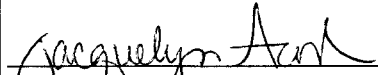


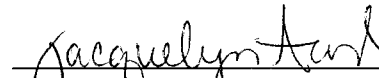


# City of Carson Report to Mayor and City Council

November 6, 2013  
Special Orders of the Day

**SUBJECT: PUBLIC HEARING TO CONSIDER RESOLUTION NO. 13-102 MODIFYING THE DECISION OF THE PLANNING COMMISSION APPROVING VESTING TENTATIVE TRACT MAP NO. 72190, CONDITIONAL USE PERMIT NO. 929-13, AND DESIGN OVERLAY REVIEW NO. 1481-13 FOR CONSTRUCTION OF A 16-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 22111 S. MAIN STREET**

  
Submitted by Jacquelyn Acosta  
Acting City Manager

  
Approved by Jacquelyn Acosta  
Acting City Manager

## **I. SUMMARY**

On September 10, 2013, the Planning Commission approved Vesting Tentative Parcel Map No. 72190, Conditional Use Permit No. 929-13, and Design Overlay Review No. 1481-13 for construction of a 16-unit detached residential condominium development located at 22111 S. Main Street (Exhibit Nos. 2, 3, and 4). Mayor Dear filed an appeal on September 12, 2013 pursuant to Carson Municipal Code (CMC) Section 9173.4 to provide the City Council an opportunity to review the project (Exhibit No. 5). On October 5, 2013, the developer met with the residents who had spoken at the Planning Commission meeting to address their concerns. The developer has reported that the concerns of all the residents have been addressed subject to the approval of several modifications to the approved project (Exhibit No. 6). Two residents provided letters of support (Exhibit No. 7). The resolution approving the project with modifications is presented for the City Council's consideration (Exhibit No. 1).

## **II. RECOMMENDATION**

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, CLOSE the Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 13-102, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, MODIFYING THE DECISION OF THE PLANNING COMMISSION TO APPROVE VESTING TENTATIVE TRACT MAP NO. 72190, CONDITIONAL USE PERMIT NO. 929-13, AND DESIGN OVERLAY REVIEW NO. 1481-13 FOR CONSTRUCTION OF A 16-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 22111 S. MAIN STREET."

**III. ALTERNATIVES**

TAKE another action the City Council deems appropriate.

**IV. BACKGROUND**

On September 10, 2013, the Planning Commission approved a 16-unit detached residential condominium development finding that the design met or exceeded all CMC requirements. During the public hearing, several residents on Jay Street expressed the following concerns:

- **Location of the Playground.** The residents at 128 West Jay Street requested relocation of the proposed playground since it is in close proximity to their home. The residents also inquired regarding the material and height of the perimeter wall adjacent to the playground and their property. The Planning Commission discussed relocating the playground and increasing the height of the perimeter wall by the playground but ultimately did not require the relocation of the playground and left the wall height at six feet.
- **Pedestrian gate to Jay Street.** The residents on Jay Street had mixed opinions regarding pedestrian access from the proposed gated community to Jay Street. The Planning Commission discussed both adding a vehicular access and a pedestrian access to Jay Street. The only proposed access/exit to this gated development is provided through a vehicular gate and a separate pedestrian gate to Main Street. The fire department did not require a secondary access because of the size of the lot. Ultimately, the Planning Commission added a condition of approval that required a pedestrian gate to Jay Street to provide a secondary exit in case of emergency.
- **Decline of Property Values.** The residents at 138 West Jay Street indicated that the proposed three story homes are too close to their home. At the Planning Commission hearing, staff pointed out the proposed homes are approximately 30 feet from the concerned resident's property line. In addition, a row of trees is proposed to screen the proposed units from the neighboring properties.

On September 12, 2013, Mayor Dear filed the appeal to allow the City Council to review the project. On October 5, 2013, the developer met with the homeowners residing at 128, 136, 137, 140, and 161 West Jay Street to discuss their concerns. The developer has stated that the residents would support the proposed project if the following changes are made to the project (Exhibit No. 7):

- Increase the height of the perimeter wall along 128 and 137 West Jay Street to be at least seven feet.
- Eliminate the pedestrian gate from the development to Jay Street.
- Eliminate proposed bougainvilleas on the south property line.

November 6, 2013

The applicant requests that the City Council modify the conditions of approval as a means of addressing the neighbors' concerns. Staff recommends the modification of Condition No. 43.e. to increase the height of the proposed perimeter block wall on the shared property lines of the 128 and 137 West Jay Street from six feet to seven feet in height. The height of said block wall will be required to be a minimum of seven feet measured from the finished grade elevation of 128 and 137 West Jay Street.

In addition, Condition No. 22.p. is recommended to be eliminated so that a pedestrian gate is not required since the access is not needed to serve the property. The applicant has submitted a revised landscape plan eliminating the bougainvillea vines, (Exhibit No. 8). Condition No. 22.e. is recommended to be modified to specifically exclude bougainvillea vines along the perimeter of the property. The landscape plan still includes trees and shrub along the south property line.

Since the developer has satisfied the concerns of the residents, staff recommends the City Council uphold the Planning Commission's decision to approve the project and to modify Condition No. 43.e, eliminate Condition No. 22.p, and modify Condition No. 22.e.

**V. FISCAL IMPACT**

None.

**VI. EXHIBITS**

1. Draft Resolution Modifying Planning Commission Decision. (pgs. 5-28)
2. Planning Commission Staff Report dated September 10, 2013. (pgs. 29-37)
3. Planning Commission Resolution No. 13-2492. (pgs. 38-43)
4. Planning Commission Minutes dated September 10, 2013. (pgs. 44-45)
5. Appeal Memorandum by Mayor Jim Dear, September 12, 2013. (pg. 46)
6. Storm Western Development, Inc. Agreement Letter with Residents, October 10, 2013. (pg. 47)
7. Letters of Support. (pgs. 48-49)
8. Development Plans. (pgs. 50-55)

Prepared by: Saied Naaseh, Associate Planner

TO: Rev10-10-2013

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Public Works
Community Development	Community Services

**Action taken by City Council**

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

RESOLUTION NO. 13-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, MODIFYING THE DECISION OF THE PLANNING COMMISSION TO APPROVE VESTING TENTATIVE TRACT MAP NO. 72190, CONDITIONAL USE PERMIT NO. 929-13, AND DESIGN OVERLAY REVIEW NO. 1481-13 FOR CONSTRUCTION OF A 16-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 22111 S. MAIN STREET

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

**Section 1.** On September 10, 2013, the Planning Commission adopted Resolution No. 10-2492 approving Vesting Tentative Parcel Map No. 72190, Conditional Use Permit No. 929-13, Design Overlay Review No. 1481-13 for construction of a 16-unit detached residential condominium project located at 22111 S. Main Street.

**Section 2.** On September 12, 2013, an appeal was filed by Mayor Jim Dear pursuant to the requirements of Carson Municipal Code (CMC) Section 9173.4.

**Section 3.** A public hearing was duly held on November 6, 2013 at Carson City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place, and purpose of the aforesaid meetings was duly given in accordance with law. Evidence, both written and oral, was duly presented to and considered by the City Council at the said hearing.

**Section 4.** The City Council hereby finds that:

1) On October 5, 2013, the developer met with the homeowners residing at 128, 136, 137, 140, and 161 Jay Street to discuss their concerns regarding perimeter block wall height, elimination of the pedestrian gate facing Jay Street and elimination of bougainvillea along the southerly perimeter wall. In a letter dated October 10, 2013, the developer offered and agreed to increase the wall to seven (7) feet in height, to eliminate the pedestrian gate along Jay Street and to not plant bougainvillea vines along the south perimeter. These changes are appropriate and serve to enhance compatibility with the surrounding neighborhood.

2) Pursuant to Sections 66473.5, 66474, and 66474.6 of the California Government Code require that a tentative map be denied if any of the following findings can be made. Therefore, the City Council finds that:

- a) That the proposed map is not consistent with applicable general and specific plans in Section 65451.

The proposed subdivision is consistent with current RM-18-D (Residential, Multifamily – 18 units per acre – Design Overlay) zone district and with the General Plan land use designation of High Density Residential. The proposal therefore complies with the requirements of the City's Subdivision Ordinance and the California Government Code.

EXHIBIT NO. 01

[MORE]



- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The proposed project is consistent with the zoning for this type of development and consistent with Municipal Code and General Plan policies. The proposed project conforms to all development standards of the zoning ordinance. The project is compatible with adjacent land uses and complies with the city's Housing Element goal of promoting homeownership opportunities.

- c) That the site is not physically suitable for the proposed development.

The subject site is physically suitable for the proposed project as it meets or exceeds all requirements. Condominiums are an appropriate type of development at this site, given surrounding land use patterns.

- d) That the site is not physically suitable for the proposed density of development.

The site is 1.05 acre, rectangular-shaped, fairly flat, and is zoned RM-18-D. The site can accommodate up to 18 residential units under the zoning regulation and is located in a developed, urban area. The site is therefore physically suitable for the proposed 16 unit residential condominium project.

- e) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

The proposed project will not impact the environment as it is determined to be Class 32 Categorical Exemption, in-fill development.

- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

No impacts detrimental to the general welfare of the public are foreseen from the approval the proposed project to allow the construction of 16 units to be sold individually as condominiums.

- g) That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

All concerned city departments have reviewed the tentative parcel map and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

- h) That the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

The County Sanitation Districts of Los Angeles County has reviewed the proposed project and has determined that it can serve the project within its existing capacity.

3. Pursuant to CMC Section 9121.1, a conditional use permit is required for residential condominiums. Section 9172.21 (D) of the Zoning Ordinance requires that the City Council, by Resolution, render its approval based on the ability to make affirmative findings on the following criteria:

- i) The proposed use and development will be consistent with the General Plan.

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

- j) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The site is 1.05 acre and is zoned RM-18-D with a General Plan designation of High Density Residential. The site can accommodate up to 18 residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium project. Therefore, this finding can be made in the affirmative.

- k) There will be adequate street access and traffic capacity.

The site is currently developed with three detached units which are proposed to be demolished and replaced with 16 residential condominiums. There is adequate street and traffic capacity from Main Street which currently serves this site. Thus, this finding can be made in the affirmative.

- l) There will be adequate water supply for fire protection.

The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection. Therefore, this finding can be made in the affirmative.

- m) The proposed use and development will be compatible with the intended character of the area.

The project site is located in an urban, developed residential and commercial community. The site is surrounded by multiple family dwelling units to the south, single-family homes to the west, and commercial and multi-family residential to the north. The proposed project will be consistent with the character of the surrounding area. Therefore, this finding can be made in the affirmative.

- n) Such other criteria as are specified for the particular use in other Sections of this Chapter.

VTTM No. 72190, a division of airspace for a condominium subdivision was concurrently filed with CUP No. 929-13 and DOR No. 1481-13. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

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

- o) Compatibility with the General Plan, any specific plans for the area, and surrounding uses.

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

- p) 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.

The proposed project includes attractive architecture and design including site design and landscaping. Open space areas have been provided along with a playground and a club house building.

- q) Convenience and safety of circulation for pedestrians and vehicles.

The project is proposing adequate circulation for pedestrians and vehicles through the on-site infrastructure. Access will be provided through Main Street. Thus, this finding can be made in the affirmative.

- r) Attractiveness, effectiveness and restraint in signing, graphics and color.

No signs are proposed as part of the project.

- s) Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

The proposed project meets all design standards identified in the CMC.





**Section 6.** The City Council 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 7.** Based on the aforementioned findings, the City Council hereby modifies the Planning Commission decision set forth in Resolution No. 10-2492 which grants Vesting Tentative Parcel Map No. 72190, Conditional Use Permit No. 929-13, Design Overlay Review No. 1481-13 for construction of a 16-unit detached residential condominium project with respect to the property described in Exhibit "A" attached herewith, and subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 8.** The City Clerk shall certify to the adoption of the Resolution.

**PASSED, APPROVED and ADOPTED** this 6<sup>th</sup> day of November, 2013.

\_\_\_\_\_  
Mayor Jim Dear

ATTEST:

\_\_\_\_\_  
City Clerk Donesia L. Gause, CMC

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

CITY OF CARSON  
CITY COUNCIL

[MORE]

9

**LEGAL DESCRIPTION  
EXHIBIT "A"**

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:

A PORTION OF THE SOUTHERLY 165.00 FEET OF LOT 62, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF TRACT NO. 3612, RECORDED IN BOOK 40 PAGES 5 AND 6, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 44445, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 1097, PAGES 38 AND 39, OF MAPS, IN SAID OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 44445, NORTH 89° 48' 43" WEST, 263.49 FEET TO THE NORTHEASTERLY CORNER OF TRACT 22645, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 609 PAGE 70, OF MAPS; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 22645 THE FOLLOWING TWO (2) COURSES, 1) SOUTH 00° 08' 17" WEST, 133.21 FEET TO THE

POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET. A RADIAL BEARING THROUGH SAID CURVE BEARS NORTH 33° 24' 37" EAST AND 2) SOUTHEASTERLY 37.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 46' 37" TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 62; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 48' 43" EAST, 283.14 FEET TO A POINT ON THE WESTERLY LINE OF MAIN STREET AS SHOWN ON THAT

CERTAIN GRANT OF EASEMENT FOR PUBLIC ROAD AND HIGHWAY PROPOSES, RECORDED IN BOOK 53536 PAGE 138, OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 12° 38' 38" WEST, 169.22 FEET TO SAID POINT OF BEGINNING.

APN: 7341-009-028,029



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

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1481-13**

**CONDITIONAL USE PERMIT NO. 929-13**

**VESTING TENTATIVE TRACT MAP NO. 72190**

**GENERAL CONDITIONS**

1. Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13 shall be declared null and void after one year of the date of approval unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13 are contingent upon recordation of Vesting Tentative Tract Map No. 72190 or subsequent map relating to the condominium subdivision of the property located at 22111 S. Main Street. Conditions of approval for Vesting Tentative Tract Map No. 72190 or subsequent map shall apply unless specifically superseded herein.
3. The tentative map shall expire two years after the Planning Commission's approval, unless an extension of time is granted by the Planning Commission or the final map is recorded with the County Recorder prior to expiration.
4. Each extension of this tentative map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13. All extensions must be secured from the Planning Commission prior to expiration of this map.
5. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
6. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning and Engineering Divisions prior to recordation of the map.
7. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.



8. 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.
9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
12. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
13. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
14. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions, and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by City, and recorded prior to development of any parcels. An initial deposit of \$5,000 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
15. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.



16. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning DOR No. 1481-13, CUP No. 941-13 or VTTM No. 72086. 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 and 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. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.
17. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
18. Comply with requirements of County Sanitation Districts of Los Angeles County requirements dated June 14, 2013 and County of Los Angeles Fire Department requirements dated April 28, 2013 both attached to these conditions of approval.

#### PHASING

19. Prior to issuance of building permits a construction phasing plan shall be submitted and approved delineating the phasing of all improvements.
20. Prior to issuance of the first final in each phase, all common area improvements within the phase shall be completed.

#### PARKING

21. Prior to issuance of building permits a Parking Plan shall be submitted and approved that meets the following requirements:
  - a. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
  - b. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
  - c. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.



- d. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
- e. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
- f. Each garage shall be provided with electrical wiring and features appropriate to support alternative fuel vehicles subject to the approval of the Planning and Building and Safety Divisions.
- g. Americans with Disability Act (ADA) requirements shall be met in accordance with all Planning and Building Division requirements.
- h. Fifteen guest parking spaces shall be maintained. The guest parking spaces shall be designated as such.
- i. Decorative concrete shall be provided at the entry and at internal intersections. Other areas asphalt is permitted. The design is subject to Planning Division approval.
- j. A continuous planter shall be provided along the northern property line between parking spaces 12 and 13, and 14 and 15.

#### LANDSCAPING/IRRIGATION

22. Prior to issuance of building permits, two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect shall be submitted and approved that are consistent with the approved preliminary landscape plans and meet the following requirements:
- a. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
  - b. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
  - c. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
  - d. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
    - 1) Annual flowers wherever possible
    - 2) Five and one gallon shrubs
    - 3) Flats of ground cover planted 8-inches on center



- e. Tree height and plant materials to be approved by the project planner prior to installation. **Bougainvillea vines shall not be planted along any perimeter landscape area adjoining a neighboring property.**
  - f. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
  - g. Any aboveground utility cabinet or equipment shall be identified on the plans and screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
  - h. Parkway landscaping shall be provided as approved by the Planning and Engineering Divisions.
  - i. One 30" box tree shall be provided within each unit's yard area.
  - j. Appropriate trees suitable for screening the building along the north property line shall be provided. The trees shall be planted in the side yards of units 5, 10, and 11, and the planters between parking spaces 12 and 13, and 14 and 15.
  - k. Appropriate trees shall be provided suitable for screening the building along the western property line. The trees shall be planted in the rear yards of units 1, 2, 3, and 4.
  - l. The private open space areas for units 7, 8, and 16 shall be reconfigured to meet the size requirements of CMC in that they shall be a minimum of 150 square feet and have a configuration that would allow a horizontal rectangle or square of 100 square feet in an area and a minimum of 7' to be placed in said space.
  - m. The playground area including the associated landscaping shall be at least 1,300 square feet. The applicant has the option of securing the playground area with low profile tubular fencing.
  - n. An exhibit shall be submitted delineating the common and private areas.
  - o. All air conditioners shall be screened from public view.
  - ~~p. Pedestrian gate and landscaping shall be provided at the Jay Street cul-de-sac.~~
- 23. The community room shall be constructed and furnished prior to issuance of the final for the 10th unit.
  - 24. The playground area and equipment shall be constructed and furnished prior to issuance of the final for the 10th unit.
  - 25. Prior to issuance of the first final, parkway landscaping shall be installed as approved by the Planning and Engineering Divisions.



26. Prior to issuance final of each unit, one 30" box tree shall be provided within each unit's yard.
27. Trees required for units 1, 2, 3, 4, 5, 10, and 11 shall be planted prior to final for each unit.

