

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 907-05
CONDITIONAL USE PERMIT NO. 611-06
VARIANCE NO. 480-06

GENERAL CONDITIONS

1. If Design Overlay Review No. 907-05, Conditional Use Permit No. 611-06 and Variance No. 480-06 are not used within one year of their effective dates, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or

legislative body concerning Design Overlay Review (DOR) No. 907-05 and associated modifications, Conditional Use Permit (CUP) No. 611-06 and Variance (VAR) No. 480-06. 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.

PARKING

8. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
9. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
10. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
11. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
12. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
13. Each garage shall be provided with electrical wiring and features appropriate to support alternative fuel vehicles subject to the approval of the Planning Division.

LANDSCAPING/IRRIGATION

14. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
15. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
16. 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.
17. 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.

18. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
 - b. One specimen tree for each unit shall be provided; and
 - c. Tree height and plant materials to be approved by the project planner prior to installation.

GRAFFITI LANDSCAPING

19. 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.
20. 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

21. 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.
22. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
23. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.

AESTHETICS

24. Each detached garage unit shall have a stucco finish and paint scheme to match the apartment buildings, subject to the satisfaction of the Planning Division. The west (front) elevation of the garage buildings shall incorporate decorative eaves containing the same type of composite shingle roof and fascia material as used on the apartment buildings. The garage units must also use a parapet on the east side (against property line) to sufficiently block drainage to the adjacent property to the east, subject to the satisfaction of the Building and Safety Division.
25. Decorative colored concrete pattern or pavers shall be used at the private driveway entry and for all pedestrian walkways, including a walkway from the

street leading to the rear of the property. All other areas of the private driveway shall be of concrete material.

26. The front yard setback area shall be landscaped or provided with decorative pavement to the satisfaction of the Planning Division, pursuant to Section 9162.3.A of the Carson Municipal Code (CMC).
27. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.
28. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director, and should drain into landscaping areas.
29. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
30. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
31. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.

FENCES/WALLS

32. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
33. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.
34. 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.
35. Any wall or fence located in the required front yard setback shall have a height not to exceed 42 inches, pursuant to Section 9126.23 of the CMC.

LIGHTING

36. 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.

APARTMENTS/MULTI-FAMILY

37. The apartment project shall conform to all the development standards as outlined in Section 9128.15 and 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.

BUILDING AND SAFETY

38. At least one of the apartments contained in the 3-unit building located at the rear of the subject property shall meet all requirements of the American Disabilities Act (ADA).

TRASH

39. Trash collection shall comply with the requirements of the City's trash collection company.
40. An area measuring 7½ feet wide by 3 feet deep shall be provided for regular waste, recycling, and green waste receptacles for each unit. This area shall not occupy area designated as required parking or open space and shall be screened from the public right-of-way. The city's Waste Management Specialist may modify the dimensions described herein as necessary in order to provide for adequate space for trash receptacles.
41. If trash enclosures are required by the City's trash collection company, the trash enclosures shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. The enclosures shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
42. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
43. Trash pickup areas for the detached units shall be designated along the private driveway.
44. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

EASEMENTS

45. A Covenant and Agreement form for an existing easement, if any shall be recorded with the Los Angeles County Recorder's office prior to the issuance of a building permit. Said document shall indicate all easements.

THE GAS COMPANY

46. Applicant must furnish the Gas Company with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.
47. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of

construction schedules, pre-construction meetings, etc. so that they can plan ahead.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

48. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
49. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
50. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
51. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
52. Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department for all land shown on the map to be recorded.
53. All hydrants, if required shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA Standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. The location of each hydrant shall be in conformance with the map on file with the LA County Fire Department.
54. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.
55. Upgrade not necessary, if existing hydrant meets fire flow requirements.
56. Provide evidence on LA County Fire Department fire flow form, Form 195, that the hydrant and available flow rate meets the Fire Department requirements.
57. The applicant shall meet all other requirements and/or revisions of the LA County Fire Department.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

58. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

59. Any hazardous wastes/materials encountered during construction shall be remediated in accordance with local, state, and federal regulations.

SOUTHERN CALIFORNIA EDISON

60. In the event that the development requires relocation of facilities on the subject property, which facilities exist by right of easement or otherwise, the owner/developer shall be required to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

DEPARTMENT OF PUBLIC WORKS - COUNTY OF LOS ANGELES

Road

61. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 220th Street.
62. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 220th Street.
63. Comply with the following street lighting requirements to the satisfaction of the City:
- a. Provide street lights on concrete poles with underground wiring along the property frontage on 220th Street to the satisfaction of the City Engineer. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the County of Los Angeles, Department of Public Works. For additional information, please contact the Street Lighting Section at (626) 300-4726.
64. Plant street trees along the property frontage on 220th Street to the satisfaction of the City Engineer.
65. Underground all new utility lines to the satisfaction of the City Engineer and Southern California Edison. Please contact the Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

Sewer

66. 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.
67. Easements may be required, subject to review by the City Engineer to determine the final locations and requirements.

Water

68. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings 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 need and fire flows.
69. 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, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

70. A construction permit is required for any work to be done in the public right-of-way.
71. The applicant shall submit plans to the Department of Public Works 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.
72. The applicant shall construct or guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
73. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach.
74. Where sidewalks meander around the proposed driveway and extending beyond the public right-of-way, the required described sidewalk easements shall be submitted and approved prior to building permit issuance.
75. Remove existing driveway not serving the site and construct sidewalk and curb and gutter per City of Carson Standard Drawing Nos. 118 and 108.
76. The applicant shall remove and replace broken curb, gutter and sidewalk to the satisfaction of the City Engineer.
77. All new utility lines shall be underground to the satisfaction of the City Engineer.
78. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.

79. The applicant shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
80. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
81. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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