



# City of Carson

## Report to Redevelopment Agency

November 15, 2011  
New Business Consent

**SUBJECT: CONSIDER RESOLUTION NO. 11-56 APPROVING DESIGN OVERLAY REVIEW NO. 1427-11 TO FACILITATE THE DEVELOPMENT OF A 12-UNIT WORKFORCE HOUSING PROJECT TO BE LOCATED AT 2535-2569 EAST CARSON STREET (CARSON CONSOLIDATED REDEVELOPMENT PROJECT AREA)**

Submitted by Clifford W. Graves  
Economic Development General Manager

Approved by David C. Biggs  
Executive Director

### **I. SUMMARY**

On October 11, 2011, at a noticed public hearing, the Planning Commission recommended approval of Design Overlay Review No. 1427-11 to facilitate the development of a 12-unit workforce housing development on a property located at 2535-2569 East Carson Street in RM-25-D (Residential Multiple Family-25 units per acre-Design Overlay) zoning district and within the Carson Consolidated Redevelopment Project Area (Exhibit Nos. 1 and 2).

### **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1427-11 subject to the conditions of approval attached as Exhibit "B" to the resolution.
2. WAIVE further reading and ADOPT Resolution No. 11-56, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1427-11 TO FACILITATE THE DEVELOPMENT OF A 12-UNIT WORKFORCE HOUSING DEVELOPMENT TO BE LOCATED AT 2535-2569 EAST CARSON STREET."

### **III. ALTERNATIVES**

1. DENY Design Overlay Review No. 1427-11.
2. CONTINUE the request.
3. REFER the item back to the Planning Commission with direction for further consideration.
4. TAKE another action the Redevelopment Agency Board deems appropriate.

**IV. BACKGROUND**

On February 2, 2010, the City Council approved Resolution No. 10-003 for General Plan Amendment No. 87-09 to change the General Plan land use designation from General Commercial to High Density Residential and Ordinance No. 10-1441 for Zone Change Case No. 162-09 to change the zone from CG-D (Commercial General – Design Overlay) to RM-25-D (Residential, Multiple Family – 25 units per acre – Design Overlay) facilitating the proposed 12-unit detached condominium workforce housing project (Exhibit No. 3).

On October 11, 2011, at a noticed public hearing, the Planning Commission recommended approval of Design Overlay Review No. 1427-11 to the Redevelopment Agency and approved Conditional Use Permit No. 886-11 and Vesting Tentative Tract Map No. 71493 for a detached 12-unit condominium housing project at 21535-2569 East Carson Street (Exhibit No. 4). The project is for a gated community with 12 two-story detached units with an attached two-car garage and 10 guest parking spaces. A recreation area is provided on the western portion of the site. The project offers two floor plans with three bedrooms and two-and one-half baths each. The units will have 1,259 square feet of floor area.

The proposed project includes a seven-foot-high perimeter block wall along Carson Street and the side and rear perimeters. The proposed wall along Carson Street will have an evergreen vine to provide aesthetic landscaping relief and to discourage graffiti. Landscaping will include Crape Myrtle trees along Carson Street and Leyland Cypress trees (three per unit) along the rear property line providing screening to the single-story residences to the north.

The proposed project is consistent with the Carson General Plan Housing Element that requires housing opportunities for moderate income families. Further, there are no adverse impacts expected from this project that would significantly affect adjoining residential areas. Adoption of Resolution No. 11-56 (Exhibit No. 5) will approve the design overlay for this project. Development plans are included as Exhibit No. 6 under separate cover.

**V. FISCAL IMPACT**

None.

**VI. EXHIBITS**

1. Planning Commission draft disposition dated October 11, 2011. (pgs. 4-17 )
2. Planning Commission Resolution No. 11-2405, without exhibits. (pgs. 18-19)
3. Minutes, February 2, 2010, Item No. 16. (pgs. 20-21 )
4. Site Map. (pg. 22 )
5. Redevelopment Agency Resolution No. 11-56. (pgs. 23-34 )

6. Development Plans. (pgs. 35-46) Also provided in color under separate cover.

Prepared by: Zak Gonzalez II, Associate Planner

sf:Rev061902

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

**Action taken by Redevelopment Agency**

Date\_\_\_\_\_ Action\_\_\_\_\_



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 11, 2011

SUBJECT: Design Overlay Review 1427-11, Conditional Use Permit No. 886-11, and Vesting Tentative Tract Map No. 71493

APPLICANT: Olson Urban Housing, LLC  
3010 Old Ranch Parkway, Suite 100  
Seal Beach, CA 90740

REQUEST: Approve a design overlay review application, a conditional use permit, and a tract map for a 12-unit affordable housing project on a site located in the RM-25-D (Residential Multiple Family – 25 units per acre – Design Overlay) zoning district

PROPERTY INVOLVED: 2535-2569 E. Carson Street

### COMMISSION ACTION

☒ Concurred with staff  
☐ Did not concur with staff  
☐ Other

Commissioner Verrett moved, seconded by Commissioner Saenz, to concur with staff recommendation with the following changes: delete Condition No. 38 and renumber accordingly; amend Condition No. 17, "The subject trees shall be planted within three months from the date of Certificate of Occupancy"; amend Condition No. 58, "All air conditioners shall be screened from public view"; and that the Director of Redevelopment and the Planning Officer be given the authority to work out the details of Condition No. 63; and moved to adopt Resolution No. 11-2405. Motion carried, 8-1, with Commissioner Diaz voting no.

AYE	NO		AYE	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chairman Faletogo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Saenz
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vice-Chair Gordon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Schaefer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brimmer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Verrett
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Diaz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Williams
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Goolsby	<input type="checkbox"/>	<input type="checkbox"/>	

Item No. 11-B  
EXHIBIT NO. - 1



## I. Introduction

*Date Application Received:* November 3, 2010

- Design Overlay Review No. 1427-11
- Conditional Use Permit No. 886-11
- Vesting Tentative Tract Map No. 71493

*Property Owner*

- Carson Redevelopment Agency, One Civic Plaza, Carson, CA 90745

*Project Applicant*

- The Olson Company  
3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740-2751

*Project Address*

- 2535-2569 E. Carson Street, Carson, CA

*Project Description*

- The applicant requests the approval of Design Overlay Review (DOR) No. 1427-11, Conditional Use Permit (CUP) No. 886-11, and Vesting Tentative Tract Map No. 71493 to allow the development of a 12-unit detached condominium affordable housing project, on a site located in the RM-25-D (Residential Multiple Family – 25 units per acre – Design Overlay Review) zoning district.
- The Carson Redevelopment Agency will provide financial assistance for the proposed 12-units to be developed as a moderate income housing project.

## II. Background

*Use of Property*

- The subject property is 40,075 square feet or 0.92 acre and is currently vacant.
- On November 24, 2009, the Planning Commission recommended approval to the City Council of General Plan Amendment No. 87-09 to change the General Plan land use designation from General Commercial to High Density Residential and Zone Change Case No. 162-09 to change the zone from CG-D (Commercial General-Design Overlay) to RM-25-D (Residential Multiple Family – 25 units per acre – Design Overlay) for properties located at 2535-2569 E. Carson Street.
- On February 2, 2010, the City Council approved Resolution No. 10-003 for General Plan Amendment No. 87-09 and Ordinance No. 10-1441 for Zone Change Case No. 162-09 thereby facilitating the proposed 12-unit detached condominium affordable housing project.



*Previously Approved Discretionary Permits*

- There are no prior discretionary permits on this property.

*Public Safety Issues*

- There are no public safety/code enforcement issues on this property.

**III. Analysis**

*Location/Site Characteristics/Existing Development*

- The subject property is located at 2535-2569 East Carson Street.
- The subject site is vacant and the lot is approximately 40,075 square feet or 0.92 acre.
- Residential uses surround the subject property to the north and south. Commercial uses are located to the east. The Alameda Corridor railway is located to the west across Alameda Street.

*Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned RM-25-D (Residential Multiple Family-25 units per acre-Design Overlay Review) and surrounding properties are zoned RS (Residential Single Family), CG-D (Commercial General-Design Overlay) and RM-25 (Residential Multiple Family-25 units per acre).
- The subject property has a General Plan Land Use designation of High Density Residential.
- The subject site is located within the Consolidated Redevelopment Project Area.

*Proposed Project*

- The proposed project consists of a 12 unit two-story detached condominium affordable housing project. The project offers two floor plans both with three bedrooms, two and one half baths and a two-car attached garage. Plan "A" offers 1,251 square feet of floor area and Plan "B" offers 1,259 square feet of floor area.
- The project includes a vehicular entrance gate with a 47-foot wide driveway approach serving as ingress and egress for the project. The shared driveway will be twenty-two feet wide with a Fire Department emergency access gate on the easterly side of the site.
- No vehicle parking will be allowed in the shared private driveway to facilitate Fire Department emergency vehicle response access.
- The project provides 10 guest parking spaces to service the 12 units.
- The city's Traffic Engineer reviewed the proposed interior circulation and parking areas and deemed them as adequate and in compliance with the CMC.
- The existing traffic signal servicing the Alameda Street connection off Carson Street will be upgraded to the satisfaction of the city Traffic Engineer.
- The project includes a seven-foot-high perimeter block wall along the street and perimeter. The proposed wall along Carson Street will have an evergreen vine to provide aesthetic landscaping relief and to discourage graffiti.



- The project will offer a picnic area with barbeque facilities, and a trash receptacle in the western portion of the property.
- Each unit will have a small private open space separated by a wood fence. Common areas within the community will be landscaped with small trees, shrubs and flowers. Homeowners will be able to customize their private yards and all common areas will be maintained by a Homeowners Association.
- Landscaping will include Crape Myrtle trees fronting Carson Street and Leyland Cypress trees (three per unit) along the northern property line in the rear to provide screening for adjoining single-story residences north of the project site.
- Vesting Tentative Tract Map No. 71493 was reviewed at a Subdivision Review Committee meeting with LA County Department of Public Works and resulted in the issuance of a letter dated August 29, 2011(attached) determining that the proposed Vesting Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and recommending conditions for the final map approval.
- There are no adverse impacts expected from this project that would significantly affect adjoining residential areas.

#### *Applicable Zoning Ordinance Regulations*

The proposed project is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) and Conditional Use Permit (CUP) procedures as provided in Section 9172.23 and Section 9172.21, respectively.

#### *Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of 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 and open spaces and other features relative to a harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.



Furthermore, under CMC Section 9125.91 regarding residential projects that include affordable and/or senior citizen households, the Planning Commission may allow deviations from the following development standards:

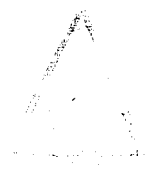
- a) Site Requirements in CMC 9125.2, 9125.3 and 9125.4;
- b) Residential Site Plan Standards in Division 6 of this Part;
- c) Vehicular Parking, Loading and Maneuvering Areas development standards in CMC 9162.1 and 9162.21; and
- d) The following portions of CMC 9128.15 for residential condominiums and CMC 9128.54 for Multiple-Family Dwellings: Private Open Space, Length of and Separation between Buildings, Landscaping Requirements, Recreational Facilities.

The CMC further states that any deviations from the requirements of the Zoning Ordinance should not significantly reduce or alter the design of the project to the extent that overall qualities of the architecture and site plan are compromised.

The following deviations are requested:

1. **Front yard setback:** The zoning ordinance requires a 20-foot setback. The proposed project includes a 5.4-foot setback from the front property line.
2. **Rear yard setback:** The zoning ordinance requires a 15-foot rear yard setback. The proposed project has a 10-foot setback with exception to Unit 6 which has a 5-foot setback.
3. **Wall height:** The zoning ordinance does not permit walls greater than 3½ feet in height in the front yard and 6 feet in height in the side and rear yards. The proposed project has a 7-foot-high perimeter wall for privacy and noise attenuation along Carson Street and the side and rear perimeters.
4. **Private open space:** The zoning ordinance requires useable open space of 150 square feet for each two (2) or more bedroom units. Proposed Units 6, 7 and 8 have 145 square feet of useable.
5. **Drive aisle:** The zoning ordinance requires a minimum 24-foot driveway aisle for two-way traffic in a residential common driveway for five (5) or more units. The project has a 22-foot driveway aisle. The driveway/fire lane has been reviewed and approved by the LA County Fire Department.

The requested deviations described above meet the intent of CMC 9125.91 and the intent of California Senate Bill 1818 which allows for deviations of development standards for affordable housing projects.





### *Required Findings: Conditional Use Permit*

Pursuant to Section 9172.21(D), Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.21(D) can be made in the affirmative.

#### **IV. Environmental Review**

Pursuant to Section 15332 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA) Guidelines the proposed 12-unit condominium project is considered an in-fill development project that is not expected to generate significant adverse effects on the environment and is therefore categorically exempt from CEQA.

#### **V. Recommendation**

That the Planning Commission:

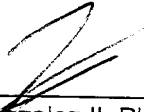
- **APPROVE** Design Overlay Review Application No. 1427-11, Conditional Use Permit No. 886-11, Vesting Tentative Tract Map No. 71493; and
- **WAIVE** further reading and ADOPT Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1427-11, TO THE CARSON REDEVELOPMENT AGENCY AND APPROVING CONDITIONAL USE PERMIT NO. 886-11 AND VESTING TENTATIVE TRACT MAP NO. 71493 FOR A 12-UNIT AFFORDABLE HOUSING PROJECT LOCATED AT 2535-2569 E. CARSON STREET."

#### **VI. Exhibits**


1. Resolution
2. Development plans
3. CMC 9126.91
4. LA County Department of Public Works letter dated August 29, 2011
5. Zoning/vicinity 500 foot radius map



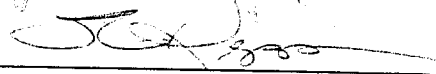
Prepared by:

  
Zak Gonzalez II, Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp Loadsmán, Planning Officer



**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1427-11**  
**CONDITIONAL USE PERMIT NO. 886-11**  
**VESTING TENTATIVE TRACT MAP NO. 71493**

**GENERAL CONDITIONS**

1. If a business license permit for said use is not issued within one year of the date of approval of Design Overlay Review No. 1427-11 and Conditional Use Permit No. 886-11, said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Design Overlay Review and Conditional Use Permits 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.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission 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. Any minor revisions shall be reviewed and 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. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable, provided the



applicant has been given written notice to cease such violation and has failed to do so for a period of 30 days.

8. The applicant 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.
9. The owner/applicant shall comply with LA County Department of Public Works letter dated August 29, 2011, regarding recommended conditions for final map approval for proposed Vesting Tentative Tract Map No. 71493.
10. The proposed project is for the development of 12 residential units. No signage shall be displayed other than for address identification and safety purposes.
11. Additional architectural enhancements shall be incorporated into Unit Nos. 7 and 12 as shown on the site plan for walls facing Carson Street. Enhancements may include window trim, shutters, or decorative beams. Review and approval shall be provided to the Planning Division prior to plan check submittal to the Building and Safety Division.
12. Decorative concrete material shall be provided at the main entrance and at the circular turnaround area to the satisfaction of the Planning Division. The site plan shall be revised to demonstrate compliance prior to plan check submittal to the Building and Safety Division.
13. The owner/applicant shall obtain Fire Department approval of the proposed security gate and access device.
14. Entry gates shall not project into the public right-of-way. Gates shall be designed as slide gates or shall swing into the subject property.
15. The owner/applicant shall install new landscaping with trees, shrubs, flowers, and evergreen ground cover with an automatic irrigation sprinkler system. A landscape plan shall be prepared and reviewed and approved by the Planning Division.
16. Crape Myrtle trees in 24-inch boxes shall be planted along the Carson Street frontage. Leyland Cypress trees in 24-inch boxes shall be planted along the north property line (three per unit) to provide screening from the proposed two-story homes to the adjoining single-story residential development to the north.
17. The owner/applicant shall have the option to negotiate with the adjoining property owners to the north to plant Leyland Cypress trees in their rear yards. However, if the planting is not permitted by the adjoining rear property owners, owner/applicant (the Olson Company) shall plant three Leyland Cypress trees per unit. The subject trees shall be planted within three months from the date of Certificate of Occupancy.



18. Applicant shall 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, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1427-11, Conditional Use Permit No. 886-11 and Vesting Tentative Tract Map No. 71493. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter or pay the City's associated legal costs or will advance funds 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

19. The developer shall submit a copy of **approved** Grading plans on bond paper to the city of Carson – Engineering Division, prior to issuance of grading permits.
20. The developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the city of Carson – Engineering Division, prior to issuance of construction permits.
21. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from city of Carson Engineering Services.
22. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per city of Carson Standard plan and to the satisfaction of the City Engineer.
23. A construction permit is required for any work to be done in the public right-of-way.
24. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required. Developer/Owner shall be responsible for ownership and maintenance of on-site drainage facilities.
25. The developer shall pay \$56,064.00 (\$4,672/D.U.) in Park and Recreation Fees prior to the approval of the Final Map. A credit (amount to be determined) may apply as deemed appropriate by the City Engineer.
26. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
- a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.



27. Prior to tentative map approval, the developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
28. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
29. The developer shall send a print of the development map to the County Sanitation District to request for annexation. The request for annexation must be approved prior to Final Map approval.
30. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
31. At the time of approval of Final Map and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCAD format to the Engineering Services Division.

*Prior to issuance of **Building Permit**, the proposed development is subject to the following:*

32. Final Map shall be recorded.
33. The developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
34. The developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
  - a. Street Improvements (*if any*) along Carson Street
  - b. Sewer Main Improvements (*if any*) along Carson Street as determined by the City Engineer.
  - c. Aforementioned sewer area study.
  - d. Storm Drain Improvements (*if any*) along Carson Street as determined by the aforementioned requirement.
35. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.



36. Proof of Worker's Compensation and Liability Insurance.

*Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:*

37. The developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per city of Carson Standard and to the satisfaction of the City Engineer.
38. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
39. Open area between the back of the sidewalk and the property line shall be landscaped to the satisfaction of the planning division.
40. Existing fence encroaching into the public right-of-way shall be relocated/removed from the public right-of-way.
41. Install streetlights on concrete poles with underground wiring along Carson Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
42. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
43. Upgrade existing traffic signal to the satisfaction of the Traffic Engineer.
44. Comply with additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
45. Install striping and pavement legend per city of Carson standard.
46. Paint curbs red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
47. The developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
  - a. Comply with mitigation measures recommended by the water purveyor.
48. The developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
49. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)



50. The developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
51. At the time of issuance of Certificate of Occupancy and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCAD format to the Engineering Services Division.
52. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
53. Owner/applicant to comply with any fire flow/fire hydrant L.A. County Fire Department conditions.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

54. 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.