### GRAFFITI

28. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

### UTILITIES

29. Prior to the recordation of the map, public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
30. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

### Prior to Issuance of Building Permits

31. *Plumbing Shut-off Valves.* Water supply lines to each unit within the project shall be fitted with shut-off valves of either a hand valve or screw-stop type. If there are extenuating circumstances which make the installation of such valves impractical, the Commission may approve a system which provides individual shut-off valves ahead of each fixture within the unit. A shut-off valve shall also be provided ahead of each water-supplied appliance not contained within a unit.
32. *Drip Pans.* Hot water heaters and any other appliances which the Building Official determines to be a potential source of water leakage or flooding shall be installed with built-in drip pans and a one and one-quarter (1-1/4) inch minimum diameter drain line leading to a safe point of disposal outside the building. The end of said drain shall be provided with a removable screen to prevent insect entrance to the unit. Drip pans may be omitted where appliances are located in garages that are constructed such that any water leakage cannot damage the common wall between units or find its way into an adjoining unit. (Ord. 80-536, § 1)
33. *Utility Meters.* With the exception of water supply and central heating and/or air conditioning, each utility that is controlled and consumed within the individual unit shall be separately metered in such a way that the unit owner can be separately billed for its use.
34. *Circuit Breaker.* Each unit shall have its own circuit breaker panel for all electrical circuits and outlets which serve the unit. Such panel shall be accessible without leaving the unit.





## AESTHETICS

### Prior to Issuance of Building Permits

35. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Division.
36. The specification of all colors and materials must be submitted and approved by the Planning Division.
37. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
38. Roof mounted equipment shall not be permitted.
39. Clubhouse building elevations consistent with the architecture of the units.
40. Three color schemes shall be provided for Plan B and two shall be provided for Plan A.
41. Enhanced side elevations shall be provided for lots 7, 8, 13, and 14.
42. Two different wrought iron designs shall be provided for the elevations.

## FENCES/WALLS

43. Prior to issuance of building permits a fencing plans shall be submitted and approved that meets following requirements:
  - a. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
  - b. Perimeter walls shall be of decorative material to include stucco block, slumpstone or splitface, or any other material as approved by the City.
  - c. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
  - d. Identify the location of the controls for the front vehicular gate.
  - e. A minimum 6' high block wall, **measured from the finished grade elevation of 128 and 137 W. Jay Street**, shall be constructed on the **shared property lines of the said properties with the proposed project along Jay Street and along the south property line.**
  - f. A 6' high tubular fence shall be constructed within the front yard, 10' from the front property line. Matching tubular gate shall be provided.
44. Fencing for each unit shall be completed prior to issuance of the final for each unit.



## LIGHTING

45. Prior to issuance of building permits a precise lighting plan shall be submitted and approved showing all proposed street, walkway, and recreational area lighting that meets the following requirements:
- a. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or safety hazard to persons.
  - b. The Private Open Space area shall have at least one (1) weatherproofed, duplex electrical convenience outlet.

## STORAGE

### Prior to Issuance of Building Permits

46. The applicant shall provide a minimum of 200 cubic feet of storage area within the garage and the first floor.
47. The storage space shall have a minimum horizontal interior dimension of 3-1/2 feet. The space, if a reach-in type, shall have an opening of 3-1/2 feet by 6 feet, or, if a walk-in type, shall have a minimum clear access opening of 2-1/2 feet by 6-2/3 feet.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

### GENERAL

48. The Developer shall submit a copy of **approved** Grading plans to the City of Carson – Engineering Division, prior to issuance of grading permits.
49. 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.
50. 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.
51. A construction permit is required for any work to be done in the public right-of-way.
52. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

### MAP

53. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.



54. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
55. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
56. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
57. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. ***(annexation procedure is approximately 12-month)***
58. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
59. The Developer shall pay \$87,616.00 (5,476/D.U.) in Park and Recreation Fees prior to the Final Map.
60. 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.
61. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
62. 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.
63. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
64. 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.



65. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
66. 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.

### BUILDING PERMITS

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

67. Final Map shall be recorded.
68. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division.
69. 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.
70. 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 Main Street
  - b. Sewer Main Improvements (*if any*) along Main Street as determined by the aforementioned sewer area study.
  - c. Storm Drain Improvements (*if any*) along Main Street as determined by the aforementioned requirement.
71. Off-site improvements (*e.g. driveways, sidewalk, parkway drains, trees, curb/gutter*) shall be shown on the grading plan. Prior to issuance of a grading permit, developer shall obtain clearance from Carson Engineering.
72. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. [Per SCE: Distribution Lines are 12kV and less; Transmission Lines: 16kV and above]



73. 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.

#### CERTIFICATE OF OCCUPANCY

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

74. 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.
75. 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.
76. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
- a. Comply with mitigation measures recommended by the water purveyor.
77. 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.
78. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
79. Fill in any missing sidewalk within the public right of way along Main Street abutting this proposed development
80. Remove and replace any broken/damaged driveway approach within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
81. Remove unused driveway approach, within the public right of way along Main Street and Jay Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
82. The Developer shall modify existing driveways within the public right of way along Main Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.



83. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet.
84. Plant approved parkway trees on locations where trees in the public right of way along Main Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
85. Plant parkway grass in the public right of way along Main Street abutting this proposed development to the satisfaction of the City Engineer.
86. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street abutting this proposed development.
87. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
88. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
89. 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)
90. 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 in CD in AutoCad format to the Engineering Services Division.
91. 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.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

92. 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

##### Prior to Issuance of Building Permits

93. 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.



94. 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.

Prior to Recordation of Map

95. 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.
96. All Conditions of Approval shall be contained within the CC&Rs.
97. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Planning Division 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).
98. The CC&Rs shall include language to require the homeowners for lots 1, 2, 3, 4, 5, 10, and 11 to retain, maintain, and replace, if necessary, the trees along the property line within their respective lots.
99. The CC&Rs shall include language to require the homeowners association to retain, maintain, and replace, if necessary, the trees along the north property line within the common area.
100. An exhibit shall be submitted delineating the common and private areas.
101. The Conditions, Covenants, and Restrictions (CC&Rs) of the Homeowners Association shall indicate that installation, maintenance, and repair of all landscaping in public areas shared by homeowners shall be managed by the Homeowners Association.

Prior Issuance of Final for Any Unit

102. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning and Engineering Divisions.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

103. Prior to the recordation or issuance of building permits, whichever comes first, 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.

### **County of Los Angeles, Department of Public Works**

#### **Drainage**

##### **Prior to Improvement Plans Approval:**

- 104. Comply with the requirements of the drainage concept/hydrology study, which was approved on August 6, 2013, to the satisfaction of the County of Los Angeles Department of Public Works' Land Development Division, Storm Drain and Hydrology Section. The Standard Urban Stormwater Mitigation Plan (SUSMP), as shown on the tentative map, is not applicable to this project.

##### **Prior to recordation of a Final Map:**

- 105. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction to the Storm Drain and Hydrology Section.

##### **Prior to Building Permit:**

- 106. Prior to issuance of building permits, a drainage plan must be approved to:

- a. Provide for the proper distribution of drainage and contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.
  - b. Comply with National Pollutant Discharge Elimination System (NPDES), Stormwater Management Program (SWMP), and Municipal Separate Storm Sewer System (MS4) requirements. SUSMP as shown on the tentative map is not applicable to this project.
107. Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works' Land Development Division to:
- a. Provide for the proper distribution of drainage including contributory drainage from adjoining properties.
  - b. Comply with the current Municipal Separate Storm Sewer System Permit, which can be found at [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml).

#### Geology/Soils

108. At the grading plan stage, submit two sets of grading plans to Public Works' Geotechnical and Materials Engineering Division, Soils Section, for verification of compliance with County codes and policies.
109. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by Public Works. The manual is available on the Internet at <http://ladpw.org/gmed/manual.pdf>.

#### Grading

Requirements prior to grading plan approval:

110. Provide approval of:
- a. The latest drainage concept hydrology study plan by Land Development Division's, Storm Drain and Hydrology Section.
  - b. The grading plan by Geotechnical and Materials Engineering Division.

#### Road

111. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Main Street and Jay Street to the satisfaction of the City.
112. Construct new driveways on Main Street to meet current Americans with Disabilities Act guidelines and to the satisfaction of the City.
113. Construct sidewalk on Jay Street to the satisfaction of the City.
114. Plant street trees along the property frontage on Main Street and Jay Street to the satisfaction of the City. Existing trees in the dedicated, or to be dedicated, right of way shall be removed and replaced, if not acceptable as street trees.

been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

#### Sewer

119. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with the City Engineer.
120. Off-site improvements are required.
121. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
122. Easements are required, subject to review by the City Engineer, to determine the final locations and requirements.

#### Water

123. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
124. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each building.
125. If needed, easements shall be granted to the appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.
126. Provide a Verification letter from the water purveyor indicating whether recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
127. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500-square-feet, in accordance with the Water Efficient Landscape Ordinance.

#### Subdivision

128. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium project for 16 units.
129. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
130. If required, provide suitable turnaround and label the driveway as a private driveway and fire lane on the final map to the satisfaction of the Fire Department.



131. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of a home owners' association, comprised of the owners of the parcels and those responsible for the maintenance of the common areas.
132. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
133. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
134. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
135. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
136. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
137. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.
138. The following finding should be made by the City Council if any dedications are made by certificate on the final map:

The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract No. 72190 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the tract.





## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 10, 2013

SUBJECT: Design Overlay Review 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190

APPLICANT: Jorge Alvarez  
Storm Western Development  
23233 Normandie Avenue  
Torrance, CA 90501 5050

REQUEST: Approve a 16-unit detached residential condominium project on a site located in the RM-18-D (Residential Multiple Family – 18 units per acre – Design Overlay) zoning district

PROPERTY INVOLVED: 22111 S. Main Street

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#### COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			



## I. Introduction

The 1.05-acre site includes two parcels. Currently, the parcel fronting Main Street includes a single-family home with a freestanding garage. The parcel to the rear fronting Jay Street includes two single-family homes. Both parcels are zoned RM-18-D. The property to the north is zoned General Commercial and developed as a shopping center. The property to the south is also zoned General Commercial and developed as senior housing. The properties to the west are zoned residential single-family and are developed as single-family homes.

## II. Background

The applicant is proposing to construct 16 detached tri-level condominium units within a gated community. Two floor plans are proposed. Plan A is 1,766 square feet with three bedrooms, a den, and 3 bathrooms. Plan B is 1,537 square feet with two bedrooms, a den, and 3 bathrooms. Both floor plans include a two car garage. Thirteen Plan As are proposed with two different architectural styles. Three Plan Bs are proposed with one architectural style. The only available access to the site is from Main Street. No access will be provided on Jay Street. The project includes a playground, 331-square-foot community room, and 15 guest parking spaces including 2 disabled spaces. There will be 18,448 square feet of open space provided. The detached units are separated by 6-foot-high vinyl fences.

## III. Analysis

### Adjacent Properties

#### *North*

A 2-story commercial building is located to the north of the site. The commercial building is built at the property line with no windows, door, or stairways facing the proposed project. Therefore the approximately 30-foot-high and 480-foot-long blank side of this commercial building is and will be visible from surrounding properties. The side yards of 3 proposed units (5, 10, and 11) and four proposed parking spaces (12, 13, 14, and 15) are adjacent to this blank side. Condition No. 22.k. has been drafted to require a row of trees along the north property line of the proposed project to screen the side of the commercial building. In addition, Condition No. 98 has been included to require language in the CC&Rs regarding the retention, maintenance, and replacement of these trees by future home owners and the homeowners association. After the inclusion of the said conditions of approval, staff has determined the proposed project to be compatible with this commercial building.

#### *South*

The 2-story Carson Senior Village is located to the south of the site. The majority of this residential building is setback approximately 57 feet from the property line where the parking lot is located. A small portion of this building, approximately 32 feet, is located at the property line which is located adjacent to the project's proposed guest parking lot fronting Main Street. Staff has determined the proposed project to be compatible with the Carson Senior Village.



### West

A single story house is located to the west of the site. Back yards of four proposed units are adjacent to this house providing a 29-foot setback. Currently a single story house on the project site is adjacent to this house approximately 10 feet away. The proposed 3-story units will be approximately 34 feet from this house, including a 5-foot setback. Condition No. 22.l has been drafted to require a row of trees along the west property line of the proposed project to screen units 1, 2, 3, and 4 from the existing house. Staff has determined that with the proposed 34-foot separation and the proposed trees to screen the proposed development from the existing single-family development to the west, the proposed project will be compatible with the surroundings.

### Architecture

Spanish and Santa Barbara architectural styles are proposed. Plan A with 13 units includes both architectural styles while Plan B with three units includes only one architectural style. The proposed styles will be adequate to provide a variety of design. However, Condition No. 40 has been included to provide at least three variations in color scheme for Plan B.

The applicant is proposing enhanced side elevations for both plans adjacent to the open space area. Condition No. 41 requires enhanced side elevations for lots 7, 8, 13, and 14 since they front the internal drive aisle or the parking lot. In staff's determination, the proposed front elevations of lots 11, 12, and 13 along the Main Street frontage provide adequate architectural details.

### Private Open Space

CMC requires all of the units to have a private patio, deck, balcony, atrium or solarium with a minimum area of one hundred fifty (150) square feet. Such space is required to have a configuration that would allow a horizontal rectangle or square of one hundred (100) square feet in an area and a minimum of seven (7) feet to be placed in said space. The space is required to be at the same level as, and immediately accessible from, either a kitchen, dining room, family room or living room within the unit. CMC provides the Commission discretion to evaluate each project on its own merit in regard to the type, configuration and characteristics of the development and may allow variations from the above dimensional standards where it can be shown that the required private open space meets the intent and purpose of this Section. The private open space areas for units 7, 8, and 16 need to be reconfigured slightly to meet these requirements. Condition No. 22.m requires these units to meet the CMC private open space requirements.

### Recreational Facilities

CMC requires all projects 1/2 acre or larger to include a children's playground. Based on the formula provided in the CMC, a 1,120-square-foot playground is required for



this project. However, the CMC requires the playground to be at least 1,300 square feet. Condition No. 22.m. requires the playground area including adjacent landscaping area to be at least 1,300 square feet. The applicant has the option of securing the playground area with low profile tubular fencing.

CMC requires all projects one acre or larger to include a clubhouse or meeting room in addition to the playground. Individual features of said playground and clubhouse or meeting room are subject to the approval of the Director of Community Development. Condition No. 39 requires the applicant to design the clubhouse consistent with the architecture of the proposed units.

#### Private Storage Space

Each unit within the project shall have at least two hundred (200) cubic feet of enclosed, weather-proofed and lockable storage space for the sole use of the unit owner. Condition No. 46 requires the applicant to provide the necessary storage area within the garage and first floor.

#### Trash

The trash and recycling bins for each unit are proposed within each garage.

#### Required Findings

##### *Vesting Tentative Map*

Sections 66473.5, 66474, and 66474.6 of the California Government Code require that a tentative map be denied if any of the following findings can be made:

- a. **That the proposed map is not consistent with applicable general and specific plans in Section 65451.**

The proposed subdivision is consistent with current RM-18-D (Residential, Multifamily – 18 units per acre – Design Overlay) zone district and with the General Plan land use designation of High Density Residential. The proposal therefore complies with the requirements of the City's Subdivision Ordinance and the California Government Code.

- b. **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

The proposed project is consistent with the zoning for this type of development and consistent with Municipal Code and General Plan policies. The proposed project conforms to all development standards of the zoning ordinance. The project is compatible with adjacent land uses and complies with the city's Housing Element goal of promoting homeownership opportunities.





**c. That the site is not physically suitable for the proposed development.**

The subject site is physically suitable for the proposed project as it meets or exceeds all requirements. Condominiums are an appropriate type of development at this site, given surrounding land use patterns.

**d. That the site is not physically suitable for the proposed density of development.**

The site is 1.05 acre, rectangular-shaped, fairly flat, and is zoned RM-18-D. The site can accommodate up to 18 residential units under the zoning regulation and is located in a developed, urban area. The site is therefore physically suitable for the proposed 16 unit residential condominium project.

**e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.**

The proposed project will not impact the environment as it is determined to be Class 32 Categorical Exemption, in-fill development.

**f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

No impacts detrimental to the general welfare of the public are foreseen from the approval the proposed project to allow the construction of 16 units to be sold individually as condominiums.

**g. That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

All concerned city departments have reviewed the tentative parcel map and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

**h. That the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements**



**prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.**

The County Sanitation Districts of Los Angeles County has reviewed the proposed project and has determined that it can serve the project within its existing capacity.

*Conditional Use Permit*

Pursuant to CMC Section 9121.1, a conditional use permit is required for residential condominiums. Section 9172.21 (D) of the Zoning Ordinance requires that the Planning Commission, by Resolution, render its approval based on the ability to make affirmative findings on the following criteria:

- a. **The proposed use and development will be consistent with the General Plan.**

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

- b. **The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.**

The site is 1.05 acre and is zoned RM-18-D with a General Plan designation of High Density Residential. The site can accommodate up to 18 residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium project. Therefore, this finding can be made in the affirmative.

- c. **There will be adequate street access and traffic capacity.**

The site is currently developed with three detached units which are proposed to be demolished and replaced with 16 residential condominiums. There is adequate street and traffic capacity from Main Street which currently serves this site. Thus, this finding can be made in the affirmative.

- d. **There will be adequate water supply for fire protection.**

The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection. Therefore, this finding can be made in the affirmative.



- e. **The proposed use and development will be compatible with the intended character of the area.**

The project site is located in an urban, developed residential and commercial community. The site is surrounded by multiple family dwelling units to the south, single-family homes to the west, and commercial and multi-family residential to the north. The proposed project will be consistent with the character of the surrounding area. Therefore, this finding can be made in the affirmative.

- f. **Such other criteria as are specified for the particular use in other Sections of this Chapter.**

VTTM No. 72190, a division of airspace for a condominium subdivision was concurrently filed with CUP No. 929-13 and DOR No. 1481-13. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

#### *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:

- a. **Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

- b. **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.**

The proposed project includes attractive architecture and design including site design and landscaping. Open space areas have been provided along with a playground and a club house building.

- c. **Convenience and safety of circulation for pedestrians and vehicles.**



The project includes adequate circulation for pedestrians and vehicles through onsite infrastructure. Access will be provided through Main Street. Thus, this finding can be made in the affirmative.

d. **Attractiveness, effectiveness and restraint in signing, graphics and color.**

No signs are proposed as part of the project.

e. **Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.**

The proposed project meets all design standards identified in the CMC.

