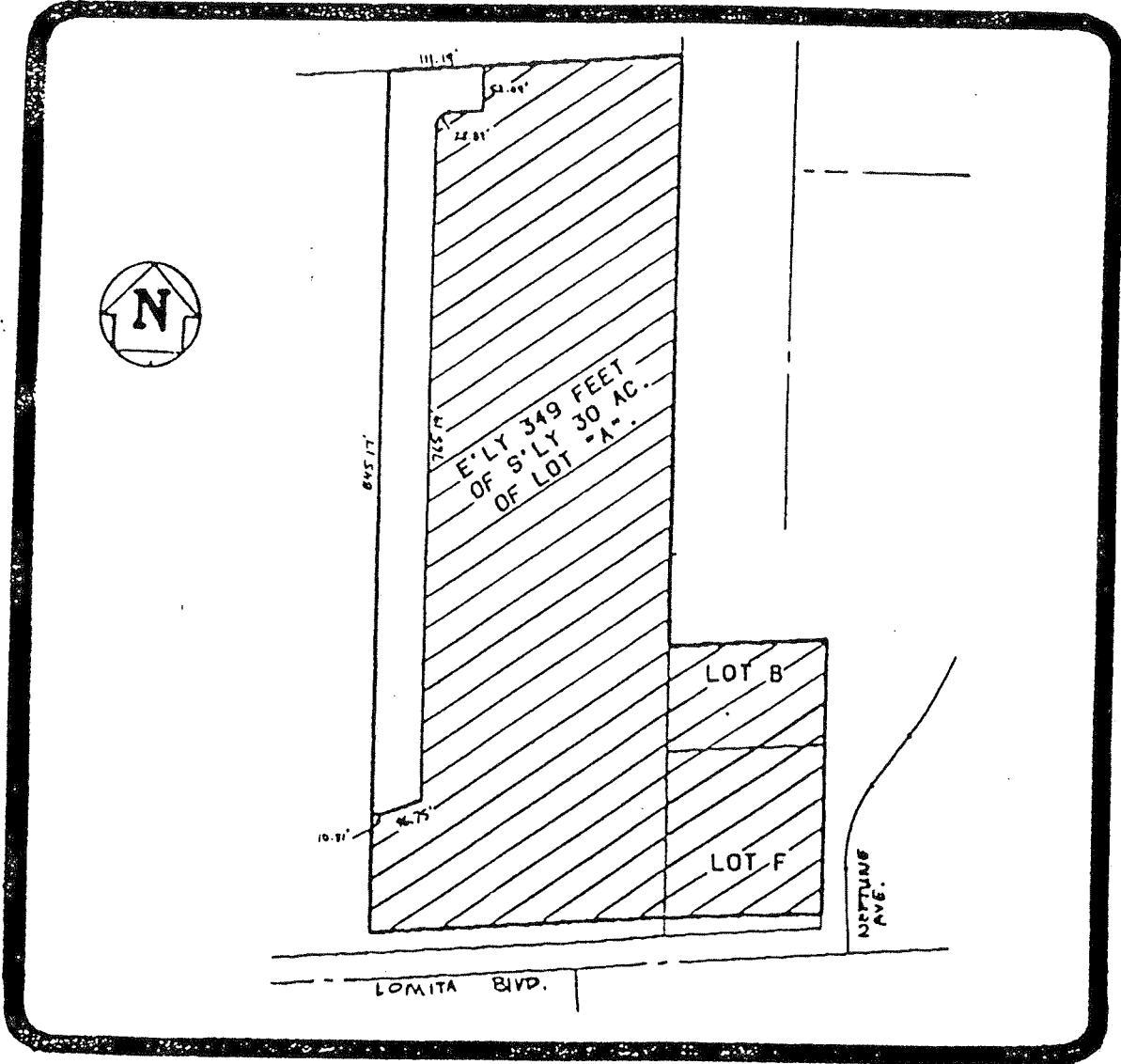
Thence, along said southerly line, north $86^{\circ} 28' 47''$ east, 111.19 feet to the point of beginning, containing, 1.146 acres, more or less.

