



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 26, 2008

SUBJECT: Design Overlay Review No. 1256-07
Conditional Use Permit No. 685-07
Conditional Use Permit No. 686-07

APPLICANT: Thomas Safran & Associates
11812 San Vicente Blvd. #600
Los Angeles, CA 90049

REQUEST: Approval to construct a 236-unit residential, mixed-use project with restaurant and retail uses on seven parcels totaling 4.29 acres. The subject area is zoned MU-CS (Mixed-Use – Carson Street) and is located within Redevelopment Project Area No. 4.

PROPERTY INVOLVED: 708-724 E. Carson Street and
21720-21814 S. Avalon Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Graber
		Vice Chair Hudson			Saenz
		Cannon			Verrett

Item No. 11D

I. **Introduction**

The applicant, Thomas Safran and Associates, is requesting approval to construct a 236-unit residential, mixed-use development project. The project features 150 residential condominium units at market rate and 86 affordable, residential senior housing units. The mixed-use project comprises four stories, including restaurant, retail and commercial and guest parking on the first floor and subterranean parking.

The 4.29 acre project site consists of seven parcels, located at the southeast corner of Carson Street and Avalon Boulevard, specifically at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard. The project site is zoned MU-CS (Mixed-Use-Carson Street) with a General Plan designation of Mixed-Use Residential and is within Redevelopment Project Area No. 4. Surrounding land uses include a mobile home park to the east, commercial and single family residential uses to the south, a Ralph's shopping center to the west and Carson City Hall to the north. The area has been developed for a number of decades and has a well established urban character.

As the project is multi-faceted, it requires several discretionary permits: Site Plan and Design Review (DOR No. 1256-07) is required for project design; a Conditional Use Permit (CUP) No. 685-07 is required for shared parking and CUP No. 686-07 is required for a mixed-use development. The applicant will be submitting the required Tentative Tract Map in connection with this project for condominium subdivision within the next few months. The applicant is currently processing these three discretionary permits in order to meet financing deadlines imposed by the State.

II. **Background**

The subject property consists of seven adjoining parcels which encompass approximately 4.29 acres of land, after required right-turn lane dedication. Property address 708 E. Carson Street (parcel 1) is currently developed with an Econo Lube automobile service stand built in 1960. Property address 716 E. Carson Street (parcel 2) is currently developed with a taco stand built in 1966. Property address 724-730 E. Carson Street (parcel 3) is currently developed with a commercial strip center built in 1954. Property address 21716-21740 Avalon Boulevard (parcel 4) is currently developed with an IHOP restaurant, a commercial strip center along Avalon Boulevard and a residence with several garages. Property address 21802 Avalon Boulevard (parcel 5) is developed with a building which contains a restaurant and a bakery, a separate single family residence and garage. Property address 21814 Avalon Boulevard (parcel 6) is currently vacant. Parcel 7 is developed with a parking lot which served the former hardware store located on parcel 6 and has no address.

III. **Project Description**

Exhibit 5 illustrates the site plan, building configurations, and architectural design for the proposed 236 residential, mixed-use development project. The project features



150 residential condominium units at market rate totaling 170,452 net square feet and 86 affordable, residential senior housing units totaling 50,466 net square feet. The project comprises four stories, including subterranean parking. The first floor contains restaurant space totaling 8,518 square feet; retail space totaling 20,245 square feet; and 202 grade level parking spaces to accommodate restaurant, retail and residential guest parking. There are 378 additional subterranean parking spaces to accommodate residential condominium and senior resident parking. The second, third and fourth floors contain the residential dwelling units. The senior housing is oriented toward Avalon Boulevard. Attached dwellings are proposed in a range of unit sizes and configurations, including:

Residential Condominium Unit Summary

- 15 one-bedroom, one-bath, plus den units, at 736 square feet;
- 43 two-bedroom, two-bath units, ranging from 949 to 999 square feet;
- 45 two-bedroom, two-bath units, with dens ranging from 1,177 to 1,385 square feet;
- 20 two-bedroom, two-bath townhomes, at 1,336 square feet; and
- 27 three-bedroom, two-bath units at 1,333 square feet.

Residential Affordable Senior Unit Summary

- 85 one-bedroom, one-bath units, ranging from 564 to 565 square feet; and
- One, two-bedroom, two-bath manager's residential unit, at 1,183 square feet.