#### CONDOMINIUMS/MULTI-FAMILY

55. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
56. The multi-family project shall conform to all the development standards as outlined in Section 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
57. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.
58. All air conditioners shall be screened from public view.
59. All Conditions of Approval shall be contained within the CC&Rs.
60. All alleys shall be of concrete material.
61. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group 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. 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 (condominiums).





62. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

63. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
- a. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
  - b. The above condition shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
  - c. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
  - d. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
  - e. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
  - f. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.
  - g. The property shall be maintained in good order at all times. If said property is not maintained, the city of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 11-2405

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN  
OVERLAY REVIEW NO. 1427-11, TO THE CARSON  
REDEVELOPMENT AGENCY AND APPROVING CONDITIONAL  
USE PERMIT NO. 886-11 AND VESTING TENTATIVE TRACT  
MAP NO. 71493 FOR A 12-UNIT AFFORDABLE HOUSING  
PROJECT LOCATED AT 2535-2569 E. CARSON STREET

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, Olson Urban Housing, LLC, with respect to real property located at 2535-2569 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of a 12-unit affordable housing project to be located within the RM-25-D (Residential Multiple Family-25 units per acre-Design Overlay) zoning district and the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on October 11, 2011, 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 proposed project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential and commercial uses and the proposed project is compatible with the neighborhood.
- b) The 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 and open spaces and other features relative to a harmonious and attractive development of the area.
- c) Interior circulation and street access is not anticipated to generate significant adverse effects to adjacent public streets based on the city's Traffic Engineer review. The subject property is located in a residential area with commercial uses to the east.
- d) There are no signs intended for the proposed project. Business signs will be reviewed and approved by staff administratively for conformance with requirements in the Carson Municipal Code (CMC).



- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the CMC.
- f) The use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(D), "Conditional Use Permit," and Section 9172.23 (D), "Site Plan and Design Review," can be made in the affirmative.
- g) The proposed Vesting Tentative Tract Map No. 71493 was reviewed at a Subdivision Review Committee meeting with LA County Department of Public Works after which it was determined that the proposed map meets the requirements of local ordinances and the State Subdivision Map Act. Adequate conditions were prepared for final map approval.
- h) Approval of the proposed project is also consistent with the General Plan Housing Element goals and policies encouraging the development of moderate income housing within the city of Carson.

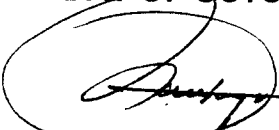
**Section 4.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and is therefore categorically exempt.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1427-11 to the Carson Redevelopment Agency and approves Conditional Use Permit No. 886-11 and Vesting Tentative Tract Map No. 71493 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the 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 11<sup>th</sup> DAY OF OCTOBER, 2011.**

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

**ATTEST:**

  
**SECRETARY**





**CITY OF CARSON  
REGULAR MEETING  
OF THE CITY COUNCIL**

**FEBRUARY 2, 2010**

- ITEM NO. (16) PUBLIC HEARING TO CONSIDER RESOLUTION NO. 10-003 FOR GENERAL PLAN AMENDMENT NO. 87-09 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND ORDINANCE NO. 10-1441 FOR ZONE CHANGE CASE NO. 162-09 TO CHANGE THE ZONE DISTRICT FROM CG-D (COMMERCIAL GENERAL-DESIGN OVERLAY) TO RM-25-D (RESIDENTIAL, MULTIFAMILY, 25 UNITS PER ACRE-DESIGN OVERLAY). THE SUBJECT PROPERTY IS LOCATED AT 2535-2569 E. CARSON STREET (ECONOMIC DEVELOPMENT)**

This item was heard at 11:34 P.M.

**Public Hearing**

Mayor Dear declared the Public Hearing open **TO CONSIDER RESOLUTION NO. 10-003 FOR GENERAL PLAN AMENDMENT NO. 87-09 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND ORDINANCE NO. 10-1441 FOR ZONE CHANGE CASE NO. 162-09 TO CHANGE THE ZONE DISTRICT FROM CG-D (COMMERCIAL GENERAL-DESIGN OVERLAY) TO RM-25-D (RESIDENTIAL, MULTIFAMILY, 25 UNITS PER ACRE-DESIGN OVERLAY). THE SUBJECT PROPERTY IS LOCATED AT 2535-2569 E. CARSON STREET.**

**City Clerk's Report**

City Clerk Kawagoe reported that notice of the Public Hearing had been given pursuant to applicable law, including but not limited to the timely publication, and such copy of proof received by the City Clerk; postings as required by law; and other mailings as requested by individuals and organizations. The affidavits attesting to mailing and publishing such notice were on file in the City Clerk's Office. No written communications were received.

Mayor Dear directed that all affidavits of notice be made part of the record.

**Staff Report**

City Manager Groomes summarized the staff report and recommendation.



**EXHIBIT NO. 3**

*Carson City Council*

**February 2, 2010**

*PAGE 1*

**Administration of Oath**

Mayor Dear requested that all persons wishing to testify to stand and take the Oath. There being no persons wishing to testify, Mayor Dear declared the Public Hearing closed.

RECOMMENDATION for the City Council:

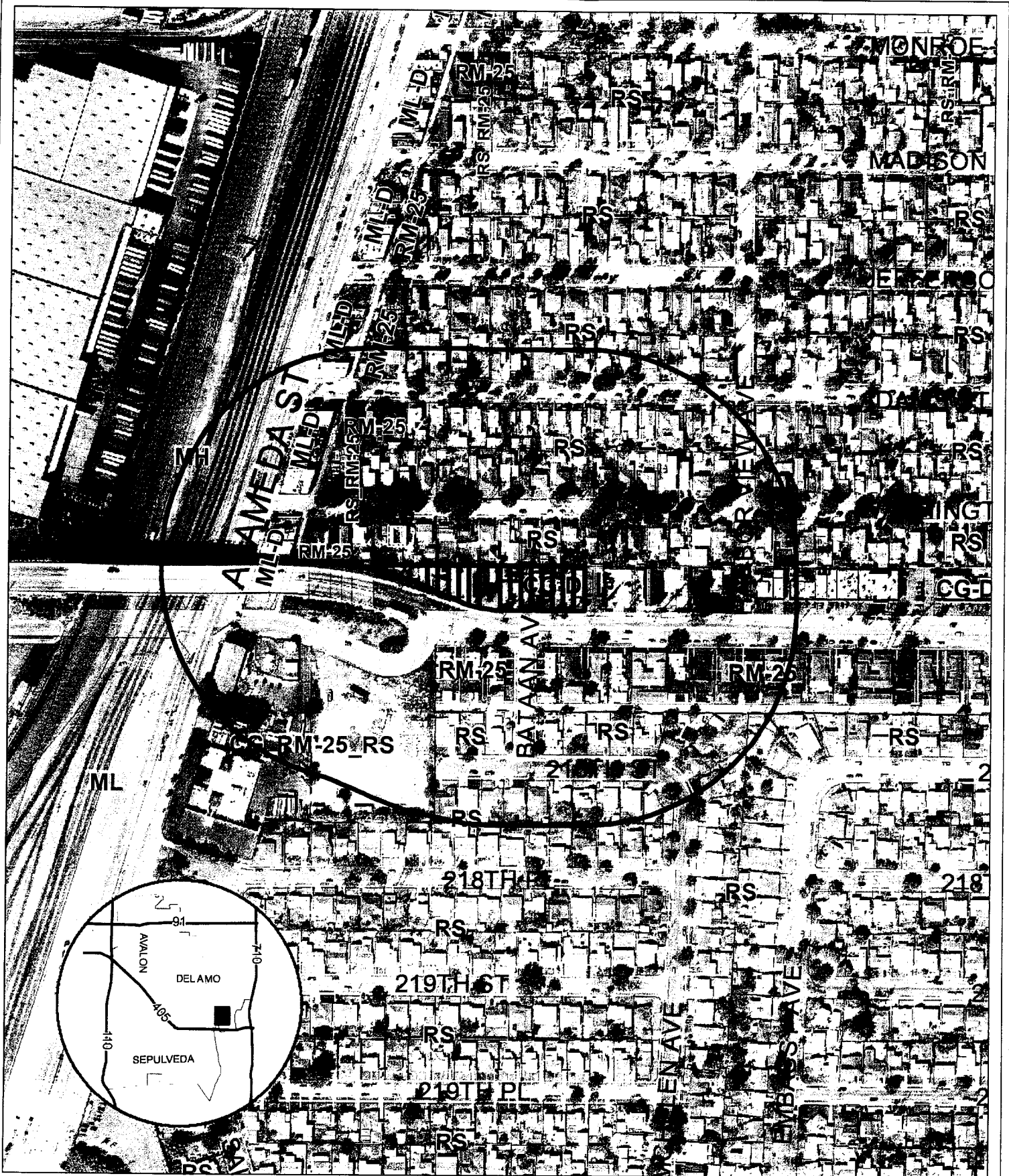
TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. WAIVE further reading and INTRODUCE Ordinance No. 10-1441, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE CASE NO. 162-09 CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTIES LOCATED AT 2535-2569 E. CARSON STREET (APNS: 7316-010-032, 033, 034, 035, 036, 037, 031, 7316-009-035, 038, 039, 018, 019, 020, 021, 022) FROM CG-D TO RM-25-D."
3. WAIVE further reading and ADOPT Resolution No. 10-003, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE GENERAL PLAN LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 2535-2569 E. CARSON STREET (GENERAL PLAN AMENDMENT NO. 87-09)."

ACTION: WITH FURTHER READINGS WAIVED, Ordinance No. 10-1441, was INTRODUCED, and Resolution No. 10-003 was PASSED, APPROVED, and ADOPTED, as read by titles only, on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Davis-Holmes, Council Member Santarina, Council Member Gipson, and Council Member Ruiz-Raber  
Noes: None  
Abstain: None  
Absent: None





City of Carson  
 500 Foot Radius Map  
 2535-2569 E Carson St



11/02/2010  
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RESOLUTION NO. 11-56

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1427-11 TO FACILITATE THE DEVELOPMENT OF A 12- UNIT WORKFORCE HOUSING DEVELOPMENT TO BE LOCATED AT 2535-2569 EAST CARSON STREET

**THE CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Olson Urban Housing, LLC, with respect to real property located at 2535-2569 East Carson Street and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review (DOR) No. 1427-11 to facilitate the development of a 12-unit workforce housing project in the RM-25-D (Residential Multiple Family – 25 units per acre – Design Overlay) zone and within the Carson Consolidated Redevelopment Project Area.

The Planning Commission held a duly noticed public hearing on October 11, 2011, 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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearing. At the conclusion of said hearing, the Planning Commission adopted Resolution No. 11-2405 recommending approval of Design Overlay Review No. 1427-11 to the Carson Redevelopment Agency.

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

**Section 2.** The Carson Redevelopment Agency finds that:

- a) The proposed project is consistent with the city of Carson General Plan. The General Plan designates the property as High Density which allows for the proposed use. The development of 12 workforce housing units will be consistent with the residential uses, is consistent with the city of Carson General Plan Housing Element that requires moderate income housing opportunities and is appropriate for the subject property.
- b) The project is compatible in 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.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily residential uses and the proposed project is compatible with those uses.
- d) The project provides 12 attached two-car garages and 10 guest parking spaces which comply with the requirements of Section 9126.91 of the Carson Municipal Code (CMC). The City Traffic Engineer has also determined that no traffic hazards will result from the proposed project.
- e) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required



findings pursuant to Section 9172.23 (D), "Design Overlay Review, Approval Authority and Findings and Decision," can be made in the affirmative.

- f) The implementation of the proposed project would achieve the following goal and objective stated in the Merged and Amended Redevelopment Plan:

1. The provision of safe and affordable housing opportunities in the Project Area.

The proposed project will implement the goals and objectives stated in the Redevelopment Plan.

**Section 3.** The Redevelopment Agency further finds that the use will not have a significant effect on the environment. The proposed use will not alter the character of the surrounding area and will meet or exceed all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA) Guidelines.

**Section 4.** Based on the aforementioned findings, the Redevelopment Agency hereby approves Design Overlay Review No. 1427-11 for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 5.** The Agency Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**PASSED, APPROVED and ADOPTED** this \_\_\_\_ day of November, 2011.

\_\_\_\_\_  
Chairman Jim Dear

ATTEST:

\_\_\_\_\_  
Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

\_\_\_\_\_  
Agency Counsel





# EXHIBIT A

Map Book #: 7316

Page #: 009

Parcel #: 902, 903, 904, 905, 906, 907, 908, 909

Map Book #: 7316

Page #: 010

Parcel #: 918, 919, 920, 921, 922, 923, 924

## Legal Description:

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

### PARCEL 1:

PARCEL 1-A: (Assessor's Parcel No.: 7316-010-918)

LOTS 906, 907, 908, 909 AND 910 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

PARCEL 1-B: (Assessor's Parcel No.: 7316-010-919)

LOT 911 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

PARCEL 1-C: (Assessor's Parcel No.: 7316-010-920 and 921)



LOTS 912 AND 913 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL1-D: (Assessor's Parcel No.: 7316-010-922)**

LOT 914 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL1-E: (Assessor's Parcel No.: 7316-010-923)**

LOT 915 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL 2: (Assessor's Parcel No.: 7316-010-924 and 7316-009-902)**

LOTS 916, 917 AND 918 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM BY THE DEED RECORDED SEPTEMBER 11, 1992, AS INSTRUMENT NO. 92-1700996, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 916 AND 917 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF



MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, WITHIN A STRIP OF LAND 76 FEET WIDE LYING 38 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CARSON STREET, AS SAID LAST MENTIONED CENTERLINE IS SHOWN ON MAP OF TRACT NO. 11900, FILED IN BOOK 256, PAGE 7 OF SAID MAPS, WITH THE CENTERLINE OF BATAAN AVENUE, AS SAID LAST MENTIONED CENTERLINE IS SHOWN ON SAID LAST MENTIONED MAP; THENCE SOUTH  $0^{\circ} 10' 14''$  EAST ALONG SAID LAST MENTIONED CENTERLINE 8.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ} 46' 43''$  20.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 500 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ} 08' 25''$  A DISTANCE OF 158.30 FEET.

**PARCEL 3:** (Assessor's Parcel No.: 7316-009-903 to 906, inclusive)

LOTS 919, 920, 921 AND 922 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

**PARCEL 4:**

**PARCEL4-A:** (Assessor's Parcel No.: 7316-009-907 and 908)

LOTS 923 AND 924 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, SUBJECT TO RESTRICTIONS, RESERVATIONS AND ENCUMBRANCES IF ANY OF RECORD.

**PARCEL 4-B:** (Assessor's Parcel No.: 7316-009-909)

LOT 925 OF TRACT 9720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.



**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1427-11**

**CONDITIONAL USE PERMIT NO. 886-11**

**VESTING TENTATIVE TRACT MAP NO. 71493**

**GENERAL CONDITIONS**

1. If a business license permit for said use is not issued within one year of the date of approval of Design Overlay Review No. 1427-11 and Conditional Use Permit No. 886-11, said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Design Overlay Review and Conditional Use Permits 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.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission 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. Any minor revisions shall be reviewed and 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. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable, provided the



applicant has been given written notice to cease such violation and has failed to do so for a period of 30 days.

8. The applicant 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.
9. The owner/applicant shall comply with LA County Department of Public Works letter dated August 29, 2011, regarding recommended conditions for final map approval for proposed Vesting Tentative Tract Map No. 71493.
10. The proposed project is for the development of 12 residential units. No signage shall be displayed other than for address identification and safety purposes.
11. Additional architectural enhancements shall be incorporated into Unit Nos. 7 and 12 as shown on the site plan for walls facing Carson Street. Enhancements may include window trim, shutters, or decorative beams. Review and approval shall be provided to the Planning Division prior to plan check submittal to the Building and Safety Division.
12. Decorative concrete material shall be provided at the main entrance and at the circular turnaround area to the satisfaction of the Planning Division. The site plan shall be revised to demonstrate compliance prior to plan check submittal to the Building and Safety Division.
13. The owner/applicant shall obtain Fire Department approval of the proposed security gate and access device.
14. Entry gates shall not project into the public right-of-way. Gates shall be designed as slide gates or shall swing into the subject property.
15. The owner/applicant shall install new landscaping with trees, shrubs, flowers, and evergreen ground cover with an automatic irrigation sprinkler system. A landscape plan shall be prepared and reviewed and approved by the Planning Division.
16. Crape Myrtle trees in 24-inch boxes shall be planted along the Carson Street frontage. Leyland Cypress trees in 24-inch boxes shall be planted along the north property line (three per unit) to provide screening from the proposed two-story homes to the adjoining single-story residential development to the north.
17. The owner/applicant shall have the option to negotiate with the adjoining property owners to the north to plant Leyland Cypress trees in their rear yards. However, if the planting is not permitted by the adjoining rear property owners, owner/applicant (the Olson Company) shall plant three Leyland Cypress trees per unit. The subject trees shall be planted within three months from the date of Certificate of Occupancy.



18. Applicant shall 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, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1427-11, Conditional Use Permit No. 886-11 and Vesting Tentative Tract Map No. 71493. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter or pay the City's associated legal costs or will advance funds 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

19. The developer shall submit a copy of **approved** Grading plans on bond paper to the city of Carson – Engineering Division, prior to issuance of grading permits.
20. The developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the city of Carson – Engineering Division, prior to issuance of construction permits.
21. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from city of Carson Engineering Services.
22. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per city of Carson Standard plan and to the satisfaction of the City Engineer.
23. A construction permit is required for any work to be done in the public right-of-way.
24. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required. Developer/Owner shall be responsible for ownership and maintenance of on-site drainage facilities.
25. The developer shall pay \$56,064.00 (\$4,672/D.U.) in Park and Recreation Fees prior to the approval of the Final Map. A credit (amount to be determined) may apply as deemed appropriate by the City Engineer.
26. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
- a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.



27. Prior to tentative map approval, the developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
28. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
29. The developer shall send a print of the development map to the County Sanitation District to request for annexation. The request for annexation must be approved prior to Final Map approval.
30. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
31. At the time of approval of Final Map and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCAD format to the Engineering Services Division.

*Prior to issuance of **Building Permit**, the proposed development is subject to the following:*

32. Final Map shall be recorded.
33. The developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
34. The developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
  - a. Street Improvements (*if any*) along Carson Street
  - b. Sewer Main Improvements (*if any*) along Carson Street as determined by the City Engineer.
  - c. Aforementioned sewer area study.
  - d. Storm Drain Improvements (*if any*) along Carson Street as determined by the aforementioned requirement.
35. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.



