

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**EXHIBIT "B"**  
**DESIGN OVERLAY REVIEW NO. 965-06**  
**CONDITIONAL USE PERMIT NO. 635-06**

GENERAL CONDITIONS

1. If Design Overlay Review No. 965-06 and Conditional Use Permit No. 635-06 are not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. 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.
5. 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.
6. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) to enable the City to file the Notice of Exemption. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.

9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
11. 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, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 965-06 and Conditional Use Permit No. 635-06. 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

12. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance, except for the approved deviations for the number of parking stalls, tandem parking, and parking stall size within the subterranean garage. Driveway widths shall meet applicable Code requirements.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. All areas used for the movement, parking, or loading of vehicles shall be paved with either:
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or

- b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
17. Guest parking spaces shall be marked as "Guest Parking." Said parking shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
18. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
19. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

20. 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.
21. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 6" x 6" concrete curbs are required around all landscaped planter areas.
23. 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.
24. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Mounded landscaping along Figueroa Street to a maximum height of thirty-six inches;
  - c. A minimum of one thirty inch box specimen tree per unit; and
  - d. Annual flowers wherever possible.

#### GRAFFITI LANDSCAPING

25. 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.
26. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

## UTILITIES

27. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
28. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
29. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

## AESTHETICS

30. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Planning Division approval.
31. The applicant shall provide either central antenna with connections to each unit via underground or internal wall wiring, or each unit shall be served by a cable antenna service provided by a company licensed to provide such service within the city. Any satellite dish shall be screened from public view to the extent feasible.
32. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
33. Exterior doors shall be solid hardwood (carved or paneled).
34. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest.
35. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
36. All windows shall be anodized aluminum unless otherwise approved by the Planning Division.
37. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
38. If external postal delivery receptacles are used, they shall be of high quality and subject to the approval of the Planning Manager.
39. 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.

## SIGNS

40. An identification sign shall be in compliance to Section 9126.7.B and approved by the Planning Division prior to the issuance of a building permit(s). The sign plan shall detail the identification sign to be erected including location, size, type, materials, etc.

## FENCES/WALLS

41. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
42. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9126.3 (residential zones) of the Zoning Ordinance.

## LIGHTING

43. All exterior lighting, including lighting for the basketball court, shall be provided in compliance with the standards as provided for in Section 9127.1 (residential zones) of the Zoning Ordinance.
44. Low level exterior lights shall be installed throughout the site along all walkways. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

## NOISE

45. Unless otherwise determined by the Planning Manager, an acoustical study is required to be completed by a licensed acoustical engineer prior to the issuance of a building permit that addresses the following:
  - a. Maintenance or replacement of the sound wall to mitigate freeway noise along the rear property line.
  - b. Noise mitigation measures for the apartment units overlooking the freeway to the west.
  - c. Compliance with Title 25 of the California Administration Code with regard to the construction of each unit.
  - d. The applicant shall implement any recommended noise mitigation measures outlined in the study.

## BUILDING AND SAFETY

46. A 10-foot wide access shall be maintained around the building.

## TRASH

47. Trash collection shall comply with the requirements of the City's trash collection company. If a larger trash enclosure(s) is required, the trash enclosure(s) or modifications thereto shall be subject to approval by the Planning Division.
48. The trash enclosure(s) 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. When adjacent to multi-story buildings, said enclosure 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).
49. 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

50. A Covenant and Agreement form for any existing easement 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.

## MULTI-FAMILY

51. 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.
52. All air conditioners shall be located interior to the building.
53. All Conditions of Approval shall be contained within the leasing agreement.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

54. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
55. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
56. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
57. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

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59. Submit fire flow information to the Fire Department for approval.

#### **PUBLIC SAFETY - CITY OF CARSON**

60. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.

#### **ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

61. A construction permit is required for any work to be done in the public right-of-way.
62. Remove existing driveway not serving the site and construct sidewalk and curb and gutter per City of Carson Standard Drawing Nos. 118 and 108.
63. Remove and replace raised sidewalk to the satisfaction of the City Engineer per City of Carson Standard.
64. Plant approved parkway trees and install root barrier in tree wells on Figueroa Street per City of Carson Standard Nos. 117, 132, 133 and 134.
65. Install irrigation system to maintain parkway trees on Figueroa Street.
66. 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.
67. The applicant shall submit a drainage study/plan prepared by a Registered Civil Engineer. The study/plan shall include existing and proposed conditions including key elevations, drainage patterns, and the locations of facilities to discharge storm water to a safe and adequate point capable of handling the flows. The study shall be approved by the City Engineer prior to building permit issuance.
68. 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.
69. 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. The maximum driveway width allowed for the site is 30 feet.

70. 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.
71. All existing and new utility lines shall be underground to the satisfaction of the City Engineer.
72. The applicant shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the existing streetlights. The annexation shall be completed prior to the issuance of the Certificate of Occupancy.
73. The applicant shall provide a statement from the water purveyor indicating that the purveyor will operate the water system, and that under normal conditions, the system will meet the requirements for the proposed development.
74. The applicant shall submit an area study to the L.A. County Department of Public Works to determine if capacity is available in the sewerage system to be used as the outlet for the sewer in this development. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the L.A. County Sewer Department.
75. 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.
76. 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.
77. 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.
78. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
79. At the time of the final improvement plan approval, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in



AutoCad format to Engineering Services Department, in compliance with the requirement of the City of Carson.

**BUSINESS LICENSE DEPARTMENT - CITY OF CARSON**

80. 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.