The project provides 378 combined residential parking spaces and 202 commercial and residential guest parking spaces for a total of 580 parking spaces. The ground level includes 8,518 square feet of restaurant use; 20,245 square feet of retail use; ten townhome units; a senior and residential lobby area; and 202 commercial and residential guest parking spaces. The second, third and fourth floors feature senior housing apartments toward the corner of Carson Street and Avalon, while the market rate condominiums are located behind the senior housing. Three internal courtyards, a spa, swimming pool, tot lot and two community clubhouses are proposed on the second (podium) floor. One courtyard is proposed at the center of the senior housing complex; another courtyard containing the swimming pool, spa and community clubhouse are located at the center of the condominium complex and the third courtyard containing a tot lot is proposed at the rear portion of the condominium complex. Vehicular access into the center is provided off Carson Street at two driveways located on the ground floor and another driveway located off Avalon Boulevard. Access to the subterranean parking garage is accessible from the ground floor via two ramps with keyed entry gates. There is adequate pedestrian access from Carson Street and Avalon Boulevard into the center. An emergency access driveway is proposed at Avalon Boulevard along the northern property line within the 33½ foot side yard setback area.



Project Design

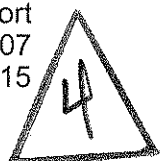
The project features a very eclectic style of architecture, combining a European influences in each section of the elevations. The Avalon Boulevard elevation for example features a clock tower at the intersection of Avalon Boulevard and Carson Street and the same corner contains the proposed 86-unit senior housing complex. The remaining elevation along Avalon Boulevard contains a variety of architectural building sections to break the long elevation. The first floor of the building features a different veneer for each building section in addition to canvas awnings, plaster coated foam trim, recessed aluminum storefronts and decorative entry signage per tenant. The remainder of the building includes 25-year dimensional shingle roofing with decorative ridgeline; decorative cornice and wrought iron railing; vinyl French doors; and stucco banding throughout. Along Avalon Boulevard, the building setback is 10 feet and along Carson Street the building setback is 13½ feet.

The Carson Street elevation includes the senior housing unit complex and a tenant drop off area as well as a loading area for the first floor commercial and restaurant land uses. The architectural features are similar to the Avalon Boulevard elevation. The eastern elevation, facing the mobile home park, features ten townhomes on the first floor facing an open courtyard like setting which will be used for emergency vehicles only. The second, third and fourth floors overlook this emergency drive lane and there is a five foot landscaped planter on the ground floor which runs along the entire northern property line. A minimum six foot high decorative masonry wall will be placed along the eastern and southern property line. The eastern side yard will be 33½ feet. The southern setback is 44½ feet and the ground floor contains the entrance into the subterranean resident parking area and proposed corner restaurant pad. The second, third and fourth floors contain the condominium units.

Development Standards

The project complies with the majority of development standards per the MU-CS (Mixed-Use – Carson Street) Zoning Ordinance with the exception of the deviations from Section 9138.17 (D), Site Requirements, listed below. Section 9126.91 of the Carson Municipal Code (CMC), Site Planning and Design – Residential Projects That Include Affordable and/or Senior Citizen Households, allows projects which contain a minimum of 10% of affordable or senior housing units to deviate from certain development standards required by the CMC.

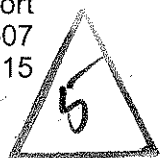
- Building Height: Pursuant to Section 9138.17(D)(6b) of the CMC, building height shall not exceed three stories, nor shall it exceed 45 feet in height, except for residential projects that include affordable or senior housing. In cases in which affordable housing is provided as identified in Section 9126.91, the project may have four stories with a maximum height of 55 feet in height pursuant to Subsection 6c.
- The proposed elevation shows the main tower at a 55 foot height to the average height or midpoint of the hip roof. The finial located above the hip roof is an architectural feature which extends approximately 13 feet above the



top of the hip roof. Building height is defined by code as the distance from finished grade to average height of the highest gable of a pitch or hip roof. The applicant would like to increase the height of the tower by measuring 55 feet from the finished grade to the base of the hip roof of the tower. The hip roof and finial, totaling approximately 25 feet combined, would extend beyond the maximum 55 foot height limit permitted by code for senior or affordable housing projects. A code amendment is being proposed in connection with this item to address the two scenarios for increased height limit associated with architectural features.