36. Proof of Worker's Compensation and Liability Insurance.

*Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:*

37. The developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per city of Carson Standard and to the satisfaction of the City Engineer.
38. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
39. Open area between the back of the sidewalk and the property line shall be landscaped to the satisfaction of the planning division.
40. Existing fence encroaching into the public right-of-way shall be relocated/removed from the public right-of-way.
41. Install streetlights on concrete poles with underground wiring along Carson Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
42. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
43. Upgrade existing traffic signal to the satisfaction of the Traffic Engineer.
44. Comply with additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
45. Install striping and pavement legend per city of Carson standard.
46. Paint curbs red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
47. The developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
  - a. Comply with mitigation measures recommended by the water purveyor.
48. The developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
49. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)





50. The developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
51. At the time of issuance of Certificate of Occupancy and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCAD format to the Engineering Services Division.
52. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
53. Owner/applicant to comply with any fire flow/fire hydrant L.A. County Fire Department conditions.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

54. 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.

#### CONDOMINIUMS/MULTI-FAMILY

55. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
56. The multi-family project shall conform to all the development standards as outlined in Section 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
57. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.
58. All air conditioners shall be screened from public view.
59. All Conditions of Approval shall be contained within the CC&Rs.
60. All alleys shall be of concrete material.
61. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group 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. 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 (condominiums).

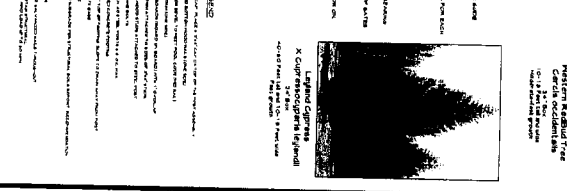
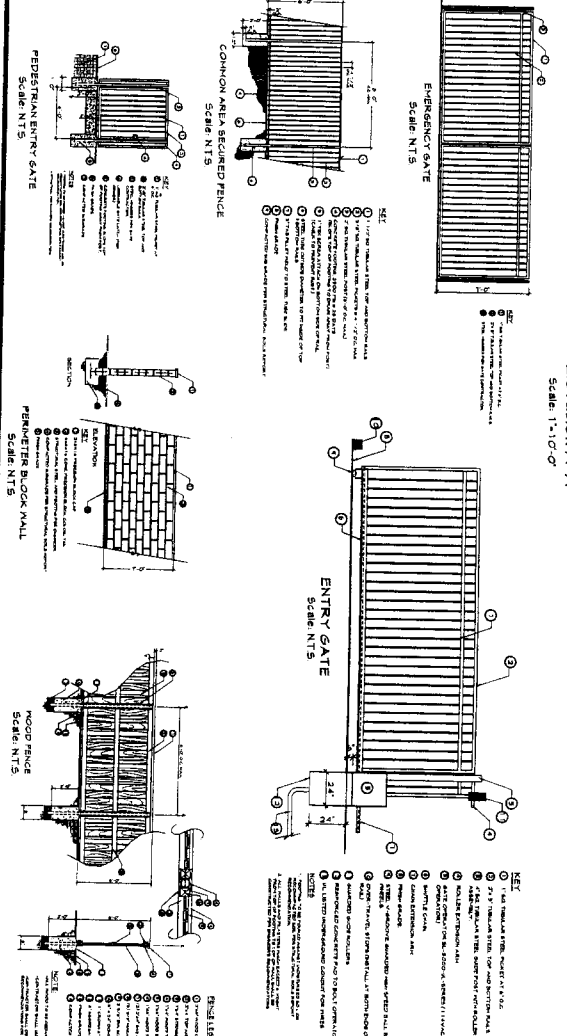
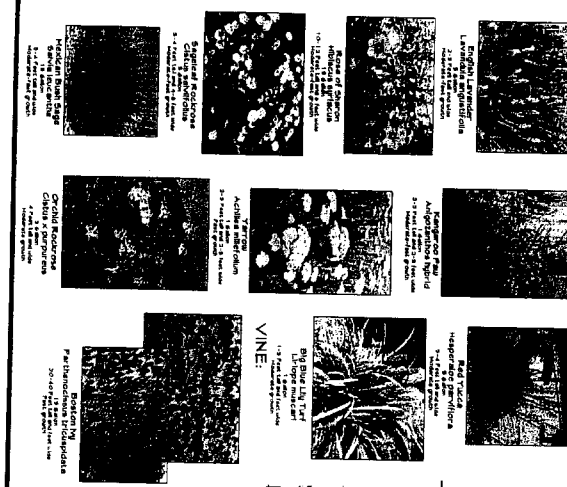
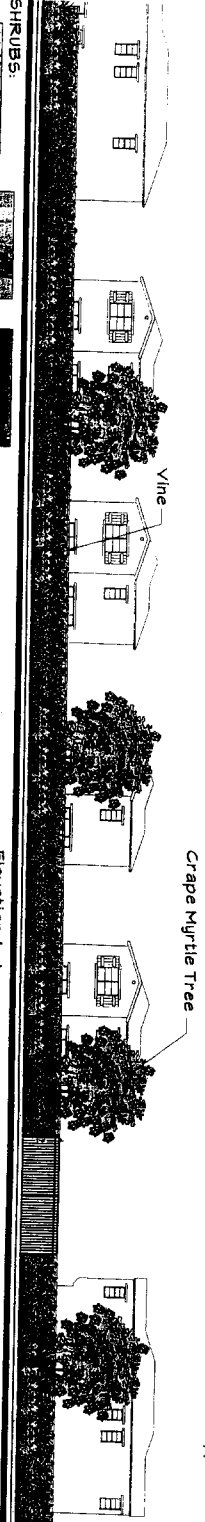
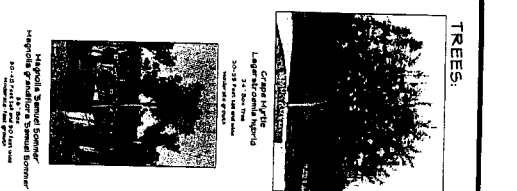
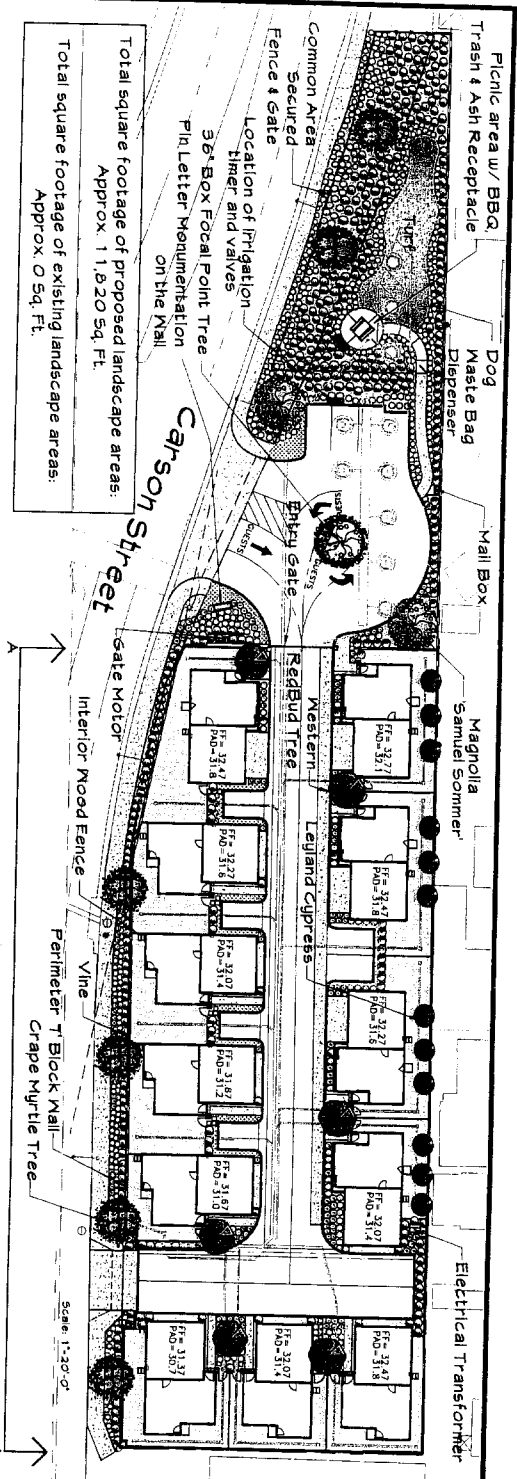


62. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

63. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
- a. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
  - b. The above condition shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
  - c. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
  - d. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
  - e. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
  - f. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.
  - g. The property shall be maintained in good order at all times. If said property is not maintained, the city of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.





**DEVELOPER**

**THE OLSON COMPANY**

3010 OLD RANCH PARKWAY  
SUITE #100  
SEAL BEACH, CA. 90740

**PROJECT**

**CARSON & BATAAN**

2535-2569 East Carson Street  
Carson, CA

ASSESSOR PARCEL NUMBERS:  
7316-010-018, 019, 020, 021, 022, 023, & 024  
7813-006-002, 003, 004, 005, 006, 007, 008, 009

**ARCHITECT**

**LANDSCAPE ARCHITECTS**

2535-2569 East Carson Street  
Carson, CA 90740

**DATE** 6-2-11

**SCALE** 1\"/>

**PROJECT**

**CONCEPTUAL LANDSCAPE IMAGERY PLAN**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	6-2-11	ISSUED FOR PERMIT

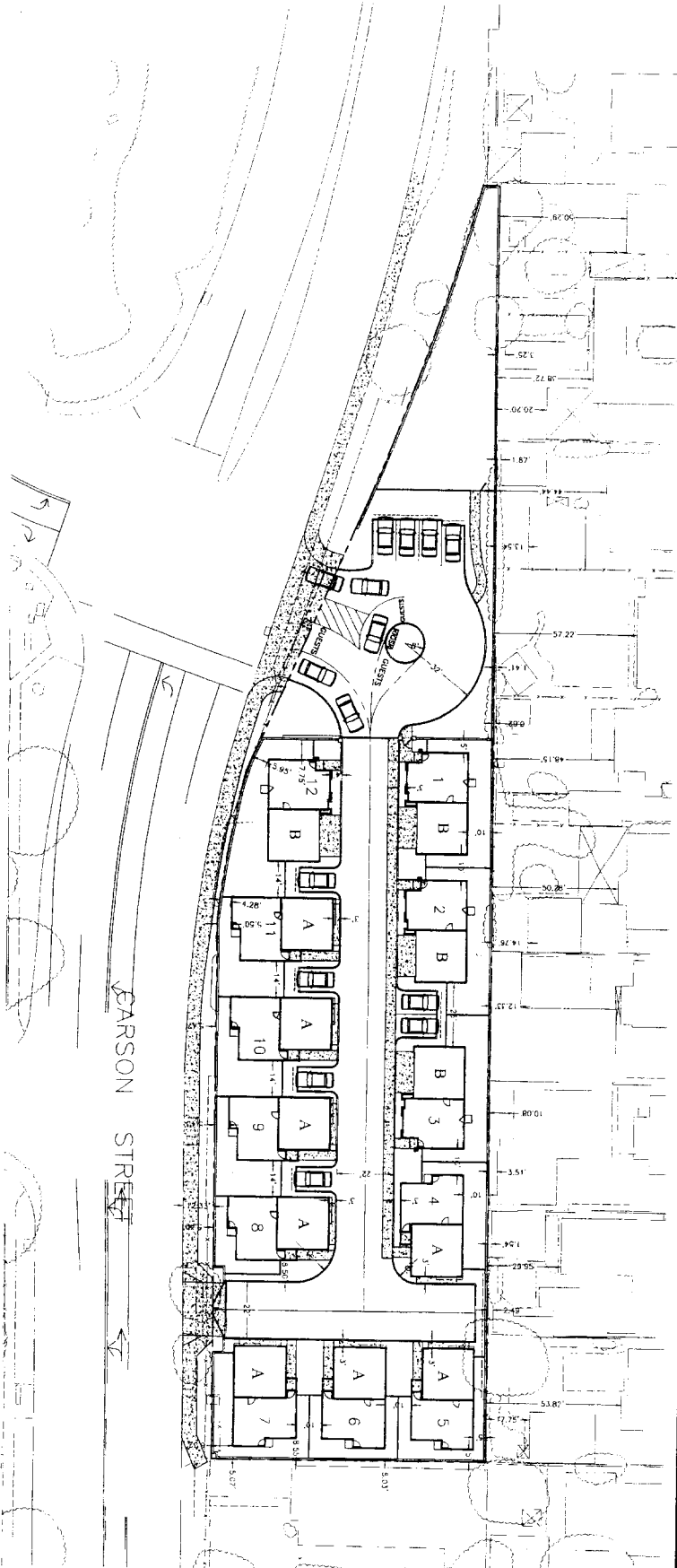




Job #: 10031  
Date: Jun 02, 2011

# Site Tabulation

Site Area	0.92 Acres	Parking	Density Ratios	Lot Coverage
Housing		Assigned Covered Required	12	Building Coverage
Plan A	8	Local Provided	13.44 ac	Open Space
Plan B	4	Guest Open Required	36	Total
Total	12	Total Provided	39.16 ac	
				10,657 SQ. FT. = 26.5%
				39,423 SQ. FT. = 73.5%
				40,075 SQ. FT. = 100%



## 2535 - 2569 EAST CARSON ST. CARSON, CA

APN: 7316-010-918, 919, 920, 921, 922, 923, & 924  
7613-009-902, 903, 904, 905, 906, 907, 908, 909

Scale 1" = 20'

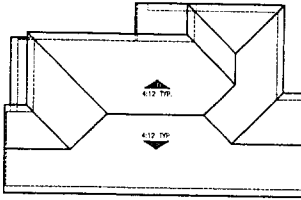
KEVIN L. CROOK  
ARCHITECT  
INC.  
5000 Research Ave.  
San Diego, CA 92121

34

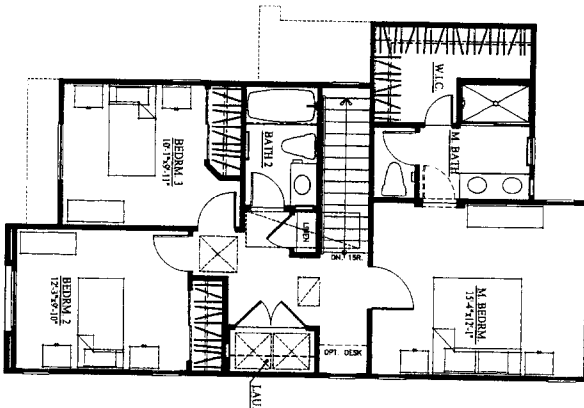


Job #: 10031  
Date: Jun 02, 2011

ROOF PLAN "A"

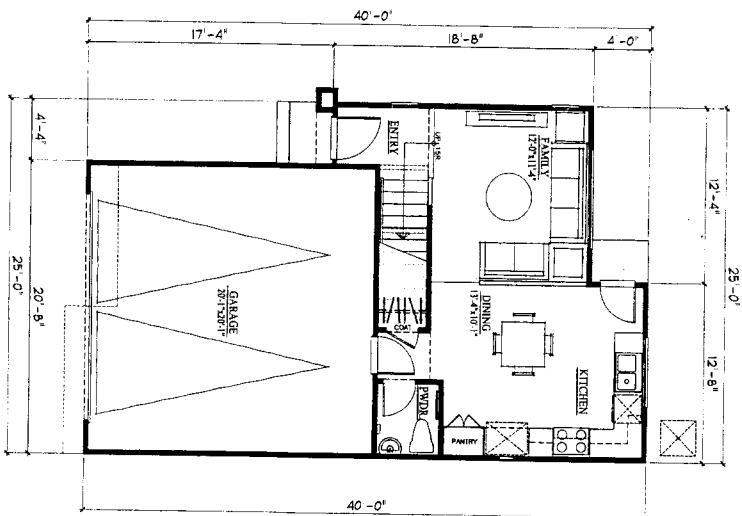


SECOND FLOOR PLAN "A"



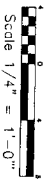
AREA TABULATION	
CONSTRUCTION	
FIRST FLOOR AREA	441 SQ. FT.
SECOND FLOOR AREA	804 SQ. FT.
TOTAL ENCLOSED	1245 SQ. FT.
TOTAL UNENCLOSED	118 SQ. FT.
GARAGE	

FIRST FLOOR PLAN "A"



2535 - 2569 EAST CARSON ST.  
CARSON, CA

APN: 7316-010-918, 919, 920, 921, 922, 923, & 924  
7613-009-902, 903, 904, 905, 906, 907, 908, 909

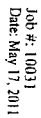


Scale 1/4" = 1'-0"

KEVIN L. CROOK  
ARCHITECT  
INC.

carson.com

© 2011 KLC



Job #: 10031  
Date: May 17, 2011

APN: 7316-010-918, 919, 920, 921, 922, 923, & 924  
7613-009-902, 903, 904, 905, 906, 907, 908, 909

7613-009-902, 903, 904, 905, 906, 907, 908, 909

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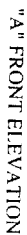
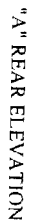
**KEVIN L. CROOK**  
**ARCHITECT**  
**INC.**



Case	Year	Age	Sex	Height	Weight	Temp	Pulse	Respirations	BP	SpO <sub>2</sub>	ECG	Lab	Imaging	Diagnosis	Treatment	Outcome	Follow-up	Notes
1	2018	25	F	165	55	38.5	72	18	110/70	98	Normal	WBC 12,000	Chest X-ray	Community-acquired pneumonia	Amoxicillin	Recovered	1 month	Good response to treatment
2	2019	30	M	175	70	39.0	85	22	120/80	95	Normal	WBC 15,000	Chest X-ray	Bacterial pneumonia	Clindamycin	Recovered	2 months	Complete resolution of symptoms
3	2020	22	F	160	50	38.2	68	16	105/65	99	Normal	WBC 10,000	Chest X-ray	Viral pneumonia	Supportive care	Recovered	3 weeks	Self-resolving illness
4	2021	35	M	180	80	39.2	90	25	130/90	92	Normal	WBC 18,000	Chest X-ray	Aspiration pneumonia	Clindamycin	Recovered	4 weeks	Good response to treatment
5	2022	28	F	168	58	38.8	75	19	115/75	97	Normal	WBC 11,000	Chest X-ray	Community-acquired pneumonia	Amoxicillin	Recovered	1 month	Good response to treatment
6	2023	32	M	172	65	39.5	88	23	125/85	94	Normal	WBC 16,000	Chest X-ray	Bacterial pneumonia	Clindamycin	Recovered	2 months	Complete resolution of symptoms
7	2024	26	F	162	52	38.0	70	17	108/70	98	Normal	WBC 10,500	Chest X-ray	Viral pneumonia	Supportive care	Recovered	3 weeks	Self-resolving illness
8	2025	38	M	185	85	39.8	95	26	135/95	91	Normal	WBC 19,000	Chest X-ray	Aspiration pneumonia	Clindamycin	Recovered	4 weeks	Good response to treatment
9	2026	29	F	166	56	38.6	73	18	112/72	97	Normal	WBC 11,500	Chest X-ray	Community-acquired pneumonia	Amoxicillin	Recovered	1 month	Good response to treatment
10	2027	33	M	174	68	39.3	89	24	128/88	93	Normal	WBC 17,000	Chest X-ray	Bacterial pneumonia	Clindamycin	Recovered	2 months	Complete resolution of symptoms