IV. **Environmental Review**

Pursuant to Section 15332 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA) Guidelines the proposed 16-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 a class 32 Categorically Exempt from CEQA.

V. **Recommendation**

That the Planning Commission:

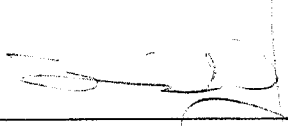
- **APPROVE** Design Overlay Review 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190; and
- **WAIVE** further reading and ADOPT Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1481-13, CONDITIONAL USE PERMIT NO. 929-13, AND VESTING TENTATIVE TRACT MAP NO. 72190 FOR CONSTRUCTION OF A 16-UNIT DETACHED CONDOMINIUM HOUSING PROJECT LOCATED AT 22111 S. MAIN STREET."

VI. **Exhibits**

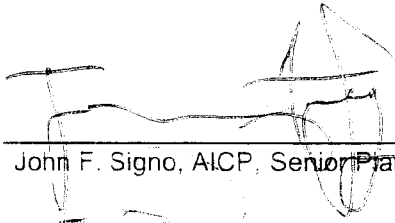
1. Resolution
2. Development Plans
3. Zoning/vicinity 500 foot radius map



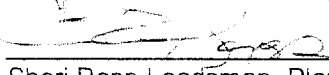
**Prepared by:**

  
Saied Naaseh, Associate Planner

**Reviewed by:**

  
John F. Signo, AICP, Senior Planner

**Approved by:**

  
Sheri Repp Loadsmen, Planning Officer

CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 13-2492

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW  
NO. 1481-13, CONDITIONAL USE PERMIT NO. 929-13, AND  
VESTING TENTATIVE TRACT MAP NO. 72190 FOR  
CONSTRUCTION OF A 16-UNIT DETACHED CONDOMINIUM  
HOUSING PROJECT LOCATED AT 22111 S. MAIN 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, Storm Properties, Inc., with respect to real property located at 22111 S Main Street, and described in Exhibit "A" attached hereto, requesting the approval of a 16-unit condominium project to be located within the RM-18-D (Residential Multiple Family-18 units per acre-Design Overlay) zoning district.

A public hearing was duly held on September 10, 2013, 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.** Pursuant to Sections 66473.5, 66474, and 66474.6 of the California Government Code require that a tentative map be denied if any of the following findings can be made. Therefore, the Planning Commission finds that:

a) **That the proposed map is not consistent with applicable general and specific plans in Section 65451.**

The proposed subdivision is consistent with current RM-18-D (Residential, Multifamily – 18 units per acre – Design Overlay) zone district and with the General Plan land use designation of High Density Residential. The proposal therefore complies with the requirements of the City's Subdivision Ordinance, and the California Government Code.

b) **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

The proposed project is consistent with the zoning for this type of development and consistent with Municipal Code and General Plan policies. The proposed project conforms to all development standards of the zoning ordinance. The project is compatible with adjacent land uses and complies with the city's Housing Element goal of promoting homeownership opportunities.

c) **That the site is not physically suitable for the proposed development.**

The subject site is physically suitable for the proposed project as it meets or exceeds all requirements. Condominiums are an appropriate type of development at this site, given surrounding land use patterns.



**d) That the site is not physically suitable for the proposed density of development.**

The site is 1.05 acre, rectangular-shaped, fairly flat, and is zoned RM-18-D. The site can accommodate up to 18 residential units under the zoning regulation and is located in a developed, urban area. The site is therefore physically suitable for the proposed 16 unit residential condominium project.

**e) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.**

The proposed project will not impact the environment as it is determined to be Class 32 Categorical Exemption, in-fill development.

**f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

No impacts detrimental to the general welfare of the public are foreseen from the approval the proposed project to allow the construction of 16 units to be sold individually as condominiums.

**g) That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use or property within the proposed subdivision.**

All concerned city departments have reviewed the tentative parcel map and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

**h) That the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.**

The County Sanitation Districts of Los Angeles County has reviewed the proposed project and has determined that it can serve the project within its existing capacity.

**Section 4.** Pursuant to CMC Section 9121.1, a conditional use permit is required for residential condominiums. Section 9172.21 (D) of the Zoning Ordinance requires that the Planning Commission, by Resolution, render its approval based on the ability to make affirmative findings on the following criteria:

**a) The proposed use and development will be consistent with the General Plan.**

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land



Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

**b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.**

The site is 1.05 acre and is zoned RM-18-D with a General Plan designation of High Density Residential. The site can accommodate up to 18 residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium project. Therefore, this finding can be made in the affirmative.

**c) There will be adequate street access and traffic capacity.**

The site is currently developed with three detached units which are proposed to be demolished and replaced with 16 residential condominiums. There is adequate street and traffic capacity from Main Street which currently serves this site. Thus, this finding can be made in the affirmative.

**d) There will be adequate water supply for fire protection.**

The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection. Therefore, this finding can be made in the affirmative.

**e) The proposed use and development will be compatible with the intended character of the area.**

The project site is located in an urban, developed residential and commercial community. The site is surrounded by multiple family dwelling units to the south, single-family homes to the west, and commercial and multi-family residential to the north. The proposed project will be consistent with the character of the surrounding area. Therefore, this finding can be made in the affirmative.

**f) Such other criteria as are specified for the particular use in other Sections of this Chapter.**

VTTM No. 72190, a division of airspace for a condominium subdivision was concurrently filed with CUP No. 929-13 and DOR No. 1481-13. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

**Section 5.** 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:

**a) Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the





common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

**b) 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.**

The proposed project includes attractive architecture and design including site design and landscaping. Open space areas have been provided along with a playground and a club house building.

**c) Convenience and safety of circulation for pedestrians and vehicles.**

The project is proposing adequate circulation for pedestrians and vehicles through the on-site infrastructure. Access will be provided through Main Street. Thus, this finding can be made in the affirmative.

**d) Attractiveness, effectiveness and restraint in signing, graphics and color.**

No signs are proposed as part of the project.

**e) Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.**

The proposed project meets all design standards identified in the CMC.

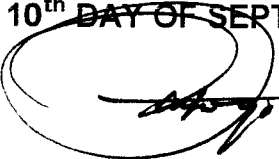
**Section 6.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and is therefore categorically exempt.

**Section 7.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 8.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 9.** 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 10<sup>th</sup> DAY OF SEPTEMBER, 2013.

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
SECRETARY

**LEGAL DESCRIPTION  
EXHIBIT "A"**

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:

A PORTION OF THE SOUTHERLY 165.00 FEET OF LOT 62, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF TRACT NO. 3612, RECORDED IN BOOK 40 PAGES 5 AND 6, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 44445, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 1097, PAGES 38 AND 39, OF MAPS, IN SAID OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 44445, NORTH 89° 48' 43" WEST, 263.49 FEET TO THE NORTHEASTERLY CORNER OF TRACT 22645, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 609 PAGE 70, OF MAPS; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 22645 THE FOLLOWING TWO (2) COURSES, 1) SOUTH 00° 08' 17" WEST, 133.21 FEET TO THE

POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET, A RADIAL BEARING THROUGH SAID CURVE BEARS NORTH 33° 24' 37" EAST AND 2) SOUTHEASTERLY 37.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 46' 37" TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 62; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 48' 43" EAST, 283.14 FEET TO A POINT ON THE WESTERLY LINE OF MAIN STREET AS SHOWN ON THAT

CERTAIN GRANT OF EASEMENT FOR PUBLIC ROAD AND HIGHWAY PROPOSES, RECORDED IN BOOK 53536 PAGE 138, OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 12° 38' 38" WEST, 169.22 FEET TO SAID POINT OF BEGINNING.

APN: 7341-009-028,029



11. PUBLIC HEARING

D) Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190

Applicant's Request:

The applicant, Jorge Alvarez, is requesting approval of a 16-unit detached residential condominium project on a site located in the RM-18-D (Residential Multiple Family-18 units per acre-Design Overlay) zoning district. The property is located at 22111 South Main Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Design Overlay Review 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190; and WAIVE further reading and ADOPT Resolution No. 13-2492, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190 for construction of a 16-unit detached condominium housing project located at 22111 South Main Street."

Commissioner Verrett noted her concern that there is only one exit way for vehicles.

Senior Planner Signo explained that the fire department has reviewed and approved the plans, noting there is adequate room for emergency vehicles to maneuver onsite.

Vice-Chair Verrett stated she is concerned that because there is only one exit, the residents may not be able to get their cars safely out of this gated community should there be a fire near the front of this property.

Planning Officer Repp explained that because this is a small project, it does not require another access point, but stated they could install an emergency pedestrian access point toward the back of this community, suggesting near the park area.

Chairman Faletogo opened the public hearing.

Jay Ahluwalia, applicant's representative, explained there are two exit ways for this community, one for vehicles at the front and one for pedestrians; and noted for Vice-Chair Verrett that they could install an emergency pedestrian access gate at the back of this community. He requested that instead of putting down 100 percent of concrete roads, that they be permitted some asphalt and a mix of decorative concrete at the front of the property and toward the junction at the back of the property.

Mr. Ahluwalia noted for Commissioner Brimmer that they anticipate starting construction January 2014.