- Floor Area Ratio (FAR) (Section 9138.17(D)(7a): The maximum floor area ratio (FAR) shall be 1.5 or 280,957.5 square feet of gross floor area. Total building area proposed is 314,490 square feet. A 1.68 FAR is being proposed. Section 9138.17 does not call out a deviation for the FAR, but Section 9126.91 may be applied as the project includes senior/affordable housing opportunities.
- Density (Section 9138.17(D)(8b): If the residential units are affordable or for senior use per Section 9126.91 of the CMC, the maximum density is 55 dwelling units per acre. 55 du/ac are proposed.
- Private Open Space (Section 9138.17(D)(10a): In each condominium or multiple family project, there shall be 130 square feet of private open space for all 1 bedroom units and 150 square feet for each larger unit. Pursuant to Section 9138.17(D)(10b), a reduction in the amount of private open space may be authorized subject to the review and approval of a Development Plan by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review).
- Parking (Section 9138.17(D)(12d): Residential use requires two covered spaces for each unit with one or more bedrooms. One guest space for each four units. Total parking required, including retail/restaurant uses per code is 690 spaces.
- Pursuant to Section 9138.17(D)(12I), deviations from the parking requirements may be authorized subject to approval of a Development Plan by the Planning Commission as described in Section 9172.23 (Site Plan and Design Review) if the project includes affordable housing opportunities as defined by the code.

Development Standard	MU-CS Requirement	Proposed	Allowable Deviation based on CMC?
Building Height	55 Feet Max. for senior projects	55 Feet to Midpoint of roof *	Yes with P/C approval
Floor Area Ratio (FAR):	1.5 Maximum	1.68	Yes with P/C approval
Density	55 du/ac for senior projects	55 du/ac	Yes with P/C approval
Private Open Space	150 sq.ft./unit	Ranging from 56 sq.ft. for senior to 133 sq.ft. for condominium units (Sizes similar to the	Yes with P/C approval



		Avalon at Southbay)	
Parking	690 spaces; with senior projects 558 spaces required	580 spaces	Yes with P/C approval

*Applicant would like to get an increase in structure height for architectural features which would include the roof and finial (approximately 25 feet above the 55 foot height limit). A code amendment is being proposed in connection with this project.

IV. Analysis

DESIGN OVERLAY REVIEW

Pursuant to Section 9138.17.C of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per Section 9172.23. Section 9172.23 (D) (1) states that a site plan and design overlay review application shall be submitted and recommended for approval if the project meets specified criteria as follows:

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

The proposed project is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed mixed-use development is consistent with development standards of the recently adopted MU-CS (Mixed-Use – Carson Street) zone. The proposed project will be a focal point at the corner of Avalon Boulevard and Carson Street, and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Avalon Boulevard and Carson Street, which provides an urban presence and pedestrian-oriented amenities. The site is approximately 4.29 acres in size and is surrounded by a mobile home park located to the east; City Hall located to the north across Carson Street; commercial land uses located to the west across Avalon Boulevard; and commercial and residential land uses located to the south of the site. The area has been developed for a number of decades and has a well established urban character.

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of the site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.

The design and architecture of the proposed development conforms to all the applicable design and development standards of the City of Carson's MU-CS (Mixed-Use – Carson Street) Zoning Ordinance, with the exception of the following deviations: building height, floor area ratio (FAR), density, private



open space and parking. The project complies with Section 9126.91 of the CMC, in that 36 percent of the units are affordable senior citizen households. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the following development standards: Residential Site Development Standards in Division 6 of this Part; Vehicular Parking, Loading and Maneuvering Areas development standards in CMC 9162.1 and 9162.21; and the following portions of CMC 9128.15 for Residential Condominiums and CMC 9128.54 for Multiple-Family Dwellings: Private Open Space, Length of and Separation Between Buildings, Landscaping Requirements, Recreational Facilities. In addition, CUP No. 685-07 for shared parking is being proposed to address the parking deviations.

The project is pedestrian oriented as the building is located close to the street and restaurant and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The design and architecture of the project features a very eclectic style of architecture, combining European influences in each section of the elevations. The Avalon Boulevard elevation for example features a clock tower at the intersection of Avalon Boulevard and Carson Street and the same corner contains the proposed 86-unit senior housing complex. The remaining elevation along Avalon Boulevard contains a variety of architectural building sections to break the long elevation. The first floor of the building features a different veneer for each building section in addition to canvas awnings, plaster coated foam trim, recessed aluminum storefronts and decorative entry signage per tenant. The remainder of the building includes 25-year dimensional shingle roofing with decorative ridgeline; decorative cornice and wrought iron railing; vinyl French doors; and stucco banding throughout. The project includes ample side and rear yard setbacks, lush landscaping and adequate design amenities and controls are in place with the conditions of approval to mitigate potential conflicts between the commercial and residential uses.

