

CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1015-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1015-07 said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. 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.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibit "C-1", in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The Planning Division shall have the authority to approve minor, unsubstantial changes and revisions, and changes identified herein these conditions. Substantial revisions will require review by the Planning Commission.
5. 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.
6. The applicant shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute, or 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.

8. 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. 1015-07, and associated modifications. 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.

AESTHETICS

9. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

FENCE/GATE

10. Prior to submittal for plan check to the Building and Safety Division, the fences and gates on Via Mattonella shall be revised as shown in Exhibit No. 4 of the January 22, 2008 staff report, which shows a 40-foot driveway with one vehicular outbound lane, two vehicular inbound lanes, and a call box for incoming guests located on the driver's side. The sidewalk located on the western side of Via Mattonella shall be removed between Shadwell Street and the proposed gates and fences in order to accommodate an additional four feet in width for the driveway. The revised plan shall be reviewed and approved by the Planning Division prior to plan check submittal to the Building and Safety Division.
11. The maximum height of any perimeter, vehicular or pedestrian gate shall not exceed six (6) feet, with the exception of fences and gates located within 10 feet of a public street right-of-way, which shall be a maximum 42 inches in height.
12. All perimeter fences and gates along Shadwell Street shall be made of decorative wrought-iron unless specifically identified elsewhere herein these conditions.
13. Decorative posts shall be provided to support the perimeter fence. The design of the posts shall match the design of the posts located at the vehicular gates. The location, design, and spacing of these posts shall be reviewed and approved to the satisfaction of the Planning Division.
14. A minimum two-foot landscape area shall be provided along all fences that abut and are parallel to a walkway or driveway. The landscape area shall be located

in-between the fence and the sidewalk or driveway, and shall be reviewed and approved to the satisfaction of the Planning Division.

15. Vehicular access on Via Tessera shall be restricted to residents only via remote control. Call boxes for pedestrians shall be installed at the pedestrian gate. Directional signs shall be installed, to the satisfaction of the City Traffic Engineer, indicating that vehicular access for guests is located on Via Mattonella.

LANDSCAPING

16. Any landscaping that is damaged or removed due to the installation, operation, or maintenance of the gates and fences shall be replaced to the satisfaction of the Planning Division.
17. The approved landscaping plan on file at the Planning Division shall be revised as necessary and submitted for review and approval by the Planning Division prior to issuance of a building permit.

PARKING/DRIVEWAY/VEHICULAR CIRCULATION

18. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
19. The applicant shall post a sign on the Figueroa Street driveway which indicates "For Residents' Use Only" or similar sign approved by the City Traffic Engineer.
20. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
21. Prior to Final Planning Approval, curbs along the main entrances and public streets shall be painted red to indicate "No Parking" to the satisfaction of the City Traffic Engineer.
22. Prior to Final Planning Approval, a colored decorative driveway shall be provided at the driveway entry of Via Mattonella in front of the proposed gates to match the existing colored decorative driveway, to the satisfaction of the Planning Division. The colored decorative driveway shall be provided to replace the sidewalk that will be removed.

FIRE DEPARTMENT/SHERIFF'S DEPARTMENT

23. The vehicular gate shall meet all requirements of the Los Angeles County Fire Department and Sheriff's Department for access and locking devices.
24. All other requirements of the Fire Department and Sheriff's Department shall be met prior to installation of the fences and gates.

25. The applicant shall submit the development plan approved by the Planning Commission to the Fire Department and Sheriff's Department for final review and approval prior to issuance of a building permit.

BUILDING AND SAFETY

26. The proposed project shall comply with all requirements of the Building and Safety Division.
27. All construction activities shall comply with Building and Safety Division requirements.

BUSINESS LICENSE DIVISION

28. 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.

ENGINEERING SERVICES

29. A construction permit is required for any work to be done in the public right-of-way.
30. Any improvements damaged during the construction shall be removed and reconstructed per city of Carson standards and to the satisfaction of the City Engineer.