Carol McDonald, Jay Street resident, expressed her concern with the location of the playground and it becoming a nuisance to the existing residents in this area; and asked if a perimeter block wall is being proposed.

Senior Planner Signo explained there will be no access onto Jay Street with the exception of emergency access and maintenance activities; and advised that the applicants are proposing a vinyl fence between the units and a block wall around the perimeter of the development.

Kristine Kiesling, Jay Street resident, expressed her concern with losing her privacy and view/light with the multi-level homes; noted her concern that this project will essentially box in her property and trap the noise; stated she is in support of a pedestrian gate on Jay Street provided it is a solid gate; and noted her concern with the potential for the playground activities becoming a nuisance to the nearby residents, expressing her belief the playground is too close to the homes. She suggested the playground be moved toward the front of the property so it can be policed by those residents in this gated community; and she asked for additional information on the perimeter wall. She asked where the trash enclosure will be located; and she noted some concern with the lower grade of the property to the east of hers.

Senior Planner Signo explained that the perimeter block wall will be six feet high, noting it can go as high as seven feet if the Commission desires; and added that the new homes will be almost 30 feet away from the existing homes. He added that there will be no community trash enclosure because each resident will have their own containers; and he stated that the finished grade is level to hers.

Ms. Kiesling noted her concern that this project will have a negative impact on her property value because they are too close and "locks" in her property.

Mr. Ahluwalia explained that trees will be planted for privacy purposes and that the proposed 30-foot separation will be enough to create the desired privacy. He stated that the trees will be maintained by this homeowners association.

There being no further input, Chairman Faletogo closed the public hearing.

Commissioner Brimmer suggested the possibility of relocating the playground and increasing the fence height to seven feet; and suggested that another exit way be installed for vehicles.

Commissioner Gordon expressed his belief the six-foot fence is adequate because of the planting of trees and the properties being the same grade.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Goolsby, to concur with staff recommendation; to amend Condition No. 21(i) The internal drive aisle shall be concrete at the main entrance to a location behind the gate and at the main intersection adjacent to the playground/community area; to amend Condition No. 22(p) A pedestrian emergency exit gate shall be provided from the playground area to the adjacent public street; to amend Condition No. 22 (j), delete "~~and parking spaces 12,13,14, and 15,~~ and the planters between parking spaces 12 and 13, and 14 and 15"; add at the end of Condition No. 43(b) "Perimeter walls around the property shall be of decorative materials to include stucco or any other material as approved by the City"; and moved to adopt Resolution No. 13-2492. Motion carried, 7-1, with Commissioner Brimmer voting no (absent Commissioner Schaefer).

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CITY OF CARSON  
INTEROFFICE MEMORANDUM

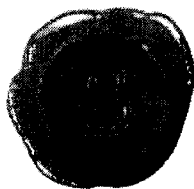
TO: JACKIE ACOSTA, ACTING CITY MANAGER  
WILLIAM WYNDER, CITY ATTORNEY  
FROM: JIM DEAR, MAYOR *Jim Dear*  
SUBJECT: ORDERING AN APPEAL OF THE CARSON PLANNING COMMISSION'S  
DECISION MADE ON SEPTEMBER 10, 2013 FOR THE PROPERTY  
LOCATED AT 22111 SOUTH MAIN STREET  
DATE: SEPTEMBER 12, 2013

Please be advised that I am ordering an appeal of the decision made by the Carson Planning Commission that was made on Tuesday, September 10, 2013 on DOR #1481-13, conditional use permit #929-13, and vesting tentative track map #72190. The property involved is located at 22111 South Main Street. This official appeal is demanding that this go to a hearing of the Carson City Council.

cc: Sheri Repp-Loadsman, Planning Officer

EXHIBIT NO. 05





## STORM WESTERN DEVELOPMENT, INC.

October 10, 2013

Mr. Saied Naaseh  
Associate Planner  
Community Development Department  
City of Carson

701 East Carson Street  
Carson, CA 90745

Re: Vesting Tentative Tract Map No. 72190  
22111 Main St., Carson, CA

Mr. Naaseh,

After you informed us that our project has been appealed by Mayor Jim Dear, we contacted the two residents that spoke during our Planning Commission hearing. These homeowners suggested that we also meet with three other neighbors that also had concerns regarding our proposed project. On October 5, 2013, we met with the following residents to hear their concerns:

- James and Carol McDonald, 128 W. Jay St.
- Kristine Kiesling, 137 W. Jay St.
- Carol Welch, 140 W. Jay St.
- Mario Tordecilla, 136 W. Jay St.
- Lidia Deretich, 161 W. Jay St.

In summary, all the above residents stated that they would support our proposed project as approved by the Planning Commission if the following changes were made:

1. The perimeter walls along the 137 and 128 W. Jay St. properties shall have a height of seven (7) feet.
2. The proposed pedestrian gate along Jay St. shall be deleted.
3. The proposed 'bougainvillea' vines currently shown on the preliminary landscape plan at the south perimeter wall shall be eliminated.

Furthermore, all the residents agreed that location of the playground on the approved Planning Commission site plan is acceptable to them.

Please accept this letter as a demonstration of our cooperation with our neighbors. Please feel free to contact us with any additional questions.

Best regards,

Steven A. Chaparro  
Sr. Project Manager



Mr. Saied Naaseh  
Associate Planner  
City of Carson  
Community Development Department  
701 East Carson Street  
Carson, CA 90745

Re: Letter of Support- Vesting Tentative Tract Map No. 72190  
22111 Main St., Carson, CA

Mr. Naaseh,

On October 5, 2013, we met with representatives of Storm Western Development, Inc. along with other neighbors in regards to the above-mentioned project.

We were very satisfied with the outcome of the discussion and support the proposed site plan and design including the playground location, with the following requests:

1. The perimeter walls along the 137 and 128 W. Jay St. properties shall have a minimum height of seven (7) feet.
2. Eliminate the requirement to install a pedestrian gate off of Jay St.
3. Eliminate 'the bougainvillea' vine currently shown on the preliminary landscape plan at the south perimeter wall.

Please accept this letter as a demonstration of our support for the project.

Best regards,

Printed Name: Carolyn McDonald

Date: 10-14-2013

Signature: C McDonald



Mr. Saied Naaseh  
Associate Planner  
City of Carson  
Community Development Department  
701 East Carson Street  
Carson, CA 90745

Re: Letter of Support- Vesting Tentative Tract Map No. 72190  
22111 Main St., Carson, CA

Mr. Naaseh,

On October 5, 2013, we met with representatives of Storm Western Development, Inc. along with other neighbors in regards to the above-mentioned project.

We were very satisfied with the outcome of the discussion and support the proposed site plan and design including the playground location, with the following requests:

1. The perimeter walls along the 137 and 128 W. Jay St. properties shall have a minimum height of seven (7) feet.
2. Eliminate the requirement to install a pedestrian gate off of Jay St.
3. Eliminate 'the bougainvillea' vine currently shown on the preliminary landscape plan at the south perimeter wall.

Please accept this letter as a demonstration of our support for the project.

Best regards,

Printed Name: KRISTINE KIESLING

Date: 10/24/13

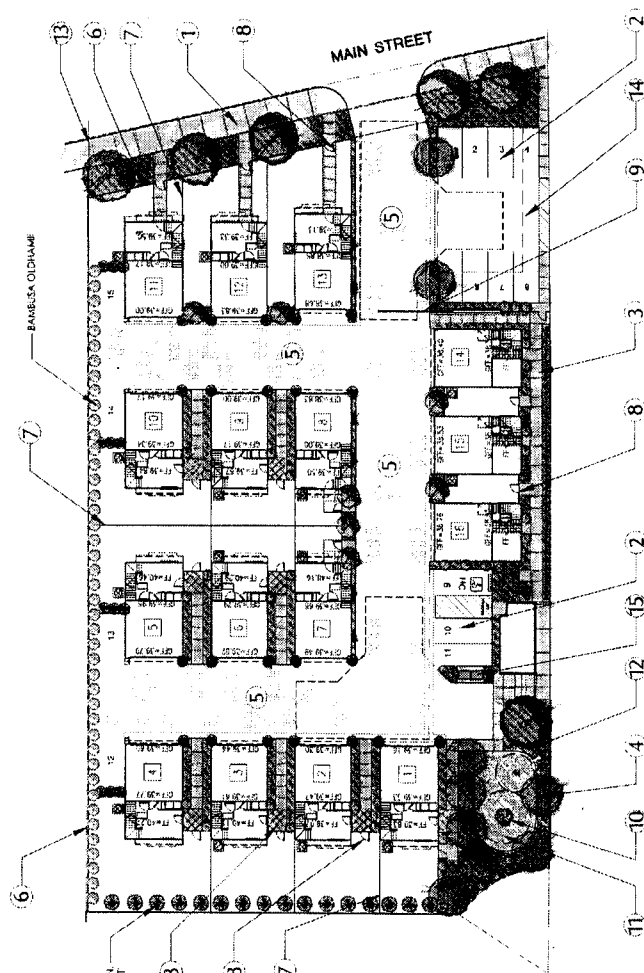
Signature: Kristine Kiesling

\* STILL NOT CLEAR ON HOW THEY ARE GOING TO ADDRESS THE TERMITE ISSUE ON THE MAIN ST HOUSE. WILL THEY TENT PRIOR TO THE DEMO SO THE TERMITES DONT MOVE ON TO THE SURROUNDING HOMES.