## MATERIALS

NO. 6	LOW PROFILE, S TYPE CONCRETE ROOF TILE
WALLS	STUCCO
FASCIAS	WOOD
TRIM	STUCCO OVER FOAM
DETAILS:	AND TRIMMED WINDOWS
	PLANK TYPE SHUTTERS (AS OCCURS)
	TILE DETAIL AT GABLE END (AS OCCURS)



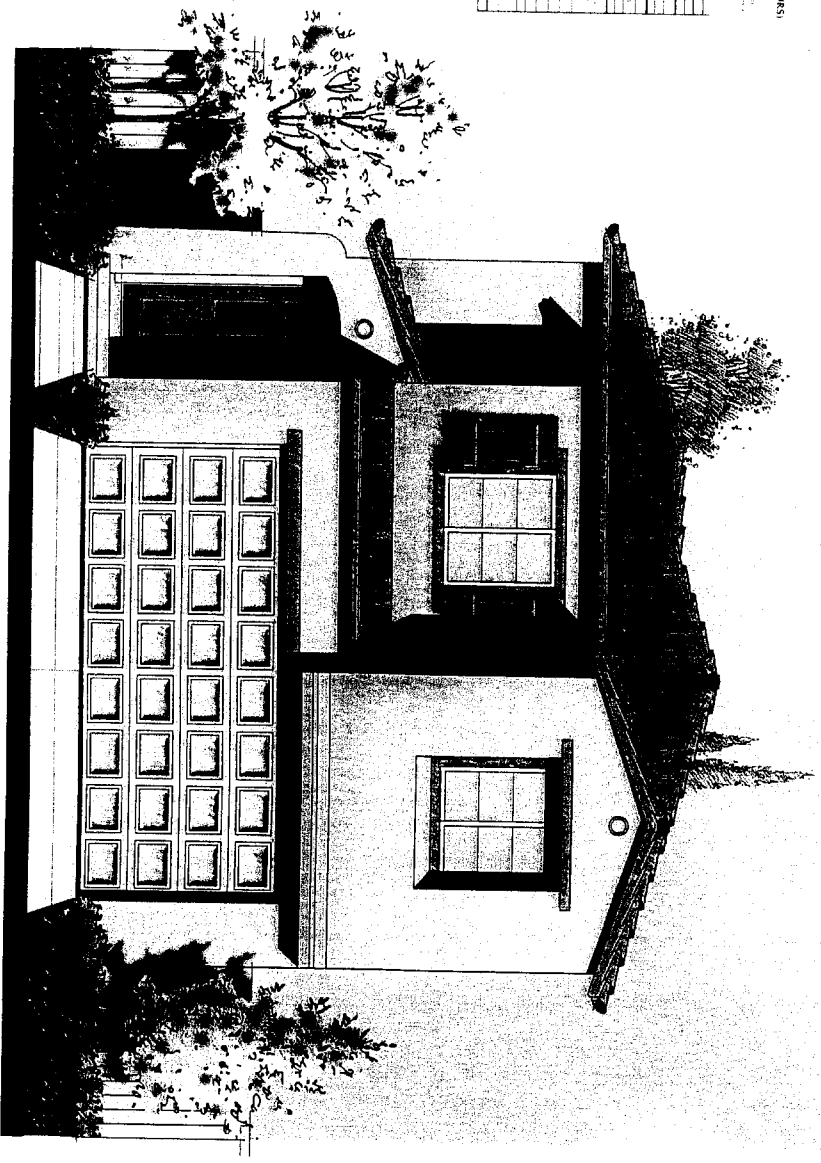
NORTH FACING LOTS 8, 9, 10, 11  
WEST FACING LOTS 5, 6, 7  
EAST FACING LOT 4

89

# MATERIALS

ROOF:  
LOW PROFILE S TYPE CONCRETE ROOF TILE  
FASCIA:  
TRIM:  
DETAIL:  
STUCCO OVER FOAM  
WHITE PAINED WINDOWS  
WHITE PAINED SHUTTERS (AS DETAIL)  
TILE DETAIL AT CORNER AND OCCURS

ITEM	QTY	UNIT	PRICE	TOTAL
1. ROOF TILE	1000	SQ YD	1.50	1500.00
2. FASCIA	100	LINEAL FT	0.50	50.00
3. TRIM	100	LINEAL FT	0.50	50.00
4. STUCCO OVER FOAM	1000	SQ YD	1.50	1500.00
5. WHITE PAINED WINDOWS	100	SQ YD	1.50	150.00
6. WHITE PAINED SHUTTERS (AS DETAIL)	100	SQ YD	1.50	150.00
7. TILE DETAIL AT CORNER AND OCCURS	100	SQ YD	1.50	150.00
<b>SUBTOTAL</b>				<b>3900.00</b>
<b>TAX</b>				<b>195.00</b>
<b>TOTAL</b>				<b>4095.00</b>



"A" FRONT ELEVATION  
2535 - 2569 EAST CARSON ST.  
CARSON, CA

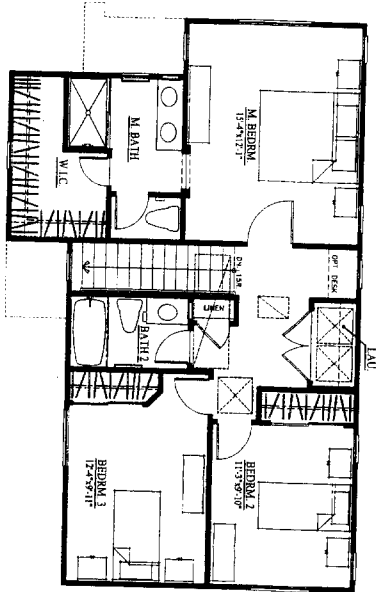
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7613-009-902, 903, 904, 905, 906, 907, 908, 909



Job #: 10031  
Date: Nov 02, 2010

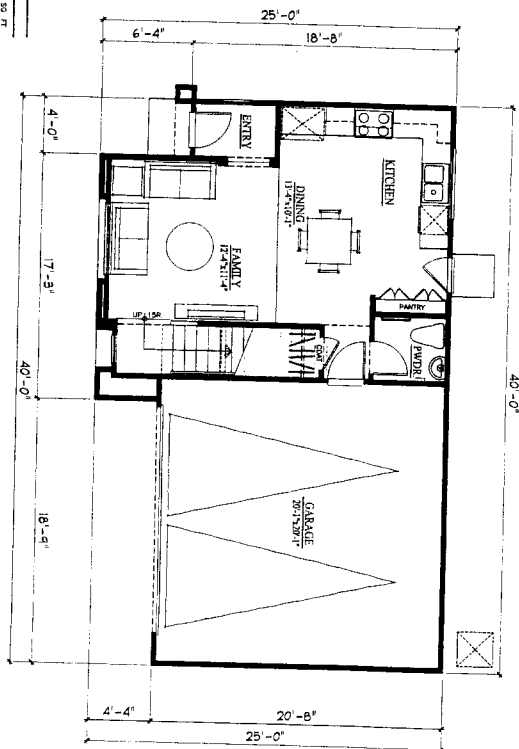
KEVIN L. CROOK  
ARCHITECT  
INC.

SECOND FLOOR PLAN "B"

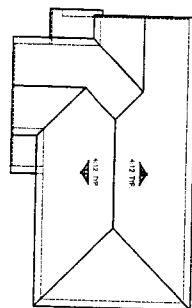


AREA TABULATION	
CONCRETE SLAB	
FIRST FLOOR AREA	455 SQ. FT.
SECOND FLOOR AREA	804 SQ. FT.
TOTAL DWELLING	1259 SQ. FT.
UNBUILT PORCH	
CEILING	420 SQ. FT.

FIRST FLOOR PLAN "B"



ROOF PLAN "B"



2535 - 2569 EAST CARSON ST.  
CAPPORT CA

APN: 7316-010-918, 919, 920, 921, 922, 923, & 924  
7613-009-902, 903, 904, 905, 906, 907, 908, 909

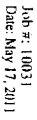
Scale 1/4" = 1'-0"

KEVIN L. CROOK  
ARCHITECT  
INC.

Engine: 3.2i, 100

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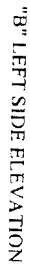


APN: 7316-010-918, 919, 920, 921, 922, 923, & 924

7613-009-902, 903, 904, 905, 906, 907, 908, 909

Scale 1/4" = 1'-0"

KEVIN L. CROOK  
ARCHITECT  
INC.  
kicaron.com

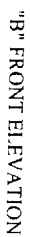
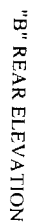


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2080	100	100	100
2081	100	100	100

**Room:**  
**Walls:**  
**FAScia**  
**Trim:**  
**Detail:**

## MATERIALS

LOW PROFILES TYPE CONCRETE ROOF TILE  
STUCCO  
WORD  
STUCCO OVER FOAM  
MULTIPANELED WINDOWS  
PLAIN TYPE SILL TITERS (AS OCCURS)  
TILE DETAIL AT GABLE END (AS OCCURS)



NORTH FACING LOT 12  
SOUTH FACING LOTS 1, 2, 3

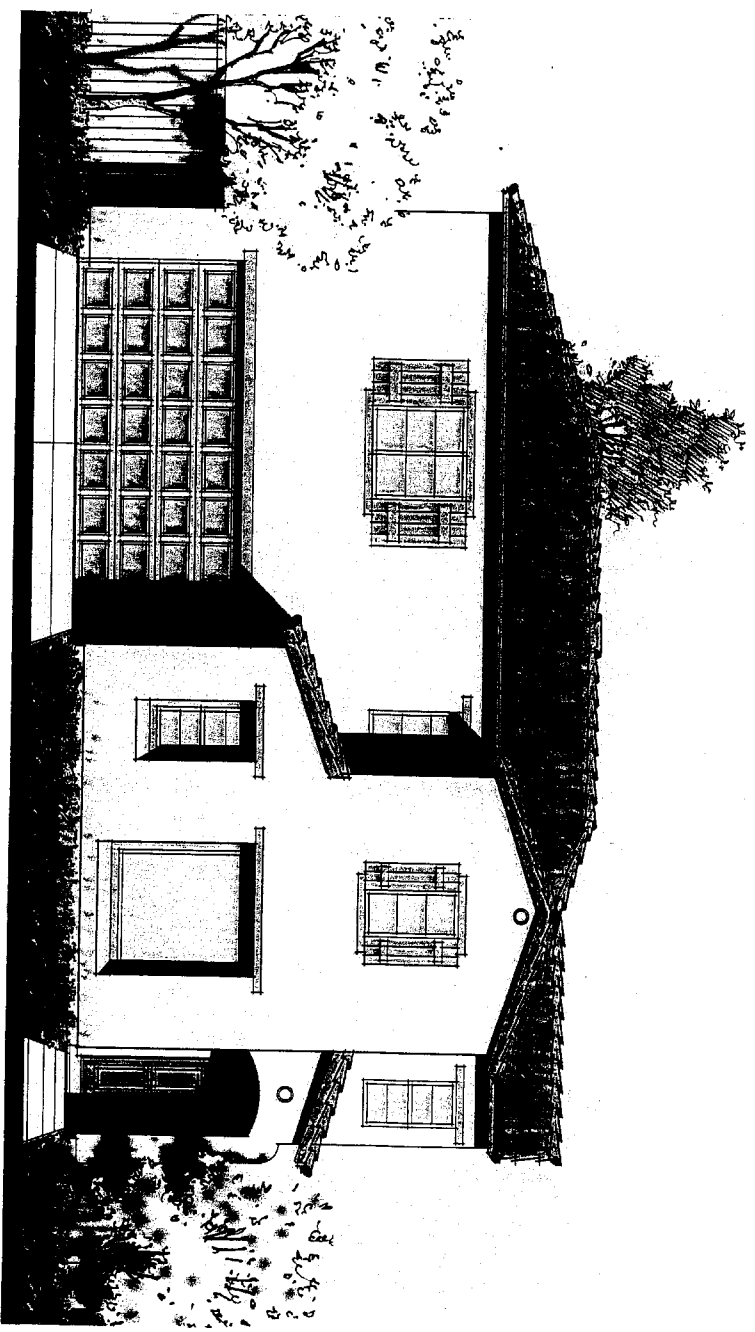


**MATERIALS**

ROOF: LOW PROFILE STYLE CONCRETE ROOF TILE  
FASCIA: 1x6  
TRIM: 1x4  
SHEATHING: 1/2" OSB  
STRETCH OVER FOAM  
MULTI-PANED WINDOWS (AS SPECIFIED)  
TILE DETAIL AT GROUND FLOOR/OCCUPANCY

ITEM NO.		DESCRIPTION		QUANTITY		UNIT	
1	ROOF	LOW PROFILE STYLE CONCRETE ROOF TILE	12,000	SQ. FT.			
2	FASCIA	1x6	120	LINEAL FT.			
3	TRIM	1x4	120	LINEAL FT.			
4	SHEATHING	1/2" OSB	12,000	SQ. FT.			
5	STRETCH OVER	FOAM	12,000	SQ. FT.			
6	MULTI-PANED WINDOWS	(AS SPECIFIED)	12	UNIT			
7	TILE DETAIL	AT GROUND FLOOR/OCCUPANCY	1	UNIT			

"B" FRONT ELEVATION



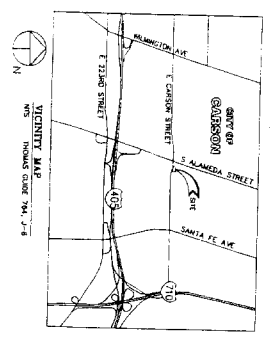
2535 - 2569 EAST CARSON ST.  
CARSON, CA