The project is compatible with the Villagio, a mixed-use project consisting of 148 affordable apartment units and 15,200 square feet of retail and restaurant use, located at 545 E. Carson Street. This project, approved in 1995, was granted parking deviations by the Planning Commission as it incorporated affordable housing units and had a shared parking justification. Two other projects approved by the Planning Commission with a reduced parking ratio of .7, as they contained affordable/senior housing units, are the Avalon Courtyard and the Camino Realty Senior Housing Apartments

As such, the proposed mixed-use project is compatible with similar approved housing projects and anticipated development within the MU-CS (Mixed-Use – Carson Street) zone. In order to minimize the third and fourth stories for the eastern and southern properties, 33½ and 44½ foot setbacks are proposed along with a planter area in which large mature screen trees shall be placed to



help buffer the building from adjacent land uses. The redevelopment of these seven adjoining parcels will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The mixed-use project will be a catalyst to future development along Carson Street and will help support future transit oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development of the area.

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

The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone, with the exception of required guest and senior housing parking stalls. The findings under Conditional Use Permit (CUP No. 685-07) will address these deviations. Customer and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. A condition will be placed that delivery of merchandise be limited to off-peak hours to the extent feasible. Senior and condominium resident parking located in the subterranean garage also provide adequate and safe circulation of vehicles and pedestrians on site.

Vehicular access into the center is provided off Carson Street at two driveways located on the ground floor and another driveway located off Avalon Boulevard. Access to the subterranean parking garage is accessible from the ground floor via two ramps with keyed entry gates. There is adequate pedestrian access from Carson Street and Avalon Boulevard into the center. An emergency access driveway is proposed at Avalon Boulevard along the northern property line within the 33½ foot side yard setback area.

Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development. Although the project, when considered individually, would not result in a significant impact, it would contribute to the cumulative significant impact at the intersection of Avalon Boulevard and Carson Street. The "Traffic Impact Study for the Carson Marketplace" identified the improvements that would be required to mitigate the impacts at this intersection, which include constructing right-turn lanes on the northbound, westbound, and southbound approaches to the intersection. As these recommended intersection improvements would require additional right-of-way, as the proposed project abuts the northbound approach to the intersection, and as the proposed project is a contributor to the cumulative significant impact at this intersection, the project applicant shall be required to dedicate sufficient right-of-way to accommodate the construction of a northbound right-turn lane on the east side of Avalon Boulevard south of Carson Street. The developers of the Carson Marketplace project would be responsible for construction of the right-turn lane at this location. The City's Traffic Engineer has reviewed the proposed project and has recommended mitigation measures to reduce significant traffic impacts to the area circulation.



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

The project features building mounted signage above the proposed business shops. A specific sign program shall be developed for the project subject to the review and approval of the Planning Commission prior to the issuance of building permits for the project. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

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

Pursuant to the recently adopted Carson Street Master Plan and the MU-CS (Mixed-Use – Carson Street) Ordinance, future development within such a zone shall promote the creation of a distinct district along the Carson Street corridor with a “main street” character, featuring a unique pedestrian-friendly mixed-use environment. These goals include promoting compactness and intensity of mixed-use projects to create vibrant places for people and implementing early development victories. The proposed mixed-use project is therefore in conformance with the Carson Street Master plan as it will help create a distinctive mixed-use character on Carson Street, create a livable, pedestrian friendly downtown district near the civic core and facilitate with the redevelopment of currently underutilized and unattractive parcels located at the southeast corner of Carson Street and Avalon Boulevard. The proposed mixed-use project will provide affordable senior housing and housing opportunities for the community. The retail and restaurant uses will provide jobs to the community and increased tax revenue.

CONDITIONAL USE PERMIT NO. 685-07 (Shared Parking)

The applicant requests Conditional Use Permit No. 685-07 for shared parking based on non-conflicting hours of proposed uses demonstrated on the shared parking analysis prepared by Kuzman Associates, a consulting traffic engineering firm.

Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D). The Planning Commission, by Resolution, shall render its approval based on the ability to make affirmative findings based on the following criteria:

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



The General Plan designates the subject property for Mixed Use - Residential land uses. The proposed mixed-use development is consistent with permitted uses and adheres to the goals and policies described in the Land Use Element of the General Plan. The site is approximately 4.29 acres in size and is surrounded by a mobile home park located to the east of the site; City Hall located to the north of Carson Street; commercial land uses located to the west of Avalon Boulevard and commercial and residential land uses located to the south of the site. The area has been developed for a number of decades and has a well established urban character.

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

The subject property consists of seven adjoining parcels which encompass approximately 4.29 acres of land, after required right-turn lane dedication. The subject site is located within a built out urban environment and consists of flat land with existing one-story commercial structures and a one-story residence which will all be demolished to make way for the proposed mixed-use development. The site is adequate in size, shape, and topography and has access to required utilities as it is currently built out. The project will require shared parking in order to comply with the CMC.

Based on Section 9138.17 (Mixed-Use – Carson Street) of the CMC, Section D (12), 690 parking spaces are required for the mixed-use development which includes commercial, restaurant, resident guest and residential uses. As the project contains more than 10 percent affordable, senior housing units, it qualifies for a reduction in the required parking for senior housing. As such, the applicant proposes a 0.7 ratio for 85 of the senior housing units and a 0.75 ratio for overall guest parking. Based on this qualified reduction, 558 parking spaces would be required for the project. A shared parking analysis was prepared by a traffic engineer for this project. Based on the Urban Land Institute (ULI) rates and the reduced 558 parking spaces permitted by code with approved deviation, the maximum parking demand for the project would be 566 parking spaces before shared parking factors are considered. A total of 580 parking spaces are proposed on site, which includes 202 parking spaces on the ground level for commercial and residential guest parking and 378 subterranean parking spaces (78 for senior residents and 300 for condominium residents). Based on these findings, staff and the City's Traffic Engineer can support the shared parking analysis and concur with its findings. Staff anticipates that the project, even at peak lunch periods, will be able to provide adequate on-site parking.

Although the proposed number of parking spaces would not meet the current requirements of the MU-CS (Mixed Use – Carson Street) development standards, the number of spaces that would be provided would be sufficient according to the reduced parking rates approved by the Planning Commission and the maximum parking demands presented in the shared parking analysis. As the proposed number of parking spaces exceeds the parking requirements



as well as the shared parking demand, the project would have an adequate parking capacity and would result in a less than significant parking impact.

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

Vehicular access into the center is provided off Carson Street at two driveways located on the ground floor and another driveway located off Avalon Boulevard. Access to the subterranean parking garage is accessible from the ground floor via two ramps with keyed entry gates. There is adequate pedestrian access from Carson Street and Avalon Boulevard into the center. Pursuant to review by the Carson Engineering Services Department, Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development. Although the project, when considered individually, would not result in a significant impact, it would contribute to the cumulative significant impact at the intersection of Avalon Boulevard and Carson Street. The "Traffic Impact Study for the Carson Marketplace" identified the improvements that would be required to mitigate the impacts at this intersection, which include constructing right-turn lanes on the northbound, westbound, and southbound approaches to the intersection. As these recommended intersection improvements would require additional right-of-way, as the proposed project abuts the northbound approach to the intersection, and as the proposed project is a contributor to the cumulative significant impact at this intersection, the project applicant shall be required to dedicate sufficient right-of-way to accommodate the construction of a northbound right-turn lane on the east side of Avalon Boulevard south of Carson Street. The developers of the Carson Marketplace project would be responsible for construction of the right-turn lane at this location. The City's Traffic Engineer has reviewed the proposed project and has recommended mitigation measures to reduce significant traffic impacts to the area circulation.

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

The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.

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

The project site is designated for Mixed-Use Residential uses in both the General Plan and MU-CS (Mixed-Use – Carson Street) zone district. The proposed mixed-use development is consistent with the vision, goals and policies of the Carson Street Master Plan and will help to promote a lively, pedestrian oriented, mixed-use downtown district. Therefore, the proposed development will be compatible with the intended character of downtown



Carson Street. The subject site is located at a prime corner location, across from City Hall and within the city's downtown urban core. The project will serve to revitalize a dormant, underutilized prime corner location and promote an aggressive stance towards new, mixed-use development projects and revitalization of existing surrounding developments.

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

Approval of the Conditional Use Permit is contingent upon the City Council's approval of the final subdivision map. 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.