### PLANTING LEGEND:

- [illegible]



NOTES:  
1. LINEAR ROOT BARRIERS AND DEEP WATERING PRACTICES ARE TO BE INCORPORATED TO ENCOURAGE DEEP ROOT GROWTH AND TO PROTECT ADJACENT HARDSCAPE.  
2. ALL CITY REQUIREMENTS AND SETBACKS MUST BE CONSIDERED WHEN LOCATING TREES.  
3. ALL PLANTED BEDS SHALL RECEIVE ORGANIC BARK MULCH: 2" IN DEPTH ABOVE GRADE UTILITIES INCLUDING BACKFLOW VALVE, FILL BOXES, ETC. PLANTING AND/OR TRANSPLANTS SHALL BE SOVEREIGN WITH SPINUS.  
4. FINAL LANDSCAPE PLAN AND INSTALLATION SHALL COMPLY WITH CITY OF

**MAIN PLACE**  
**PRELIMINARY LANDSCAPE PLAN**  
22111 Main Street  
Carson, California 90745  
Prepared for: Storm Properties



NORTH  
SCALE- 1"=20'-0"



DATE: 02/06/2013

**PROJECT INFORMATION**

22111 Main Street between  
15th and 16th Streets, Carson, CA  
 PROPERTY LOCATION:  
 TOTAL DENSITY ALLOWED:  
 18 UNITS PER ACRE  
 TOTAL UNITS PROVIDED:  
 16 UNITS  
 CURRENT ZONING:  
 OVERLAY DISTRICT

**OCCUPANCY:** R-2

**CONSTRUCTION TYPE:** TYPE V AND TYPE 1A SPRINKLERED  
**BUILDING TYPE:** ON GRADE  
**ARCHITECTURAL STYLE:** TBD

**NUMBER OF STORIES:** 3

**BUILDING COVERAGE:** 11,171 SF (80.0%) - 40% MAX.  
**MINIMUM YARD SETBACKS:** 20'-0" (FRONT), 10'-0" (SIDE), 15'-0" (REAR)  
**F.A.R.:** 0.58

**MINIMUM YARD SETBACKS:** REQUIRED: 20'-0" (FRONT), 10'-0" (SIDE), 15'-0" (REAR)  
 PROVIDED: 20'-0" (FRONT), 10'-0" (SIDE), 15'-0" (REAR)

**MAX. BUILDING HEIGHT:** 35'-0" MAX.  
 (PER CMC #126.12)

**UNIT SUMMARY**

PLAN	DESCRIPTION	UNITS	AREA	TOTAL AREA
A	3.0 BR 2.5 BA	13 (81%)	1,706 sf	22,178 sf
B	2.0 BR 2.5 BA	3 (19%)	1,473 sf	4,416 sf
<b>TOTAL UNITS</b>		<b>16</b>	<b>1608</b>	<b>26,597 sf</b>

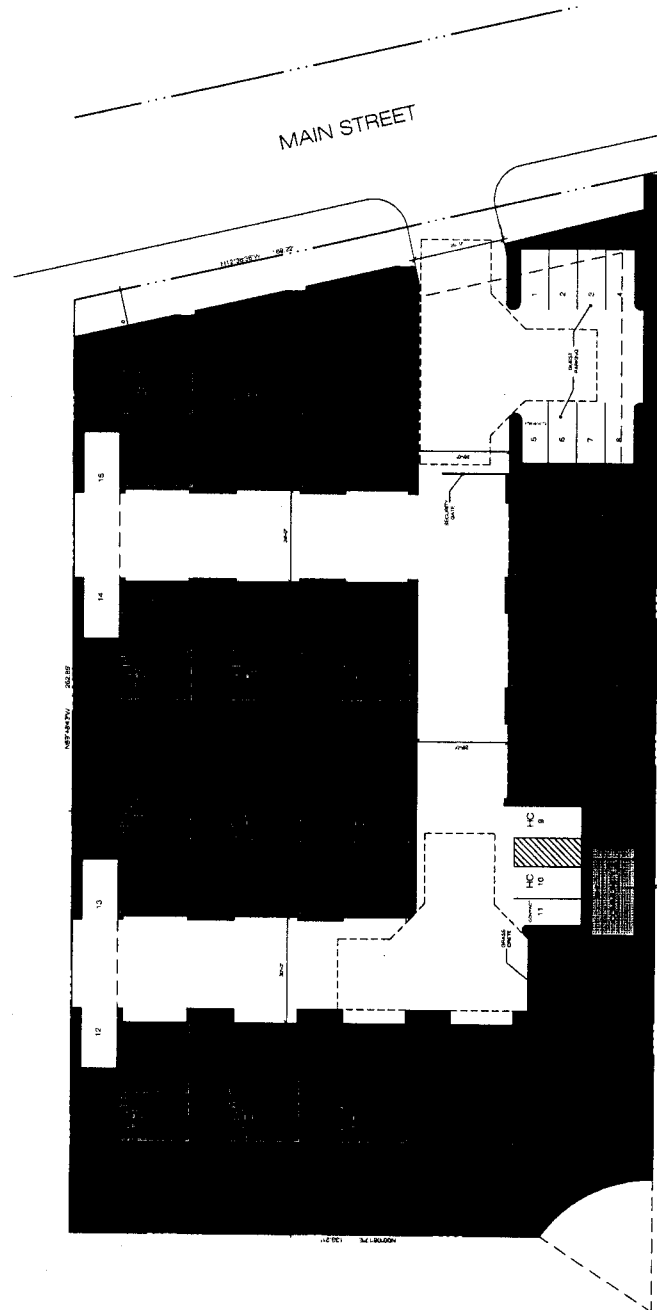
**PARKING SUMMARY - CMC #162.21**

<b>PARKING REQUIRED</b>	2.0 spaces per unit	32 spaces
16 units x 2.0 spaces		
<b>1 guest space per 3BR unit</b>	13 spaces	
13 units x 1.0 spaces		
<b>0.5 guest space per 2BR unit</b>	8 spaces	
8 units x 0.5 spaces		
<b>TOTAL RESIDENTIAL PARKING REQUIRED</b>	<b>48.5 spaces</b>	
<b>PARKING PROVIDED</b>	<b>32 spaces</b>	
<b>TOTAL COVERED PARKING SPACES</b>	<b>32 spaces</b>	
<b>TOTAL OPEN PARKING SPACES</b>	<b>16.5 spaces</b>	
<b>TOTAL PARKING PROVIDED</b>	<b>48.5 spaces</b>	

**OPEN SPACE**

REQUIRED OPEN SPACE (40% MIN. NET SITE AREA)  
 46,057 SF x 40% = 18,430 SF

PROVIDED OPEN SPACE = 18,710 SF



**SITE PLAN**



22111 MAIN STREET  
CARSON, CA

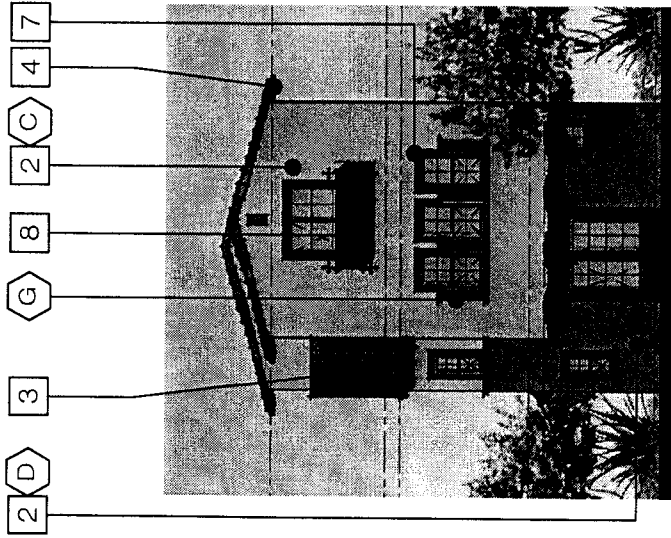
**WITHEE MALCOLM  
ARCHITECTS, LLP**  
 2251 West 150th Street Torrance, CA 90504  
 310.217.0400  
 310.217.0405  
 200 BROADWAY, 11TH FLOOR  
 NEW YORK, NY 10004