EXHIBIT "B"

ZCC No. 123-95 Map

AMENDMENT TO THE ZONING ORDINANCE

ZCC NO. 123-95



The Site as shown above, is designated as follows:

ZONING MAP: ML-D (Manufacturing Light - Design Overlay Review)

It is proposed that the Site be amended to the following:

ZONING MAP: RS (Residential Single Family)

A.3 Ordinance No. 95-1063 Approving Specific Plan 6-95

**Monterey Pines Specific Plan
(Adopted June 20, 1995;
Amendment No. 1 Adopted November 20, 1996)**

Section 6. The City Council finds that the Mitigated Negative Declaration has been reviewed by the Planning Commission and recommended to the City Council for approval. Mitigation measures have been incorporated into the project and are noted in the attached Initial Study, Specific Plan and conditions of approval. The City Council has reviewed and considered those documents prior to acting on Specific Plan No. 6-95 and finds pursuant to CEQA Guidelines' Section 15074, that the Mitigated Negative Declaration has been completed in compliance with CEQA, the CEQA Guidelines and the City's CEQA Guidelines.

Section 7 With respect to the Specific Plan No. 6-95, the City Council finds:

a) Specific Plan No. 6-95, dated June 1995, which is on file in the office of the City Clerk and is hereby incorporated herein by reference, will comply with the requirements of California Government Code Section 65451 in that, as revised to incorporate the conditions attached to this Ordinance as "Exhibit 'B', Conditions of Approval, Specific Plan No. 6-95", Specific Plan No. 6-95 ("Plan") does specify in detail:

i) The distribution, location and extent of the uses of land, including open space within the area covered by the Plan;

ii) The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;

iii) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

iv) A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project

v) A statement of the relationship of the Specific Plan to the General Plan.

Section 8. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

Section 9. Based on the aforementioned findings, the City Council hereby adopts Specific Plan No. 6-95 for the property described in Exhibit "A" attached hereto, subject to the Conditions of Approval set forth in Exhibit "B" attached hereto.

I hereby certify that this document is a full, true and correct copy of the original on file in this office.

Helen S. Kawagoe

City Clerk, City of Carson, CA

By Hermine E. Green
Deputy

ORDINANCE NO. 95-1063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING SPECIFIC PLAN NO. 6-95.

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. An application for a specific plan was duly filed by the applicant, Comstock, Crosser & Associates, with respect to real property described in Exhibit "A" attached hereto, and requesting approval of Specific Plan No. 6-95 for the property located at approximately 1200 feet east of the intersection of Main Street and Lomita Boulevard commonly know as 214-259 & 319 E. Lomita Boulevard.

Section 2. An Initial Study was completed for the Project by the Community Development Department of the City of Carson, pursuant to Section 15063 and 15070 of the State of California Environmental Quality Act (CEQA) Guidelines, which identified that there were potentially significant effects but revisions in the project plans or proposals made by or agreed to by the applicant before the proposed Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and there would be no significant effect upon the environment.

Section 3. The Planning Commission conducted duly noticed public hearings on the Specific Plan No. 6-95 on May 23, 1995, at 6:30 p.m. at City Hall, Council Chambers and on June 6, 1995 at 6:30 P.M. at the City Hall, Executive Conference Room both located at 701 East Carson Street, Carson, California. Notice of the time, place and purpose of the aforesaid meetings was duly provided in accordance with California Government Code Sections 65090 and 65355. Following the aforesaid public hearings at which evidence was presented to and considered by said Commission, the Commission voted to recommend approval of the Mitigated Negative Declaration and approval of Specific Plan No. 6-95.

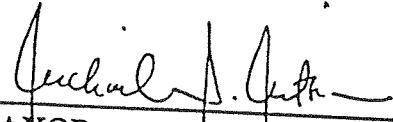
Section 4. The City Council conducted a duly noticed public hearing on Specific Plan No. 6-95 on June 20, 1995 at 6:00 p.m. at City Hall Council Chambers, 701 East Carson Street, Carson, California. Notice of time, place and purpose of the aforesaid meeting was duly provided in accordance with California Government Code Sections 65090 and 65355.