APN: 7316-010-918, 919, 920, 921, 922, 923, & 924  
7613-009-902, 903, 904, 905, 906, 907, 908, 909

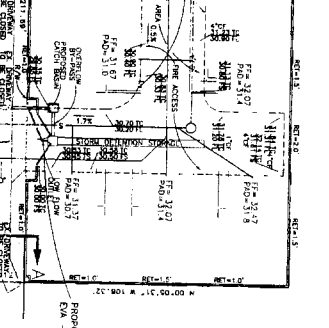
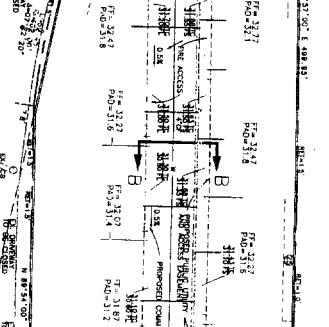
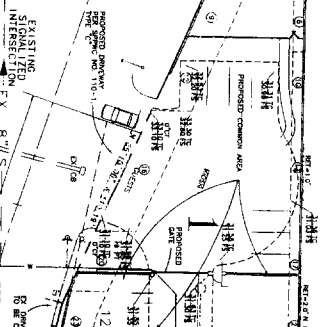
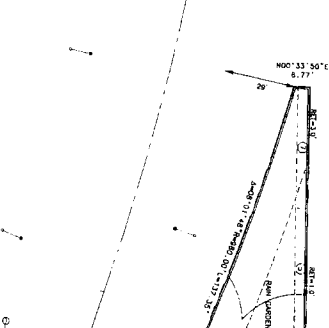
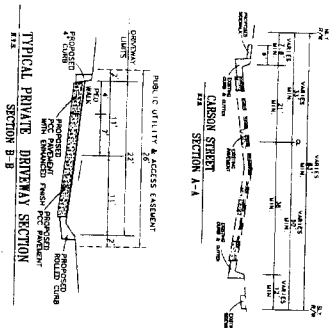
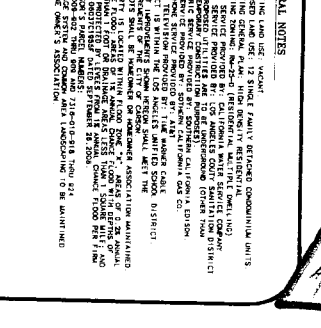
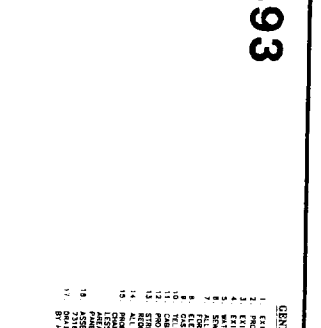
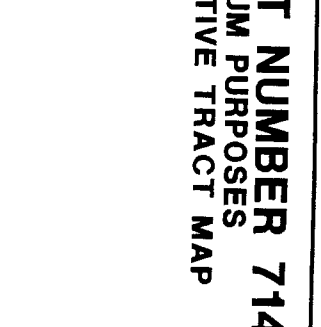
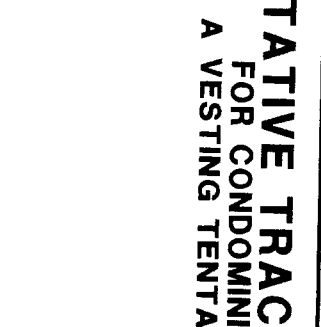
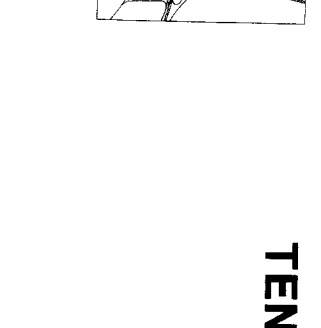
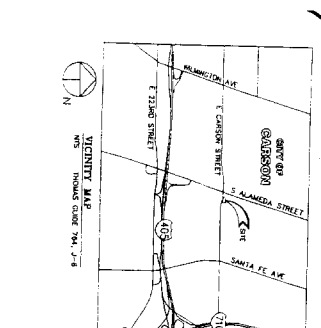
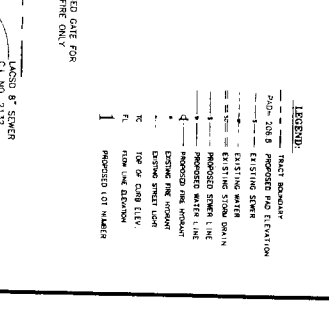
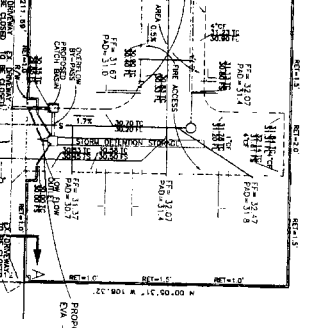
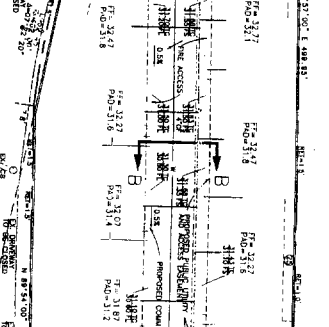
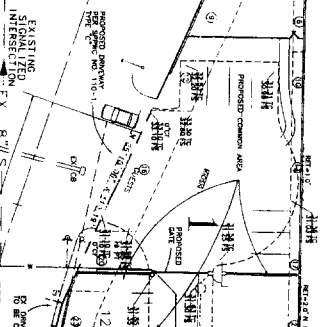
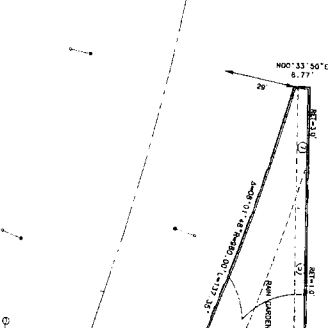
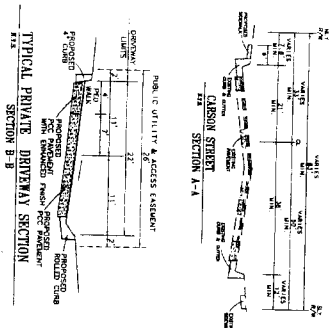
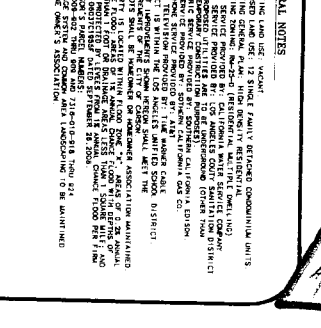
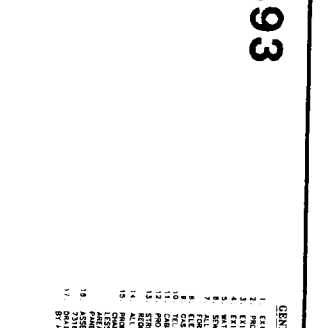
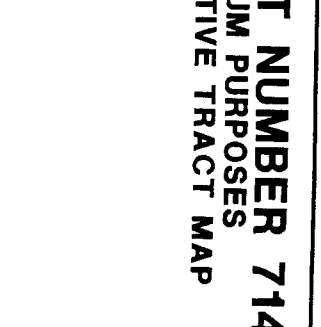
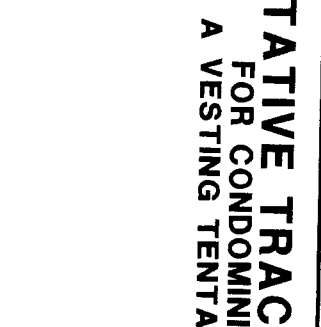
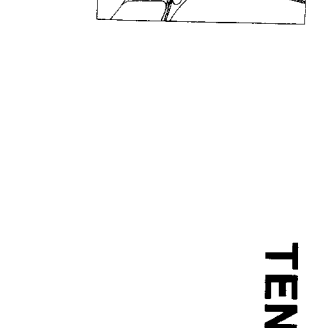
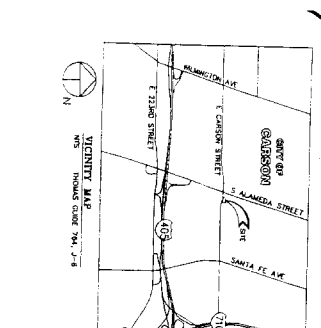
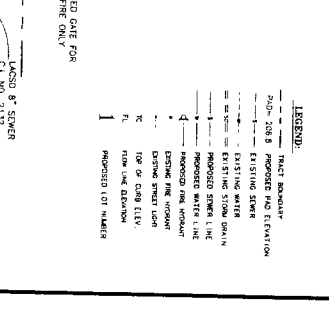
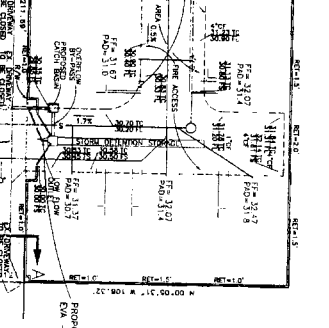
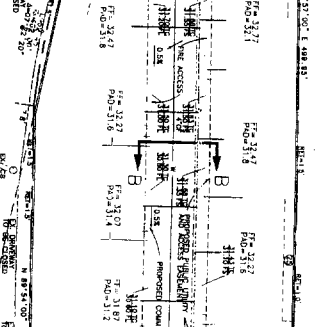
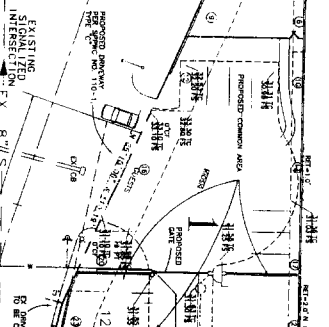
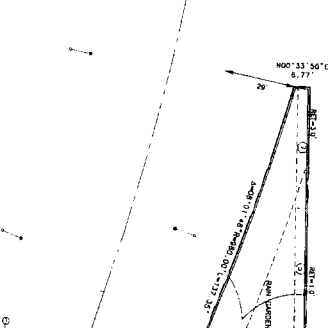
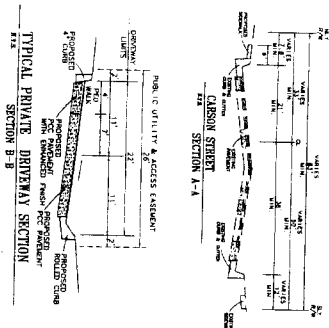
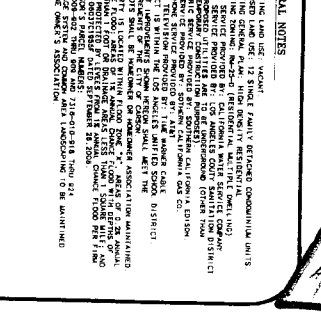
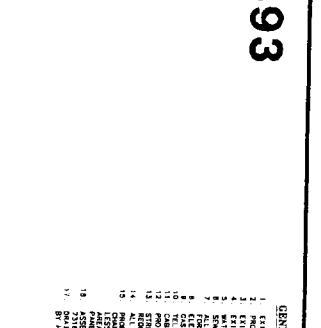
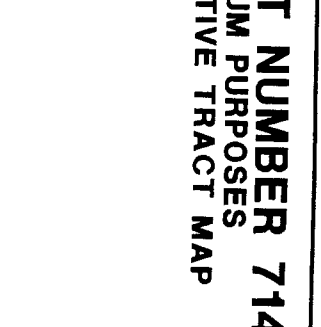
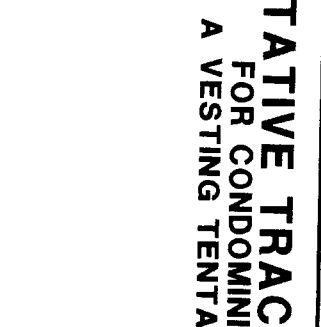
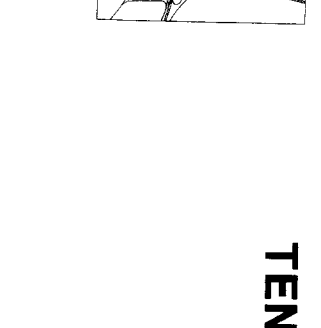
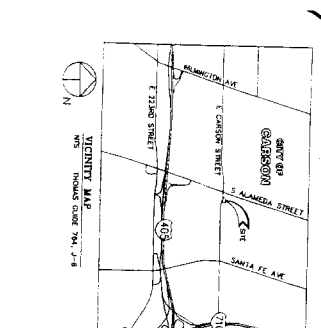
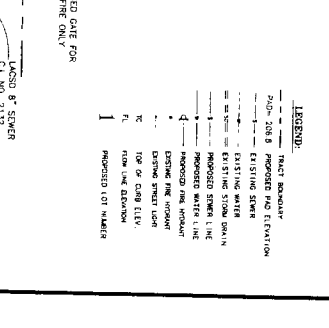
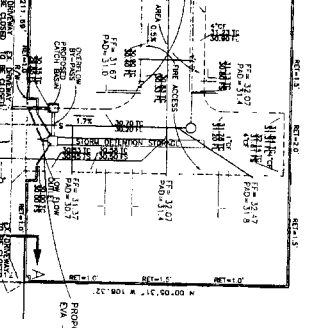
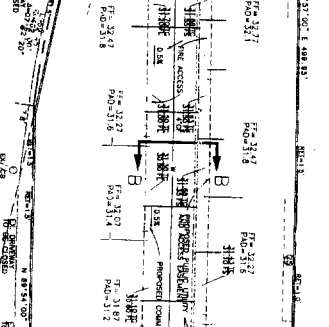
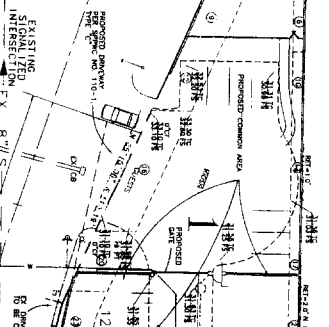
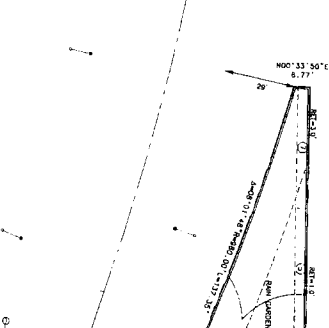
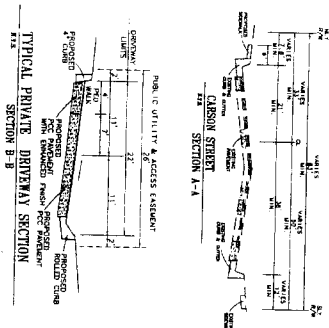
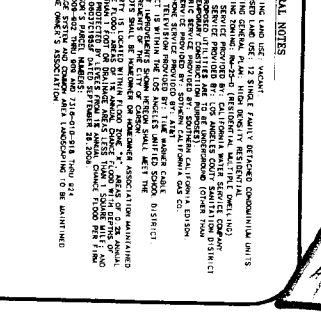
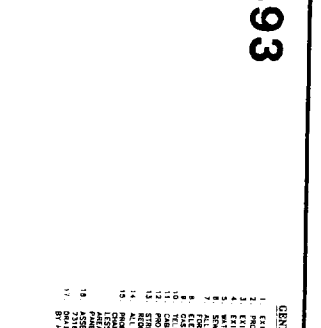
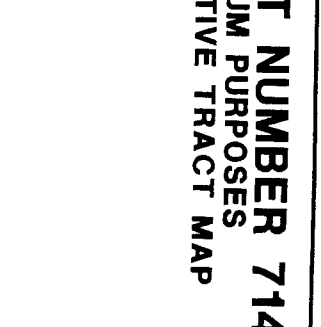
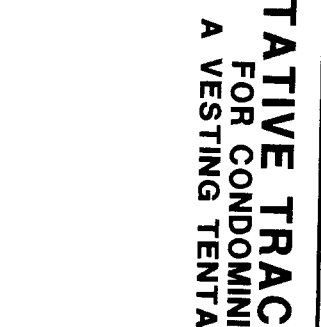
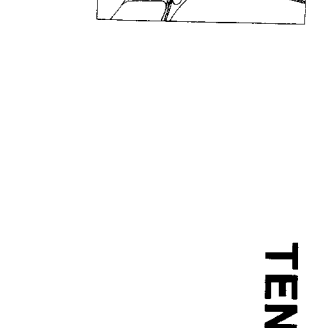
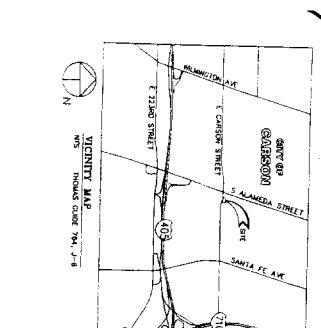
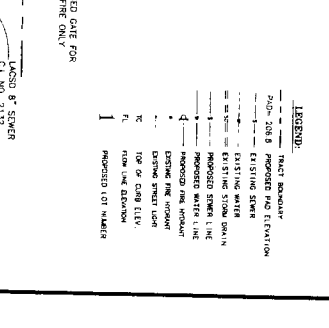
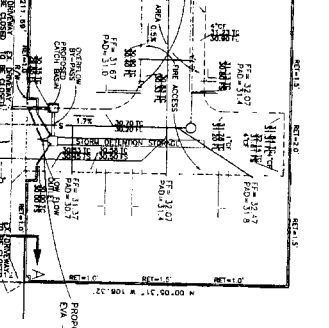
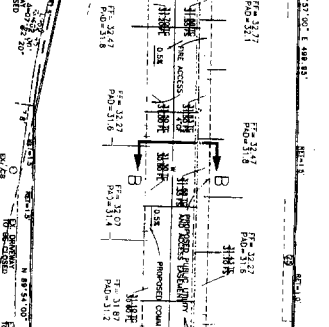
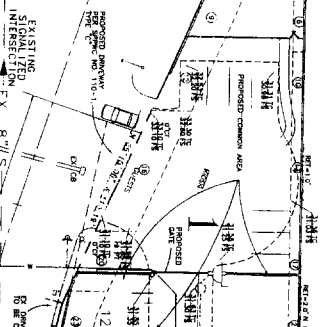
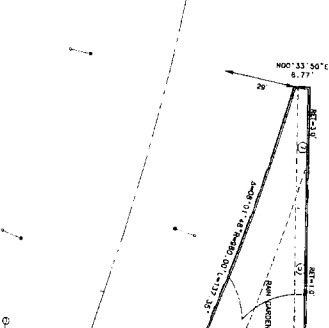
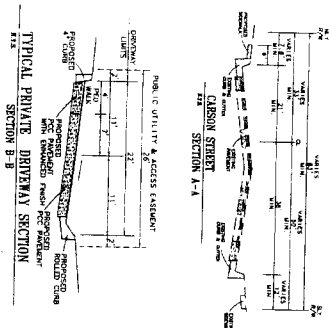
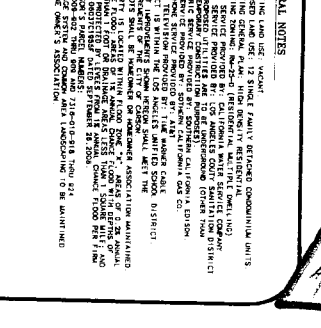
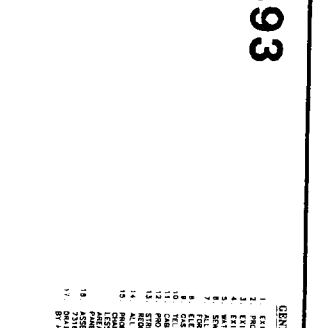
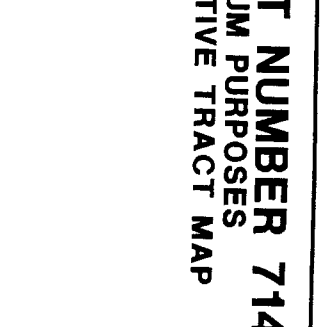
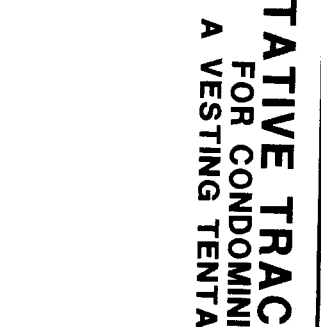
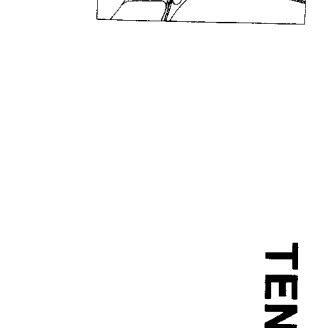
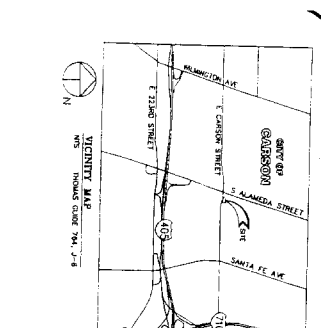
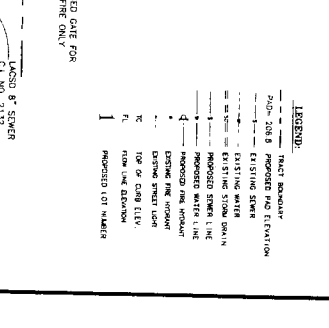
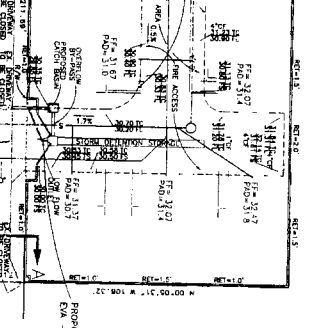
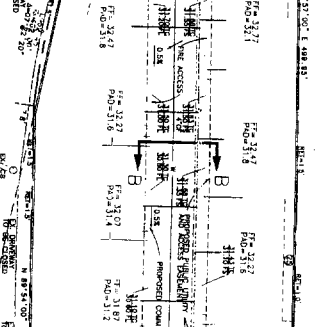
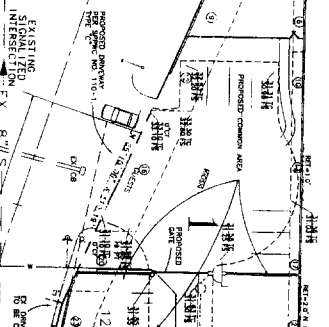
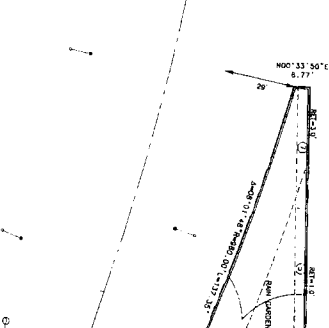
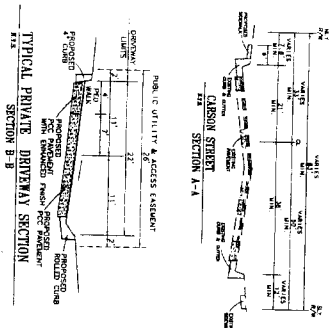
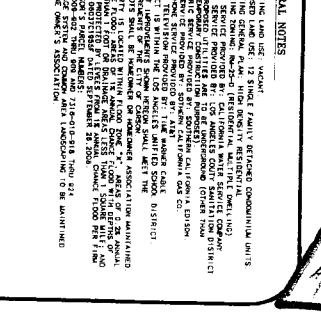
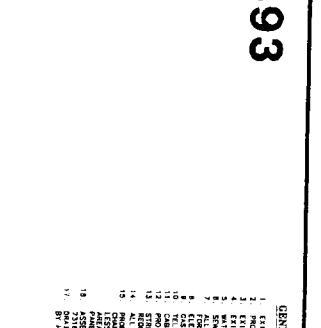
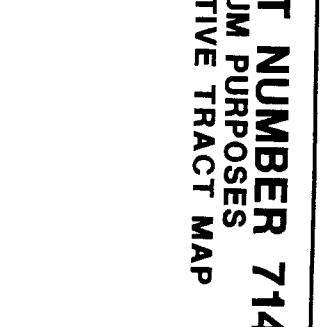
