

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONAL USE PERMIT NO. 631-06
TENTATIVE TRACT MAP NO. 67934

GENERAL CONDITIONS

1. Each extension of this map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Conditional Use Permit No. 631-06. All extensions must be secured from the Planning Commission prior to expiration of this map.
2. A site plan permit must be granted with this tentative map approval.
3. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
4. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
5. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the final map (condominiums).
6. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.
7. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
8. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.

9. The recorded map shall conform to the Conditions of Approval for the tentative map approved by the Planning Commission. Two copies of the final recorded map shall be submitted to the Development Services Group.
10. This tentative map shall be recorded with the County Recorder within two years of the date of final approval by the Planning Commission, Carson Redevelopment Agency or City Council of the City of Carson.
11. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Group a cashier's check or money order payable to the County Clerk in the amount of \$50.00 (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 Development Services Group the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
12. 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.
13. 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.
14. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
15. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
16. 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.
17. 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.
18. 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 Conditional Use Permit No. 631-06 and Tentative

Tract Map No. 67934. 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.

19. After Tentative Tract Map approval, the property owner will send the 10 day written notice to each tenant advising them that a report will be submitted to the Department of Real Estate for the residential condominium conversion project.
20. Each tenant of the proposed condominium project shall be given written notification within 10 days of approval of a final map for the proposed conversion.
21. Each tenant of the proposed condominium project shall be given 180 days' written notice of intention to convert prior to termination of tenancy due to the proposed conversion.
22. Each tenant of the proposed condominium project shall be given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

PARKING

23. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
24. Guest parking spaces shall be labeled according to corresponding residence.
25. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
26. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
27. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
28. The detached three-car garage shall be converted into a two-car garage with attached carport for guest parking. There shall be a solid wall dividing the garage from the guest parking space.

LANDSCAPING/IRRIGATION

29. Refurbish existing landscaping at the west side of property line, along walkway by installing additional shrubs, three feet on center.
30. 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.

GRAFFITI LANDSCAPING

31. 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

32. 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.
33. The subdivider shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

AESTHETICS

34. 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.
35. Replace all garage doors with sectional roll up doors, equipped with automatic garage door openers.
36. All exterior patios shall contain at least one (1) weather-proofed, duplex electrical convenience outlet.
37. Replace/repair all common area walkway light posts.
38. Provide licensed roofing contractor report stating required improvements to the entire structure, including all decking on second floor.
39. At unit 5, remove exterior wiring attached to patio light fixture.
40. Repair all cracks at concrete driveway.
41. Repair masonry wall at trash enclosure.

42. All items identified in the inspection report dated February 3, 2007 shall be corrected prior to final map approval.

CONDOMINIUMS/MULTI-FAMILY

43. The condominium 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.
44. 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.
45. The CC&R's however shall detail the maintenance responsibilities of any common vents and plumbing lines.
46. Each unit is required to comply with airborne sound and impact sound insulation. All wall assemblies shall be of a type of construction that has a minimum rating of 58 STC (Sound Transmission Class). All separating floor/ceiling assemblies shall be of type of construction that has a minimum rating of 69 IIC (Impact Insulation Class).

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

47. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
 - a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
 - i. \$250 per unit, but not less than
 - ii. \$3,000 for 10 or fewer units
 - iii. \$5,000 for 11 or greater units.
 - b. 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.

- c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
- d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
- e. Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
 - i. \$2,000 per unit for the first 10 units;
 - ii. \$1,000 per unit for units above 10; and
 - iii. The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.
- f. The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i. 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.
- j. 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.
- k. 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.

BUILDING AND SAFETY

48. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.

TRASH

49. Trash collection shall comply with the requirements of the City's trash collection company.
50. 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).
51. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
52. Trash pickup areas for the detached units shall be designated along the private driveway.
53. 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.
54. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

EASEMENTS

55. A Covenant and Agreement form for an 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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

56. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
57. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
58. 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.

59. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
60. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
61. 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.
62. The required fire flow for public fire hydrants at this location is 1,500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Two (2) hydrants flowing simultaneously may be used to achieve the required fire flow.
63. Fire hydrant requirements are as follows:
 - a. Install 1 public fire hydrant.
64. All hydrants 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 Carson Planning Division and the County of Los Angeles Fire Department.
65. 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.
66. Upgrade not necessary, if existing hydrant (s) meet(s) fire flow requirements.
67. Submit completed (original only) fire flow availability form to the County of Los Angeles Fire Department for review.
68. Submit fire hydrant improvement plans to the County of Los Angeles Fire Department prior to final map clearance.

DEPARTMENT OF PUBLIC WORKS - COUNTY OF LOS ANGELES

Road

69. Dedicate the right to restrict vehicular access on 223rd Street if not already dedicated.
70. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 223rd Street.

71. Plant street trees along the property frontage on 223rd Street to the satisfaction of the City Engineer.
72. Underground all new and existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of the City Engineer and Southern California Edison.
73. Prior to final map approval, enter into an Agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of the City Engineer, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City Engineer.

Water

74. 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.
75. 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 serve will be provided to each building.
76. 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 for this land division to the satisfaction of the City Engineer.
77. If applicable, 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 Ordinances to the satisfaction of the City Engineer.

Subdivision

78. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium conversion project for eight units.
79. Thirty days prior to requesting final approval of the tract map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of \$25 for each occupied unit, and recorded copies of all covenants and Agreements applicable to this conversion project to the City Engineer. Copies of the covenants and Agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.

80. 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.
81. If required, provide suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the Fire Department.
82. 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.
83. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of an owners' association, comprised of the owners of the parcels, responsible for the maintenance of the common areas.
84. If applicable, relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
85. Provide address information in Microsoft Excel format to the satisfaction of the City Engineer.
86. 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.
87. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
88. 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.
89. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. 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. 67934 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

90. Prior to tentative map approval, a drainage concept plan shall be reviewed and approved. Tentative map approval will not be granted until drainage concept has been received and found satisfactory.
91. Comply with mitigation measures recommended in the approved until drainage concept.
92. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
93. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
94. 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.
95. 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.
96. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
97. 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.
98. Repair any broken or raised sidewalk, curb and gutter along 223rd Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
99. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
100. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
101. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.

102. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
103. Prior to recordation of Tract Map 67934, off-site improvements shall be in place to the satisfaction of the City Engineer.
104. Paint Curbs Red along 223rd Street, abutting the proposed development, to the satisfaction of the City Traffic Engineer.
105. A construction permit is required for any work to be done in the public right-of-way.
106. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
107. All infrastructures necessary to serve the proposed development (water, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
108. The Developer shall construct and 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.
109. Prior to issuance of Building Permit, the following must be on file:
 - a. Construction bond as required for all work to be done within the public right of way.
 - b. Proof of Worker's Compensation and Liability Insurance.
 - c. Final Map shall be recorded
110. At the time of final map recordation, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in AutoCad or Arc View format to Engineering Services Department, including map and all improvement plans, in compliance with the County of Los Angeles adopted Digital Subdivision Ordinance (Ordinance No. 99-0080).

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

111. 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.

PLANNING DIVISION - CITY OF CARSON

112. Applicant shall pay the City the appropriate amount for any supplemental fees associated with the review of the Tentative Tract Map by the Public Works Division, County of Los Angeles, prior to final map recordation.