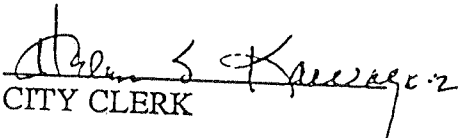
Section 5. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid meeting, including but not limited to staff reports, along with testimony received by the applicant and other members of the public.

Section 10. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF JULY, 1995.

ATTEST:


MAYOR


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

SP6-95.DOC
JWC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 95-1063 passed first reading on June 20, 1995, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 5th day of July, 1995, and that the same was passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Mayor Mitoma, Calas, Olaes, O'Neal, and Fajardo
NOES: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

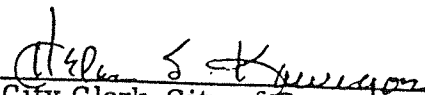

City Clerk, City of Carson, California

EXHIBIT "A"

**Specific Plan No. 6-95
Legal Description**

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot " A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496.

EXHIBIT "B"

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL

SPECIFIC PLAN NO. 6-95

1. That the Specific Plan for the Village shall run with the land and shall bind upon the applicant, his/her successors and assigns, and shall continue in effect until otherwise released by the authority of the Planning Commission or City Council of the City of Carson or until such time as the Carson Municipal Code unconditionally permits the release of this Plan.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. It is made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the Plan shall lapse, provided the applicant or other responsible party has been given written notice to cease such violation and has failed to do so for a period of thirty days.
4. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review by the Planning Commission.
5. The applicant shall file an Affidavit of Acceptance with the Community Development Department within thirty days of receipt of the City Council Resolution authorizing the project. The applicant shall record said Affidavit in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Community Development Department within thirty days of receipt of the City Council Resolution.
6. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Community Development Department prior to the issuance of a building permit.
8. A modification of the Specific Plan or conditions of approval, including additions or deletions, may be considered upon filing of an application by the owner, applicant or any other relevant party or parties in accordance with Section 9173.1 of the

Zoning Ordinance. If the Director, Planning Commission or City Council concludes the proposed modifications to the Plan or conditions extends beyond the intent of the original Plan or conditions, then a public hearing shall be held. In addition, modifications to the Plan may require, pursuant to the California Environmental Quality Act, a Mitigated Negative Declaration, Environmental Impact Report, or other required documentation to be prepared by the City of Carson and paid for by the applicant.

9. That the phasing schedule for the development of 69 single-family homes and all infrastructure improvements shall follow the timetables listed in the approved Specific Plan and any additional requirements by the Community Development Department. All perimeter wall surrounding the residential community shall be installed in the initial construction phase. The 10-foot landscaping strip along Lomita Boulevard and Neptune shall be installed in the initial construction phase of the project.
10. All areas used for the movement, parking, loading, repair or storage of vehicles shall be paved with either:
 - a) Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b) Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance; or
11. No designated garage shall be converted to other uses without approval by the Community Development Department. An inspection shall be made by the Homeowner's Association prior to property transfer. A provision shall be incorporated within the Covenants, Conditions and Restrictions of the project to authorize the Homeowner's Association to have inspection authority prior to property transfer. Any garages found to have been converted or altered shall be changed back to a 2 car garage within 30 days of the inspection notification by either the Homeowner's Association or the City.
12. Automatic garage door openers, with two portable opening devices, are required for each unit.
13. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Community Development Department prior to the issuance of any building permit. The landscape and irrigation plans are to cover all common landscape areas and front yard setback areas and shall include, but are not limited to:
 - a) Vine-like landscaping along perimeter walls;