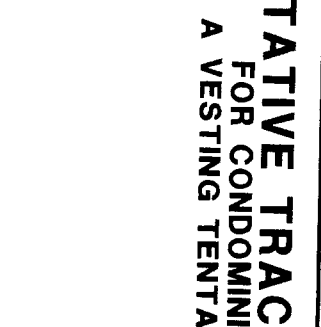
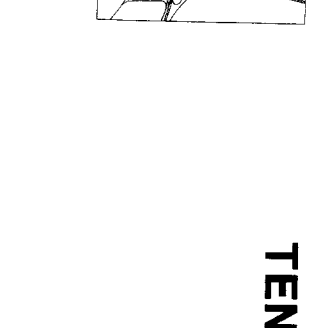
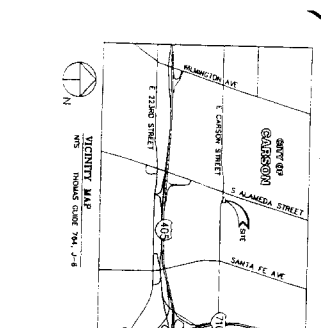
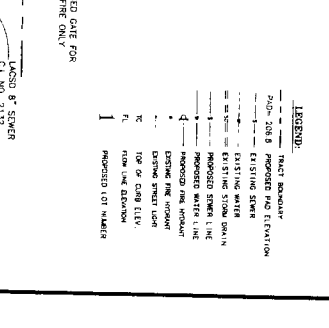
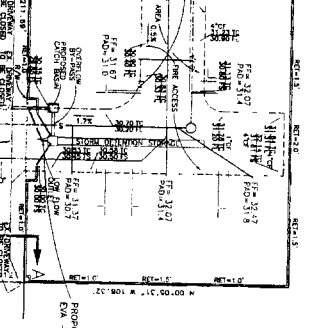
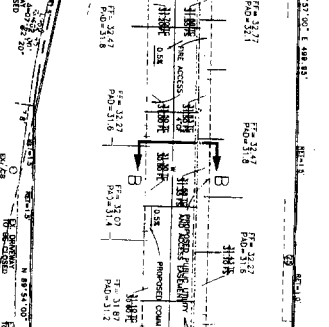
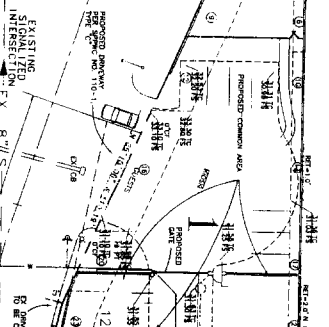
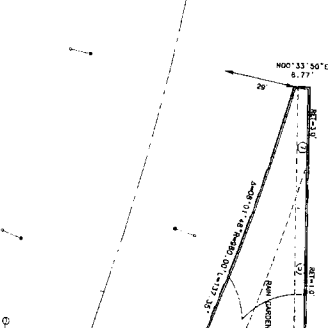
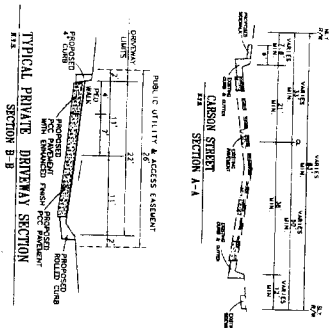
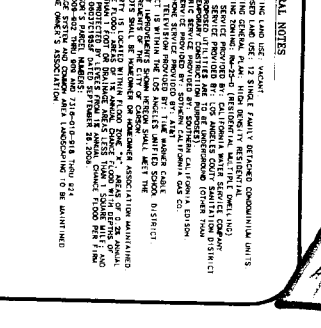
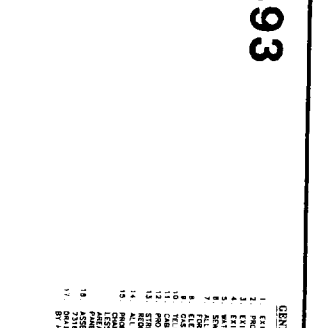
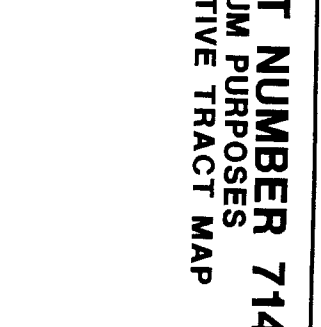
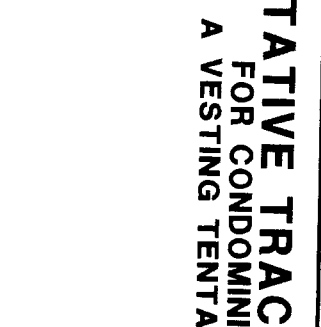
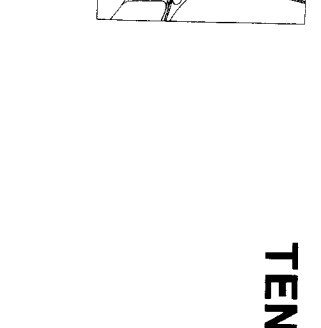
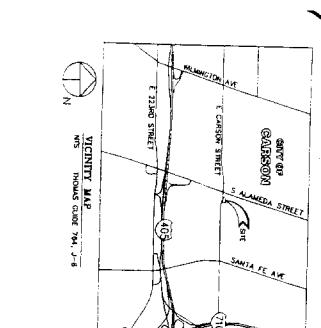
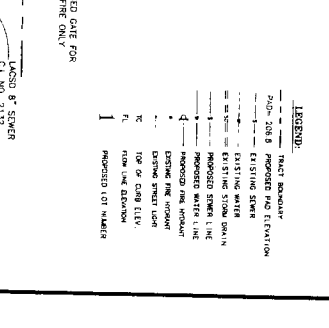
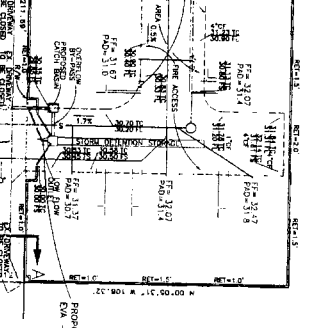
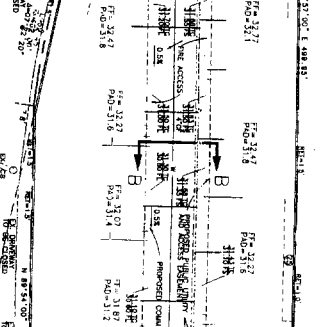
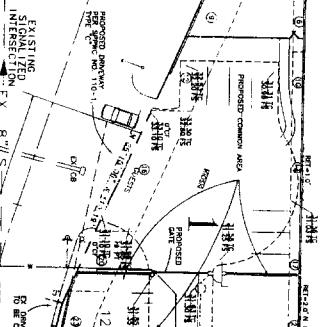
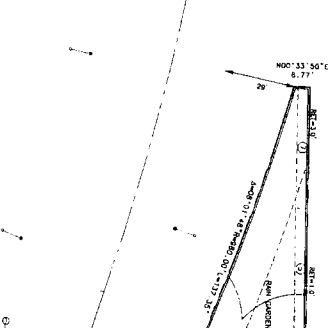
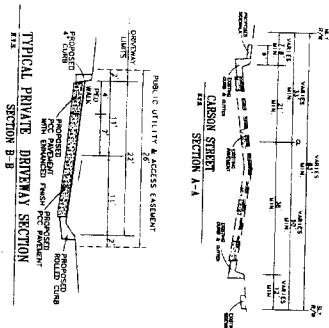
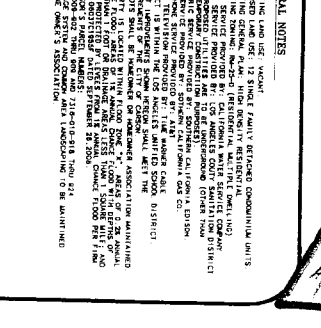
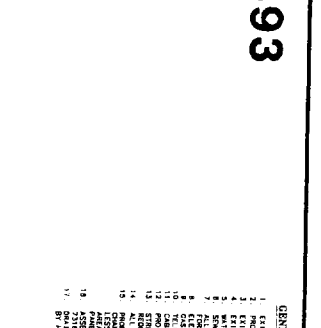
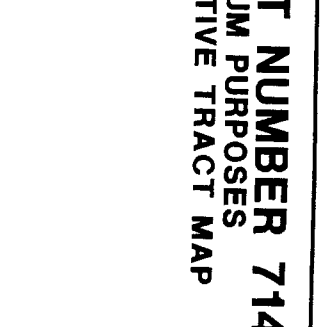
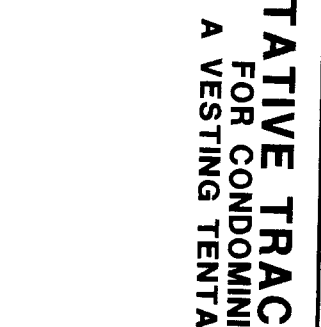
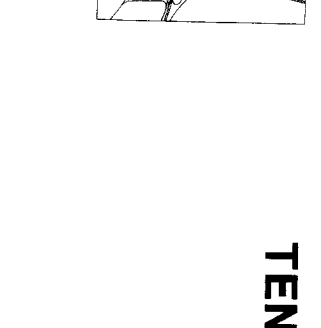
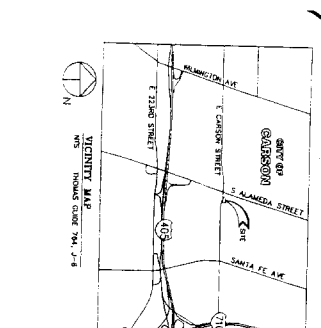
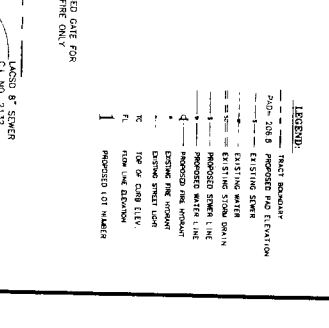
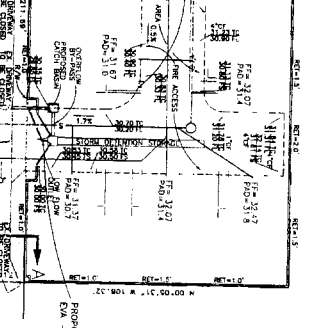
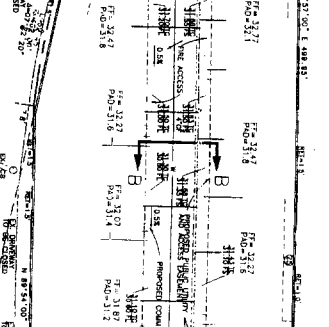
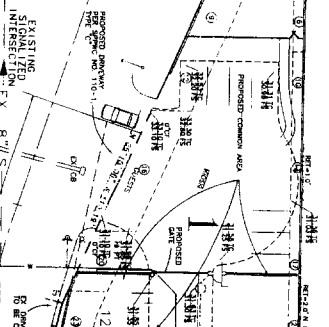
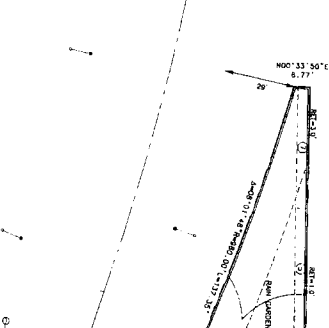
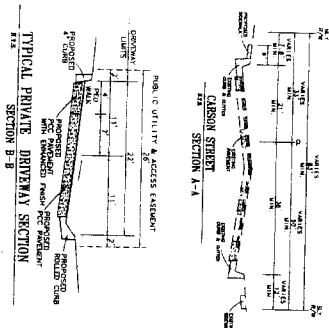
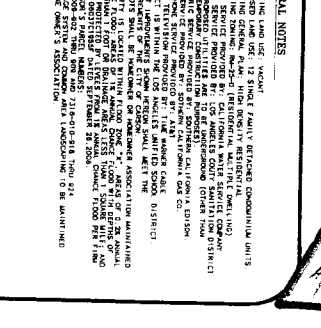
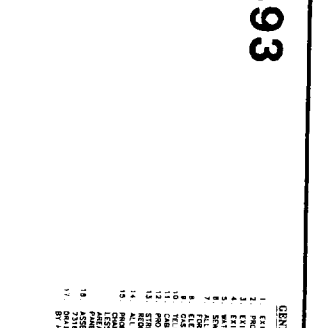
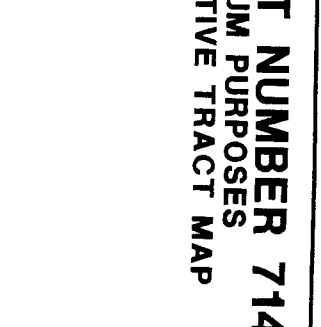
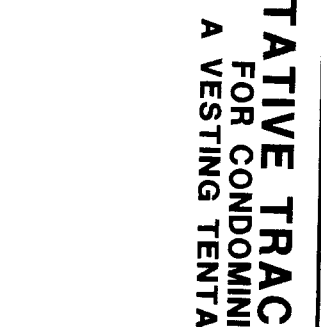
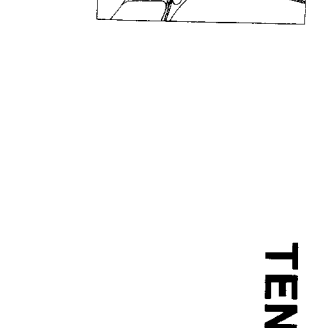
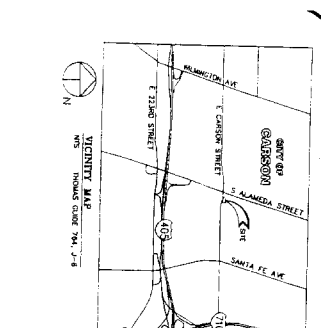
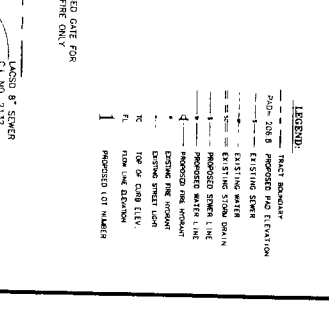
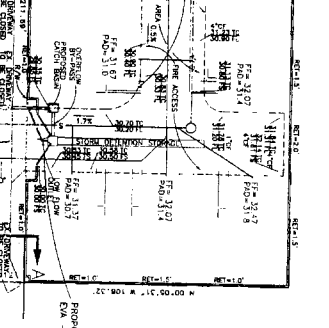
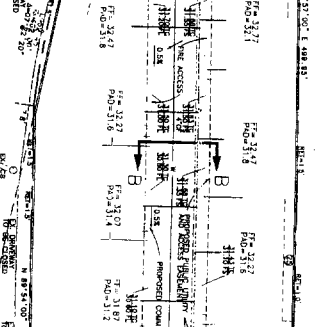
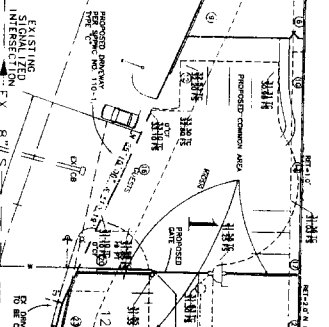
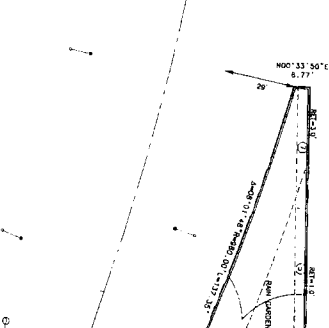
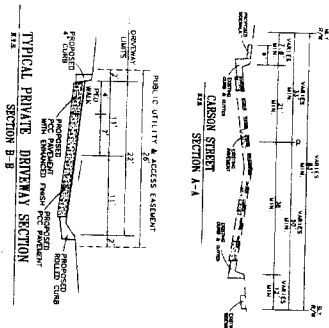
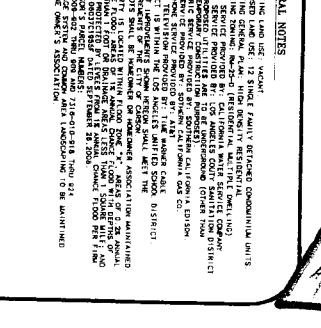
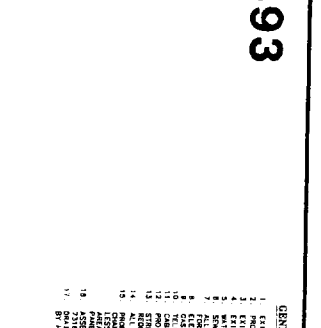
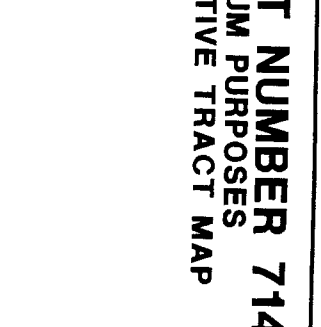
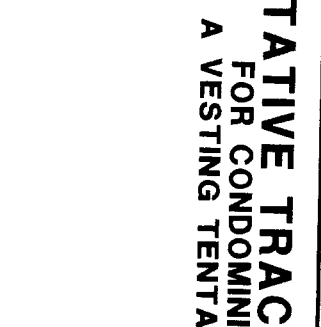
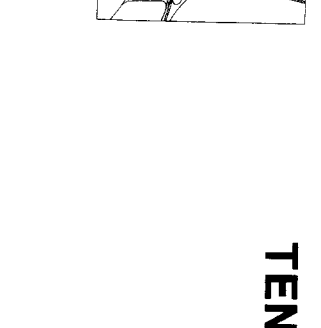
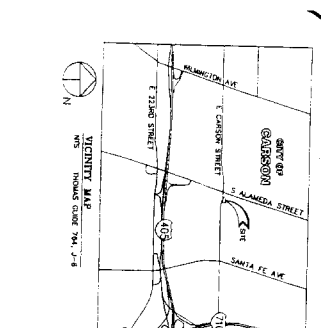
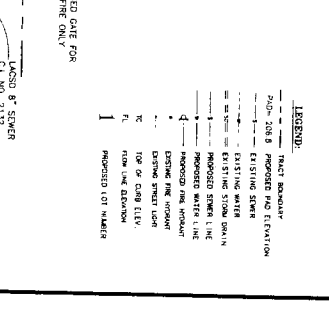
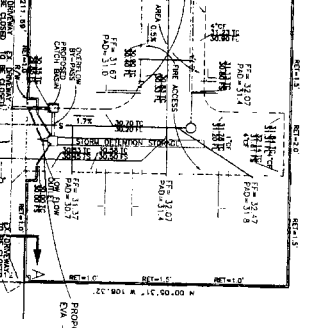
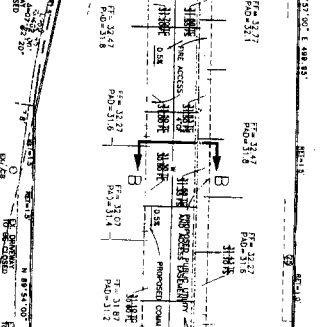
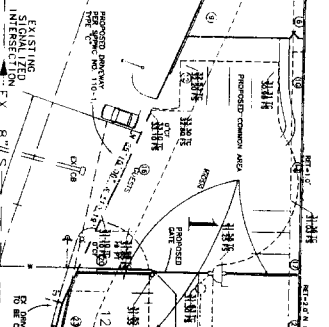
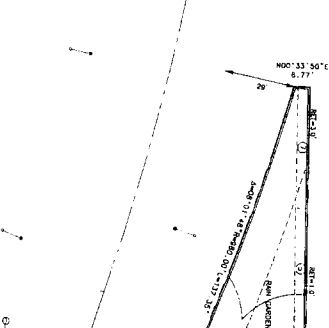
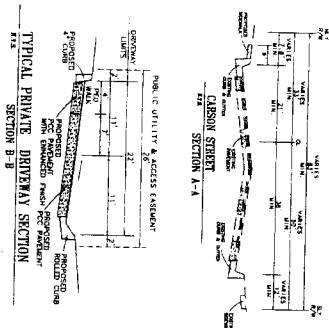
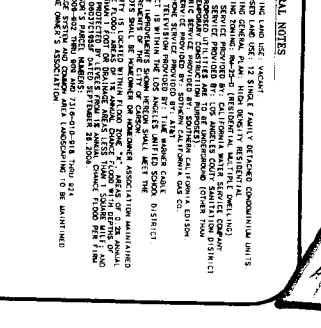
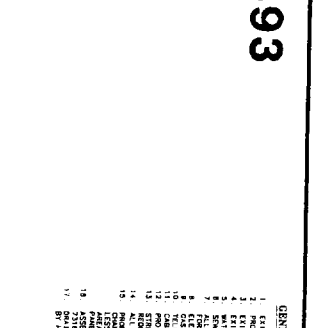
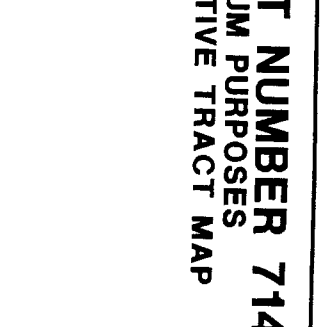
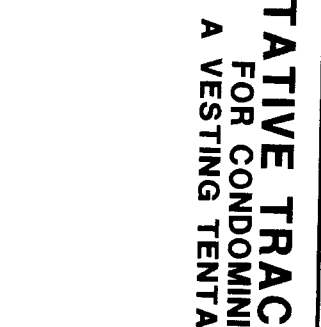
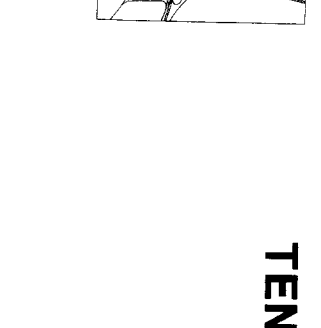
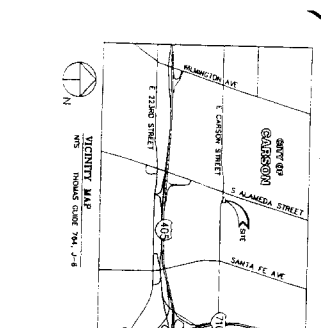
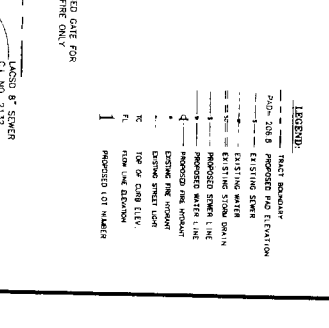
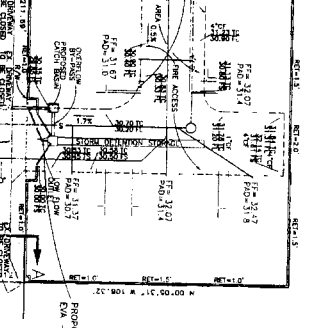
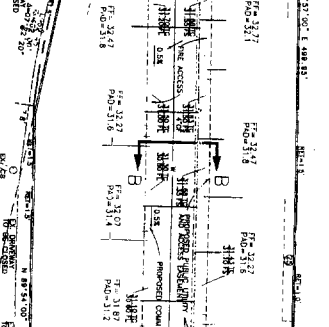
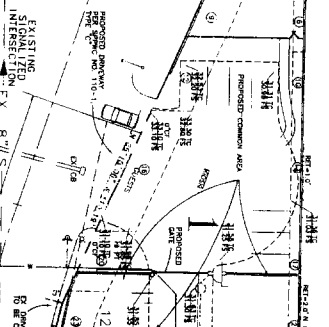
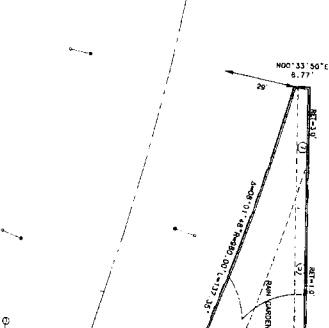
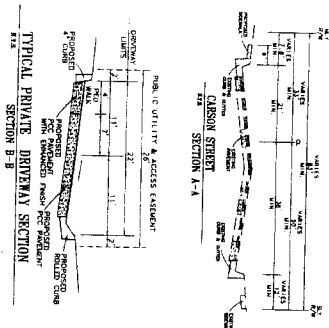
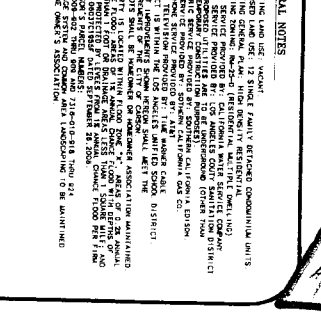
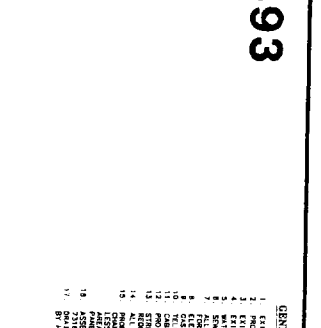