**STORM PROPERTIES, INC.**  
 23223 Normandie Ave  
 Torrance, CA 90501-5050  
 Tel. (310) 534-6232 x2445

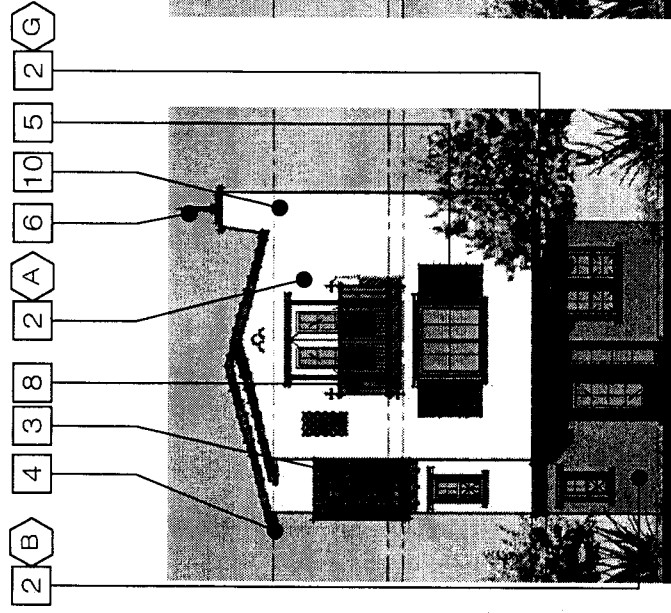




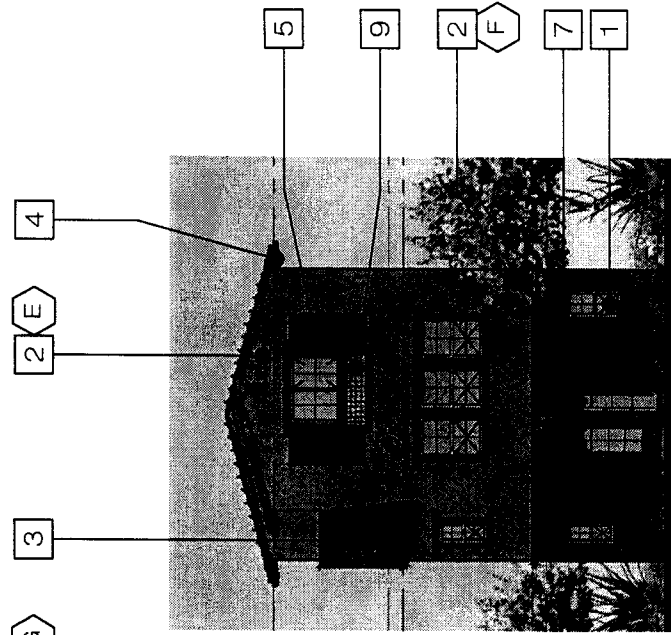




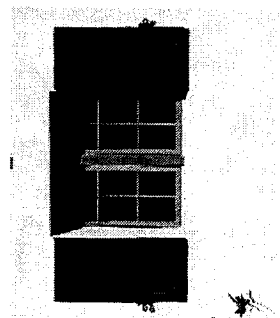
PLAN A OPTION 1



PLAN A OPTION 2



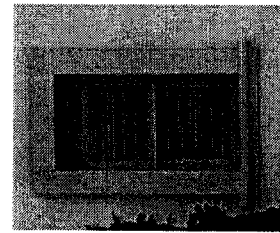
PLAN B



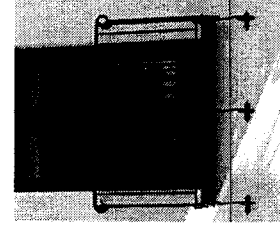
5 VINYL SHUTTERS



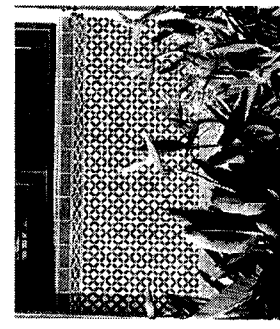
6 METAL FINIAL



7 TRIM



8 JULIET BALCONY



9 DECORATIVE TILE



10 CHIMNEY

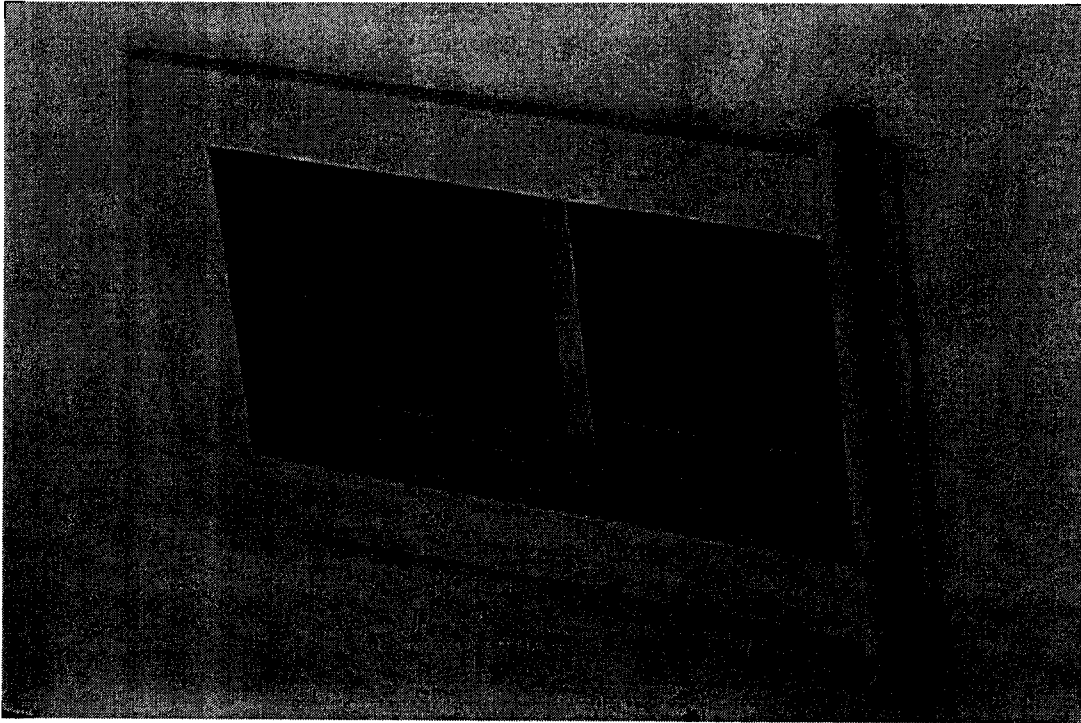
COLOR AND MATERIALS

STAN WINTER BUILDING  
2323 Normandie Ave  
Torrance, CA 90501-5050  
Tel: (310) 534-5232 x2445

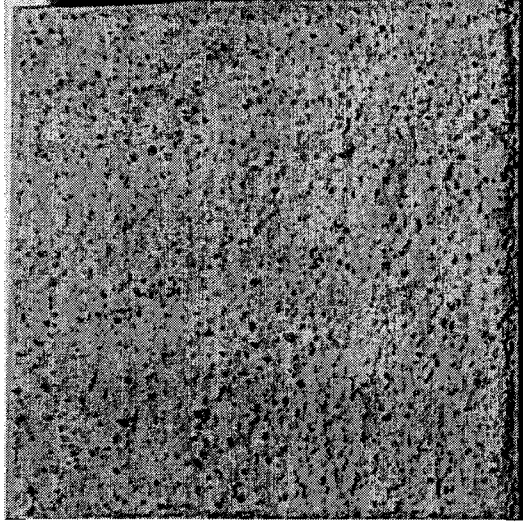
22111 MAIN STREET  
CARSON, CA

WTHEE MALCOLM  
ARCHITECTS, LLP  
2251 West 180th Street Torrance, CA 90504  
Tel: (310) 217-8888  
Fax: (310) 217-8889

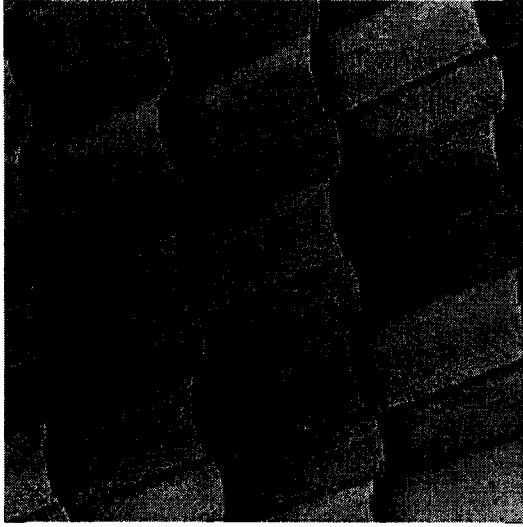






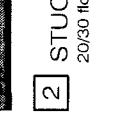
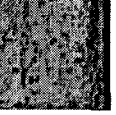
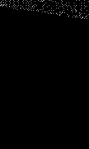
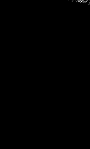

1 CLEAR GLAZING @ VINYL WINDOW - MILGARD CLASSIC SERIES



2 STUCCO  
20/30 float finish



3 CONCRETE ROOF TILE  
Eagle Roofing  
Capistrano Tile - San Benito Blend

10400L (75) SNOWBALL	T020L (45) BUCKSKIN	10433L (47) OCHRE	10433L (47) RAWHIDE
			
A	B	C	D
3023L (26) ITALIA	825L (20) RIO BRAVO	3039D (6) CLIFF	
			
E	F	G	



4 RAFTER TAILS  
FASCIA TO MATCH FINISH

COLOR AND MATERIALS

STUDIO WINTER INTERIORS  
29223 Normand Ave.  
Torrance, CA 90501-5060  
Tel (310) 534-5232 x2415

22111 MAIN STREET  
CARSON, CA

WITHEE MALCOLM  
ARCHITECTS, LLP  
22111 Main Street  
Torrance, CA 90504  
Tel (310) 211-0425