- b) A minimum of one thirty inch box specimen tree per unit to be located in the property front yard setback area of each residential property. Thirty inch specimen tree(s) may be allocated to common areas subject to the approval of the Community Development Department provided that each residential property is provided with adequate front yard landscaping.
 - c) Annual flowers wherever possible; and
 - d) Irrigation system for the common areas shall be designed to commercial grade standards.
 - e) Each residence shall have an individual irrigation system with an automatic controller designed to residential standards.
 - f) A reasonable effort shall be made to save all mature trees throughout the site.
 - g) The landscape plan shall incorporate mature specimen trees within the landscape area along Lomita Boulevard, Neptune Avenue and within the interior common areas inside the west and north property lines. The purpose of these trees is to provide enhanced visual screening between the adjacent land uses. Specific attention shall be made to provide and locate tall trees to screen adjacent structures that are higher than the perimeter walls.
14. The landscape and irrigation plans shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
15. 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.
16. All new utilities shall be placed underground. All aboveground equipment, such as transformers and pedestal terminals, which are visible from an adjacent street or walkway, shall be within a solid enclosure and otherwise screened from view with landscaping unless otherwise provided for in these conditions.
17. All utility meter enclosures shall be in accordance with the utility's service requirement and, to the extent feasible, shall be painted to match existing or proposed buildings located on the subject property.
18. Exterior doors shall include a solid wood core (carved or paneled).
19. The specification of all colors and materials utilized for the residential units shall be submitted and approved by the Community Development Department prior to the issuance of any building permits.
20. Graffiti shall be removed from all project areas within 15 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.).
21. The applicant shall demolish all existing structures on the site prior to the issuance of any building permits.
 22. A Homeowner's Association shall be established to monitor and regulate all common areas and private streets.
 23. Covenants, Conditions and Restrictions (CC&Rs) shall be prepared by the applicant and shall be submitted to the Community Development Department for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. The CC&Rs shall incorporate a disclosure statement related to surrounding industrial land uses. This disclosure statement shall describe the hours of operation and potential nuisance issues from all surrounding industrial land uses and their proximity to the subject property. Prior to submittal of the CC&Rs to the Department, the applicant shall distribute the draft disclosure statement and receive input upon the content of said disclosure statement from all industrial property owners and tenants within 500 feet of the subject property, Fletcher Oil & Refining Company, and the Los Angeles County Sanitation Districts. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map unless otherwise authorized by the Director.
 24. High quality postal delivery receptacles shall be provided subject approval by the Director of Community Development and the Postal Service.
 25. The applicants shall, to the satisfaction of the Community Development Department and any other applicable department of the City of Carson, provide mitigation measures addressing impacts to any occupants of the existing residential community to the east of the subdivision and any newly established residential property owners within the gated community who are affected by construction activities. This shall include, but not be limited to mitigation measures regarding noise, dust/dirt and hours of operation. The applicant shall notify surrounding property owners of the construction schedule to the extent feasible.
 26. Stationary source air emissions will be mitigated by incorporating several energy efficient design features into the project that go beyond those required under Title 24. Said mitigation strategies will include, but not be limited to, built-in energy efficient appliances, central water heating systems, energy efficient air conditioning, light colored roofing materials, energy efficient lighting control and lights, shade trees to reduce solar load and wall/attic insulation (beyond that of title 24).

27. All matters set forth herein as conditions of approval after final adoption by the City Council shall be incorporated in the text of the final version of the Specific Plan to be prepared at the expense of the developer following final action by the City Council.
28. The applicant shall construct continuous perimeter walls subject to the following minimum specifications for noise and aesthetic mitigation:
 - a) All walls shall be constructed of concrete block, masonry or concrete.
 - b) Along Lomita Boulevard and Neptune Avenue said walls shall be 8 feet high.
 - c) Along the west and north property line as required by the Community Development Department, said wall shall be 11 feet high.
29. The applicant shall design, provide and implement sound rated windows, doors, and wall assemblies to meet interior noise standards of 45 dBA for all units abutting Lomita Boulevard and Lot 38. In addition, air conditioning units shall be provided for these units. The specifications and location of the residential air conditioners shall be reviewed and approved by the Community Development Director prior to installation. The applicant shall utilize low noise and energy efficient air conditioning units.
30. The applicant shall conduct a noise mitigation performance study conducted by a qualified acoustical engineer approved by the Director of Community Development. The timing of this study shall be coordinated with adjacent industrial properties to assure that activity levels are representative of a typical peak period. Based upon this study and the noise measurements taken, the qualified acoustical engineer shall submit a written report to the Community Development Department which certifies that the development complies with the following noise standards: 45 dBA interior of the residences and 65 dBA exterior. The exterior noise standard may be modified as necessary to comply with an adopted citywide noise ordinance. Corrective actions may be required as necessary to comply with the applicable noise standards.
31. The following mitigation measures shall be incorporated into construction and grading activities:
 - a) Construction electricity needs shall be provided by temporary power poles rather than portable diesel power generators.
 - b) South Coast Air Quality Management District approved chemical soil stabilizers shall be applied to inactive grading areas.