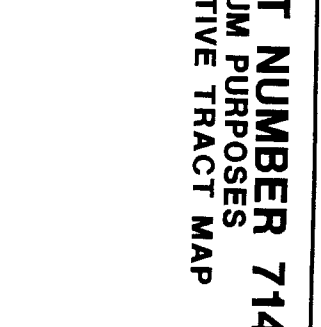
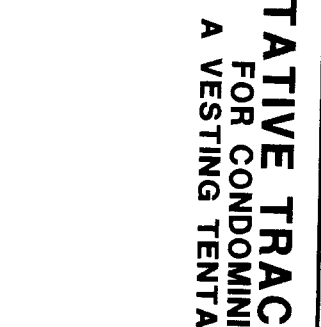
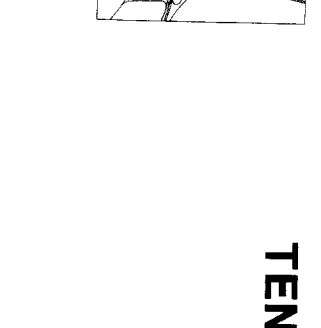
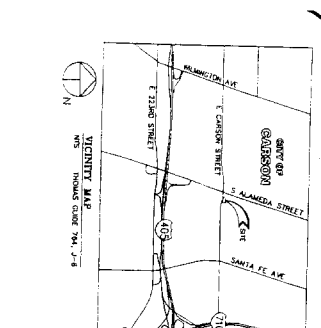
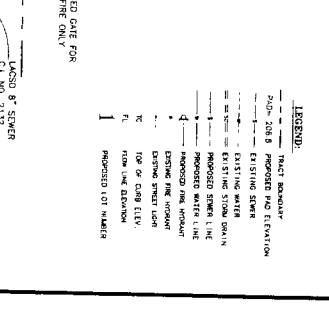
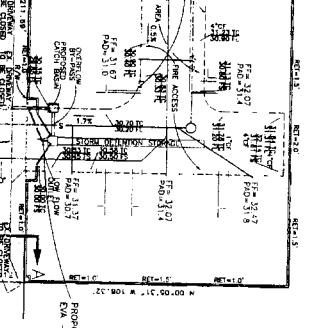
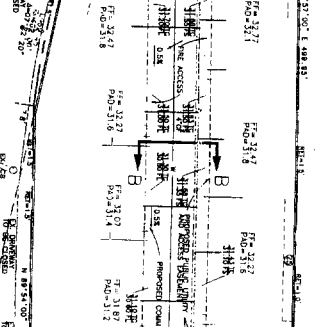
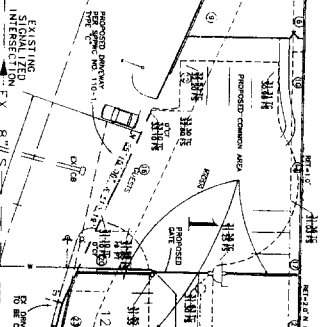
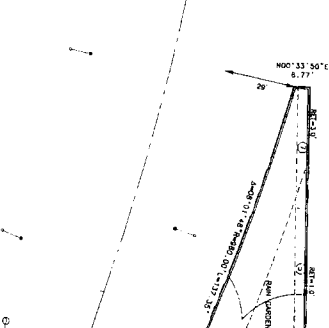
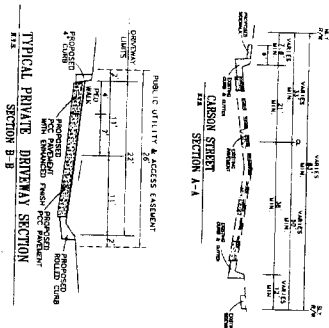
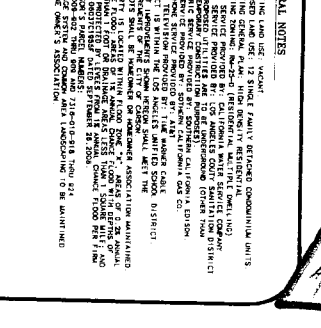
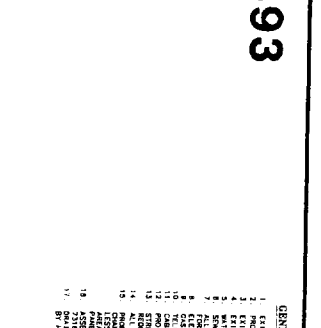
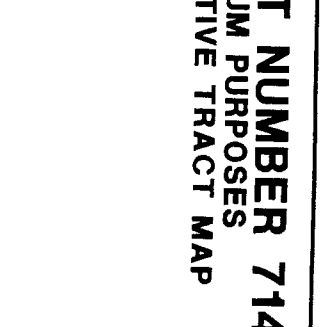
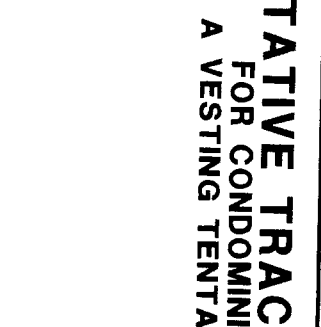
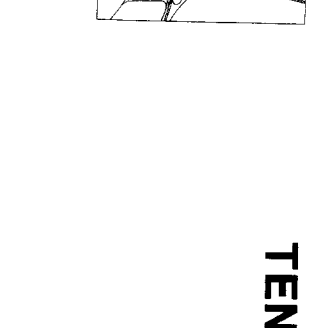
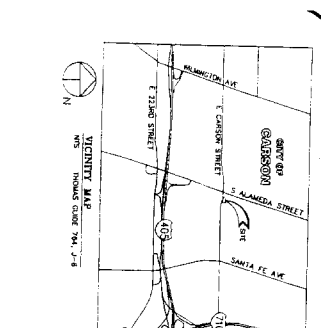
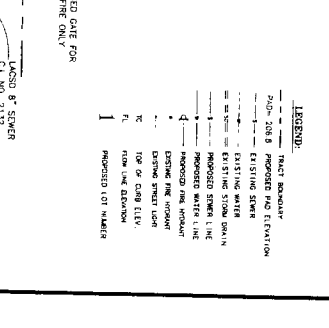
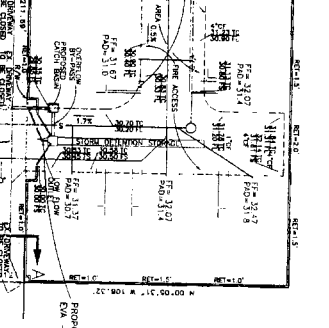
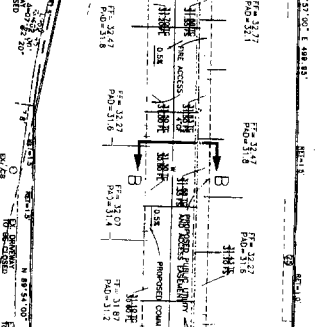
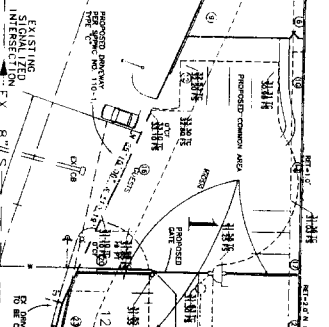
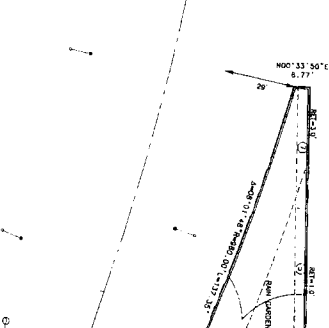
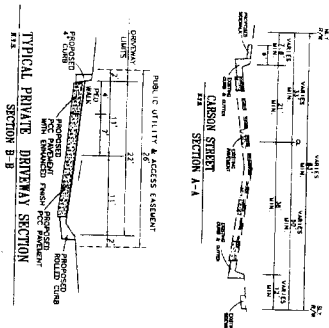
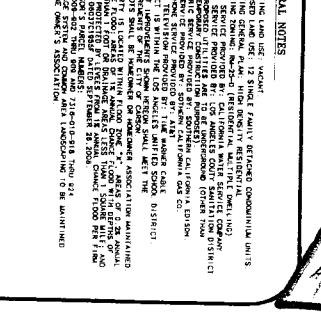
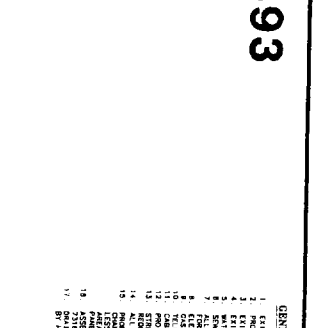
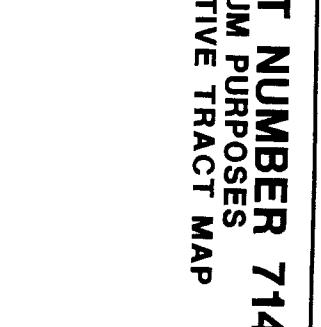
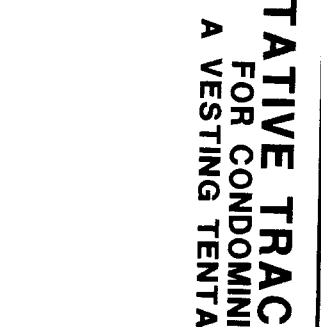
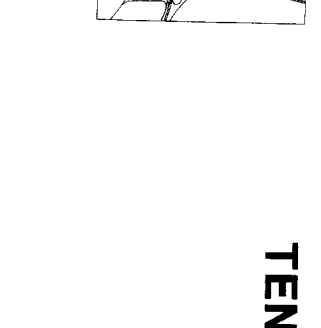
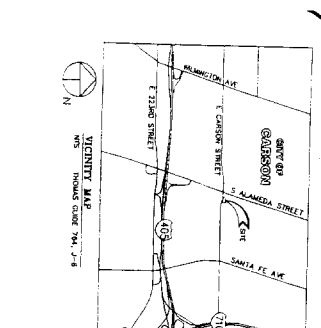
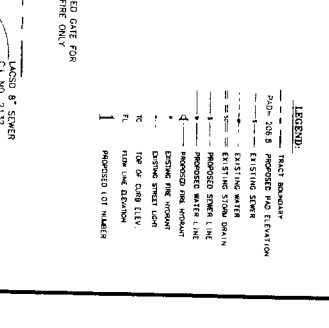
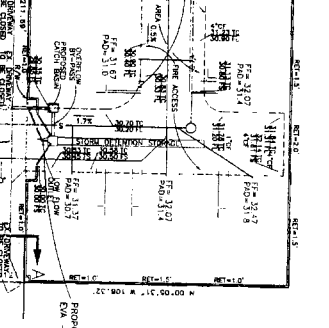
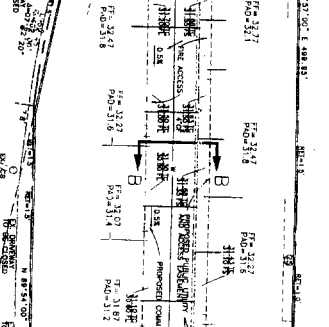
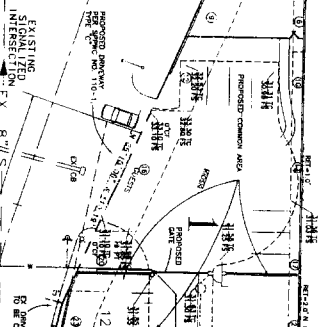
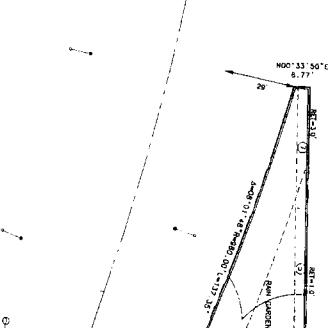
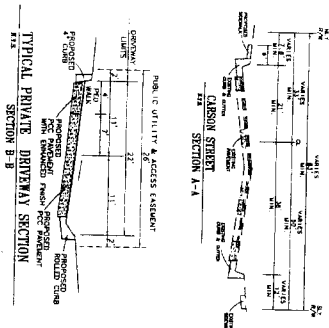
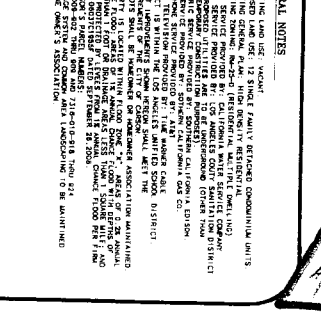
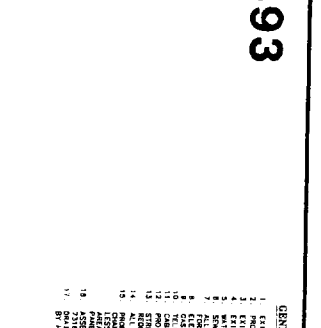
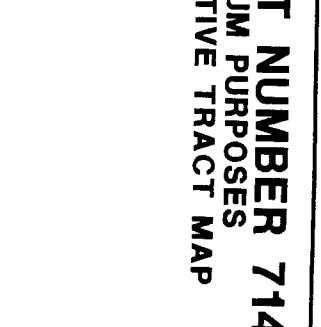
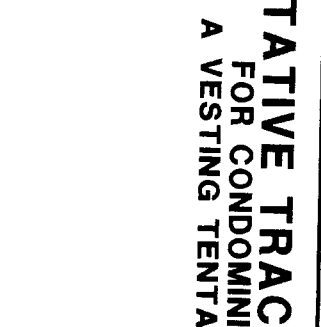
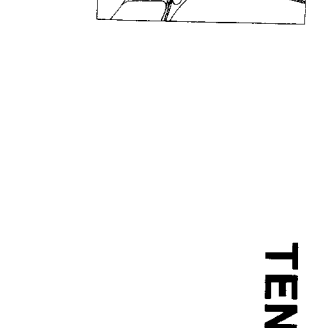
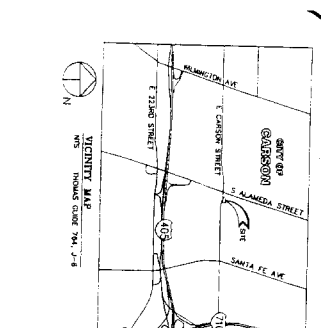
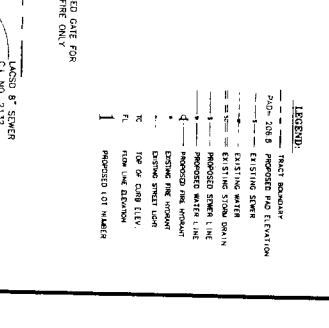
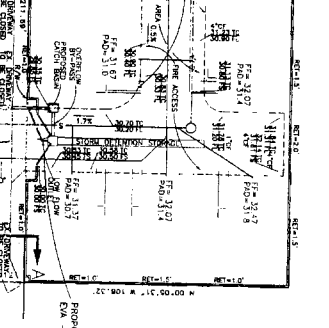
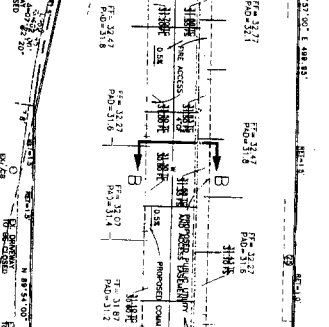
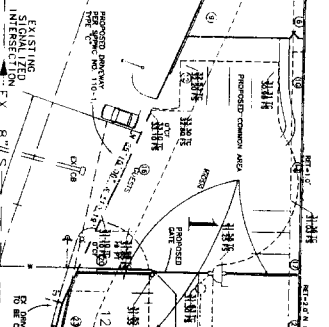
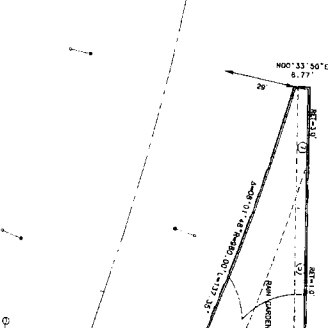
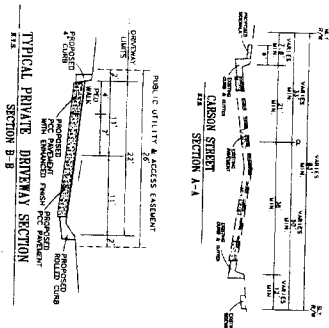
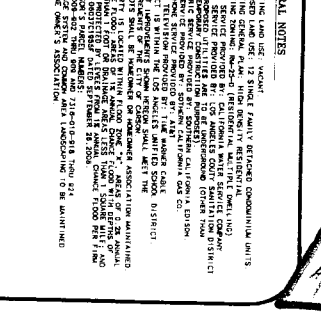
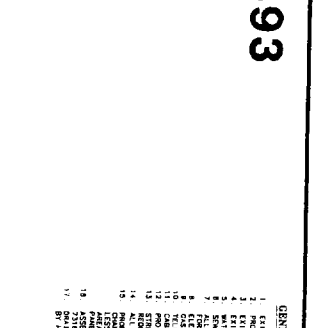
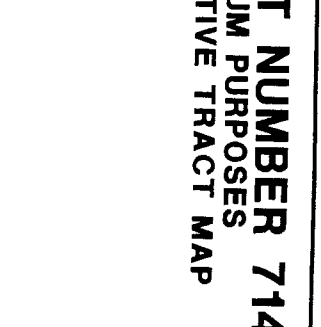
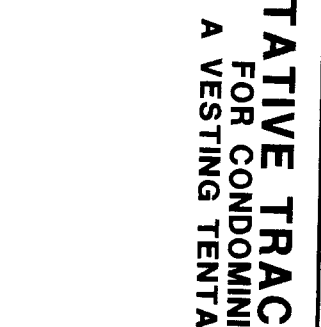
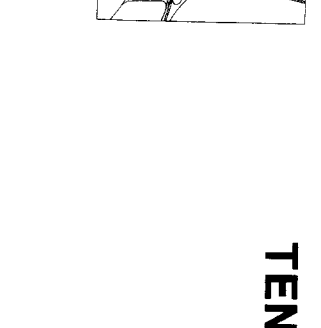
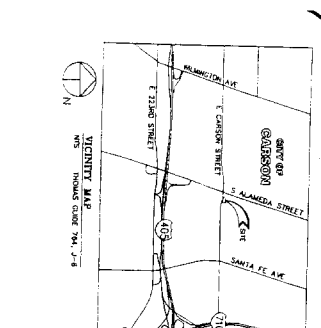
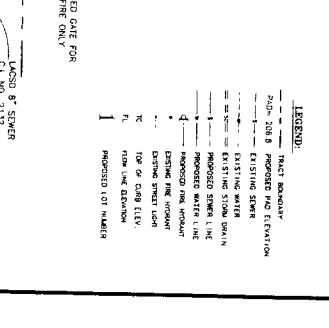
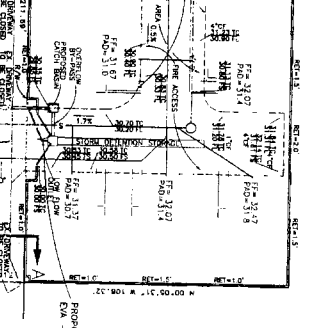
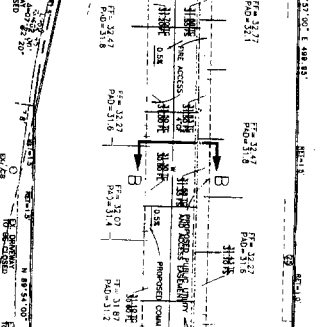
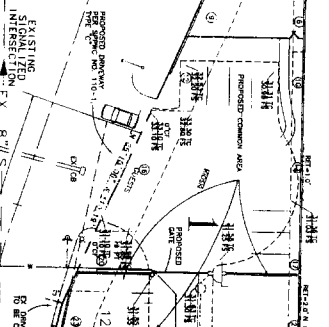
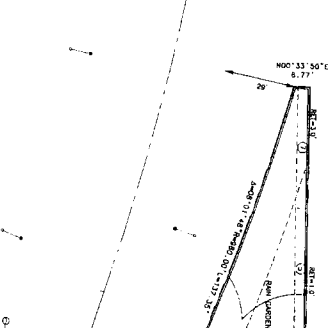
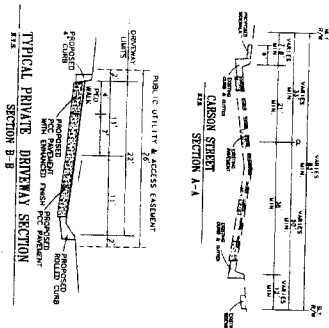
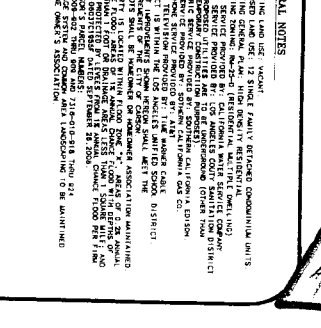
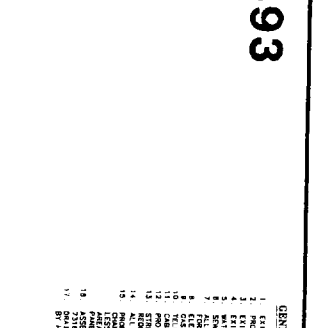
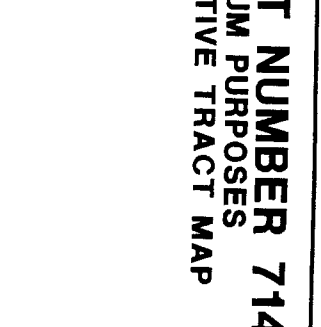
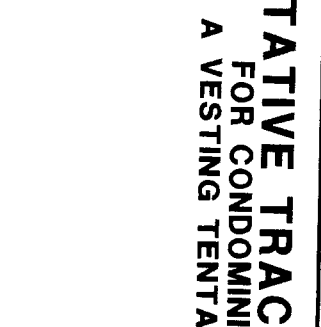
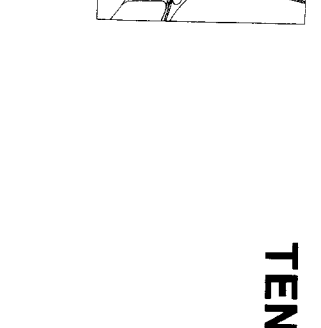
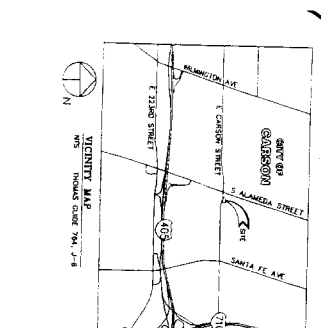
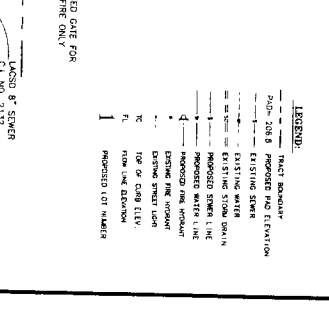
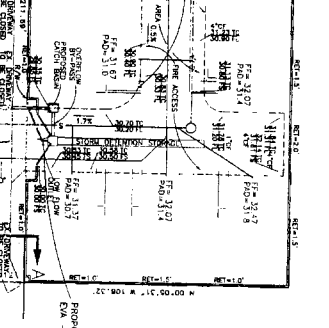
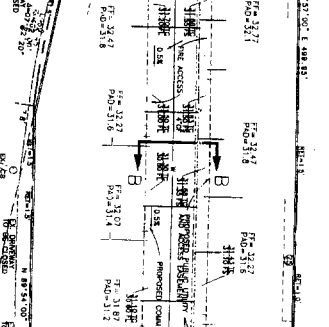
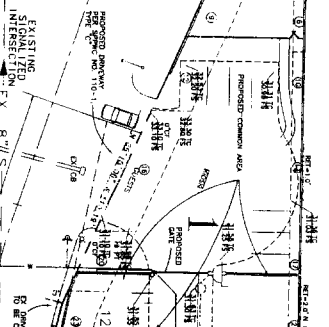
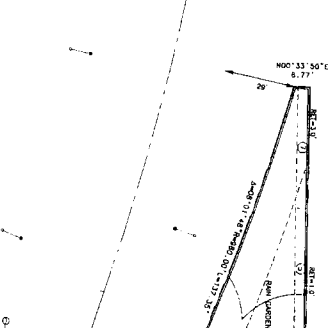
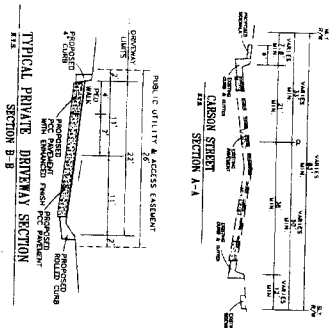


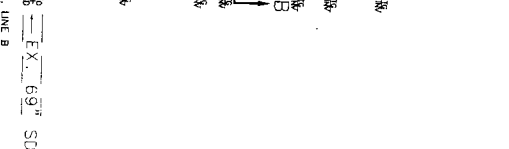
Job #: 10031  
Date: Nov 02, 2010

KEVIN L. CROOK  
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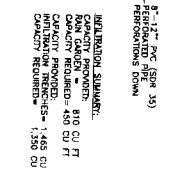


# **TENTATIVE TRACT NUMBER 71493** **FOR CONDOMINIUM PURPOSES** **A VESTING TENTATIVE TRACT MAP**

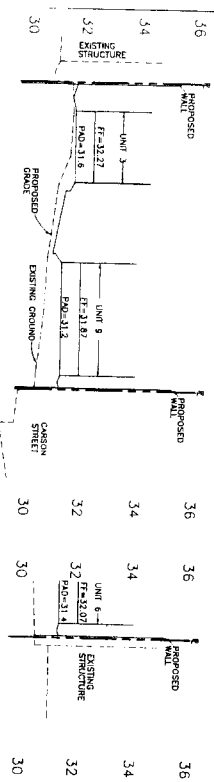




**INFILTRATION CALCULATIONS.**  
CAPACITY PROVIDED:  
 $1.3 \times 3 \times 340' = 1,326 \text{ CU FT}$   
 $1,326 \text{ CU FT} \times 40\% \text{ VOID} = 530 \text{ CU FT}$

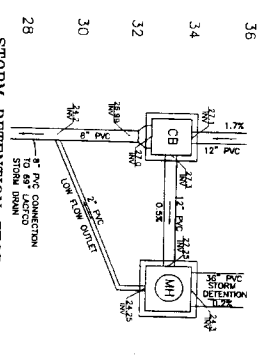


INFILTRATION TRENCH DETAILS  
N.T.S.



SECTION A-A  
1'-20' NORTH, 1'-2' WEST

## SECTION B-B



**BENCH MARK:**  
ELEV = 29.109 FT. 0.872 M  
LADPW TAG N W CB ALAMEDA ST.  
3M (10FT) N/O C/L PROD CARSON S  
ON/OFF RAMP

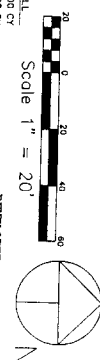
FAKTHWORK ESTIMATE:

BATAAN  
AVENUE

CARSON STREET

EX. 69. SD

10  
9  
8  
7  
6  
5  
4  
3  
2  
1  
EX. 69 SC



PREPARED BY

	CUT	FILL
DEMOLITION (EXPORT)	700 CY	700 CY
DYER-EXCAVATION	3,500 CY	3,500 CY
CUT/FILL	500 CY	1,750 CY
SUBSIDENCE (0.1')	-50 CY	100 CY
SHRINKAGE (10%)	-CY	675 CY
IMPORT	2,075 CY	-CY
TOTAL	6,725 CY	6,725 CY

# PRELIMINARY GRADING PLAN

**VESTING  
TENTATIVE TRACT  
NO. 71493**  
5/31/11

5/31/1





DEVELOPER:  
THE OLSON COMPANY  
3510 OLD ROAD  
PHOENIX, ARIZONA 85746-7585  
(602) 998-4170  
ATTENTION: MR. JOHN REFSON

3095 Prepared Lense  
3095 1/2" x 3 1/2" x 1/2"  
3095 1/2" x 3 1/2" x 1/2"  
ALUMINUM COILS

MADE IN SOUTH AFRICA

**AS**

*Aluminum Sheet*

PREPARED BY:

DATE: 6/4/11

NAME: JOHN REFSON

TEL: 602.998.4170

**PRE-DEVELOPMENT  
HYDROLOGY STUDY**  
FOR TRACT NO. 71493  
IN THE CITY OF CARSON  
LOS ANGELES COUNTY