- c) Exposed dirt piles shall be either be enclosed, covered, watered twice daily or have approved soil binders applied.
 - d) Active grading areas shall be watered a minimum of twice daily.
 - e) All trucks hauling dirt, sand, soil or other loose material shall be covered with tarpaulins and shall maintain a minimum of two (2) feet freeboard.
 - f) All grading activities shall be suspended when wind speed exceeds 25 miles per hour.
32. The applicant shall remove all underground petroleum storage tanks, wastewater clarifier, and oil storage tank. In addition, the applicant shall close the two oil wells located on the site. The applicant shall obtain finalized closure permits for each of these facilities from the responsible agency. All contaminated soils shall be either cleaned on-site through appropriate technology or removed from the site to an approved disposal site. The applicant shall submit a subsequent soils report or documentation which indicates all relevant information, clean-up methodology and disposal techniques to ensure the appropriate handling of any contaminated soils.
33. The applicant shall cause the preparation of a complete historical assessment which includes but is not limited to photo surveys and the collection of small architectural "artifacts" for preservation prior to the demolition of the residence and former church located on the property. The preparation of the information and collection of artifacts shall done by a qualified historian or architectural historian. The information and materials shall be preserved by the City of Carson or other qualified local repository of historical information approved by the City.
34. The Community Development Department shall be authorized to modify the building setbacks, and fence height locations relative to Lot 4 to permit an efficient use of the lot with a standard residential model identified in the specific plan provided that the layout of the lot is compatible with the surrounding lots.

**A.4 Ordinance No. 95-1064 Amending Section 9147.3
of the Carson Municipal Code**

**Monterey Pines Specific Plan
(Adopted June 20, 1995;
Amendment No. 1 Adopted November 20, 1996)**

ORDINANCE NO. 95-1064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON AMENDING SECTION 9147.3 OF THE CARSON MUNICIPAL CODE.

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. Article IX (Planning and Zoning), Chapter 1 (Zoning), Part 4 - INDUSTRIAL ZONES, Division 7 - ENVIRONMENTAL EFFECTS, Section 9147.3 (Hours of Operation) is hereby amended to read as follows:

"Section 9147.3 Hours of Operation

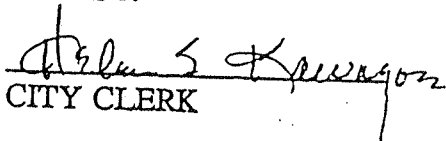
Within 100 feet of a residential zone, except where the residential zone is governed by a Specific Plan, all non-residential activities shall be confined to the hours between 7:00 a.m. and 9:00 p.m. daily."

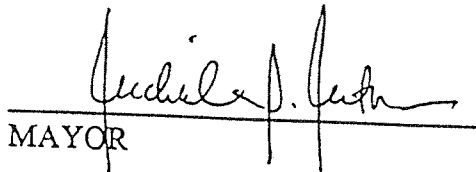
Section 2. A mitigated negative declaration has been prepared for the property described in Exhibit "A." The City Council has reviewed and considered the initial study and mitigated negative declaration prepared for the proposed zone change case prior to making its decision whether to amend the amended Section 9147.3 of the Carson Municipal Code. The Council finds that the proposed ordinance amendment will not have a significant effect on the environment and adopts the mitigated negative declaration.

Section 3. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefor, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF JULY, 1995.

ATTEST:


CITY CLERK


MAYOR

APPROVED AS TO FORM:


CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 95-1064 passed first reading on June 20, 1995, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 5th day of July, 1995, and that the same was passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Mayor Mitoma, Calas, O'Neal, and Fajardo
NOES: COUNCIL MEMBERS: Olaes
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

Helen S. Kawagoe
City Clerk, City of Carson, California