CONDITIONAL USE PERMIT NO. 686-07 (Mixed-Use Development)

Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. 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 project is consistent and adheres to the General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed mixed-use development is consistent with development standards of the recently adopted MU-CS (Mixed-Use – Carson Street) zone. The proposed project will be a focal point at this corner and exemplary example of a mixed-use project design. Affirmative findings can therefore be made.

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

The subject property consists of seven adjoining parcels which encompass approximately 4.29 acres of land, after required right-turn lane dedication. The subject site is located within a built out urban environment and consists of flat land with existing one-story commercial structures and a one-story residence which will all be demolished to make way for the proposed mixed-use development. The site is adequate in size, shape, and topography and has access to required utilities as it is currently built out. The project will require shared parking in order to comply with the CMC.



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

Vehicular access into the center is provided off Carson Street at two driveways located on the ground floor and another driveway located off Avalon Boulevard. Access to the subterranean parking garage is accessible from the ground floor via two ramps with keyed entry gates. There is adequate pedestrian access from Carson Street and Avalon Boulevard into the center. Pursuant to review by the Carson Engineering Services Department, Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development. Although the project, when considered individually, would not result in a significant impact, it would contribute to the cumulative significant impact at the intersection of Avalon Boulevard and Carson Street. The "Traffic Impact Study for the Carson Marketplace" identified the improvements that would be required to mitigate the impacts at this intersection, which include constructing right-turn lanes on the northbound, westbound, and southbound approaches to the intersection. As these recommended intersection improvements would require additional right-of-way, as the proposed project abuts the northbound approach to the intersection, and as the proposed project is a contributor to the cumulative significant impact at this intersection, the project applicant shall be required to dedicate sufficient right-of-way to accommodate the construction of a northbound right-turn lane on the east side of Avalon Boulevard south of Carson Street. The developers of the Carson Marketplace project would be responsible for construction of the right-turn lane at this location. The City's Traffic Engineer has reviewed the proposed project and has recommended mitigation measures to reduce significant traffic impacts to the area circulation.

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 commercial and residential community. The proposed mixed-use development will change the existing one and two story visual character of the surrounding land uses by converting existing commercial land uses into a mixed-use, multi-story residential development. However, there is another mixed-use residential development, the Villagio, located less than a mile to the west of the subject site on Carson Street. Like the proposed project, the Villagio is a three to four story mixed use development with 100 percent affordable housing units. Density at the Villagio is similar to the proposed development. The proposed project is seen as an improvement over the currently underutilized and blighted parcels. The



four story building would be setback 10 feet from the property line along Carson Street and 13½ feet along Avalon Boulevard. The setback area would allow for immediate access into the retail stores and proposed outdoor courtyard area. By concentrating the more intensive structural elements within the site interior and providing a landscape-screening element along both street frontages, the proposed plan will improve the visual character of the 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.**

Approval of the Conditional Use Permit is contingent upon the City Council's approval of the final subdivision map. 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.

V. **Environmental Review**

An Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) (Exhibit No. 2). The City's Traffic Engineer concurs with the shared parking study prepared for this project. Staff has determined that this project will impose less than significant impacts on the environment and has prepared a Mitigated Negative Declaration. The various mitigation measures identified in the Mitigated Negative Declaration are also found in the Conditions of Approval for this project.

VI. **Conclusion**

The proposed mixed-use project is in conformance with the vision, goals and policies described within the General Plan, MU-CS (Mixed-Use – Carson Street) zone and the Carson Street Master plan. The project will help create a distinctive mixed-use character on Carson Street, create a livable, pedestrian friendly downtown district near the civic core and facilitate with the redevelopment of currently underutilized and unattractive parcels located at the southeast corner of Carson Street and Avalon Boulevard. The proposed mixed-use project will provide affordable senior housing and housing opportunities for the community. The retail and restaurant uses will provide jobs to the community and increased tax revenue.

VI. **Recommendation**

That the Planning Commission:

- **ADOPT** the Mitigated Negative Declaration;
- **APPROVE** Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and

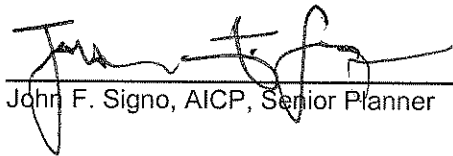


- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1256-07, CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE CONSTRUCTION OF A 236-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD."

Exhibits

1. Zoning Map
2. Proposed Resolution
3. Mitigated Negative Declaration and Initial Study
4. Shared Parking Analysis Report
5. Proposed Development Plans (submitted under separate cover)

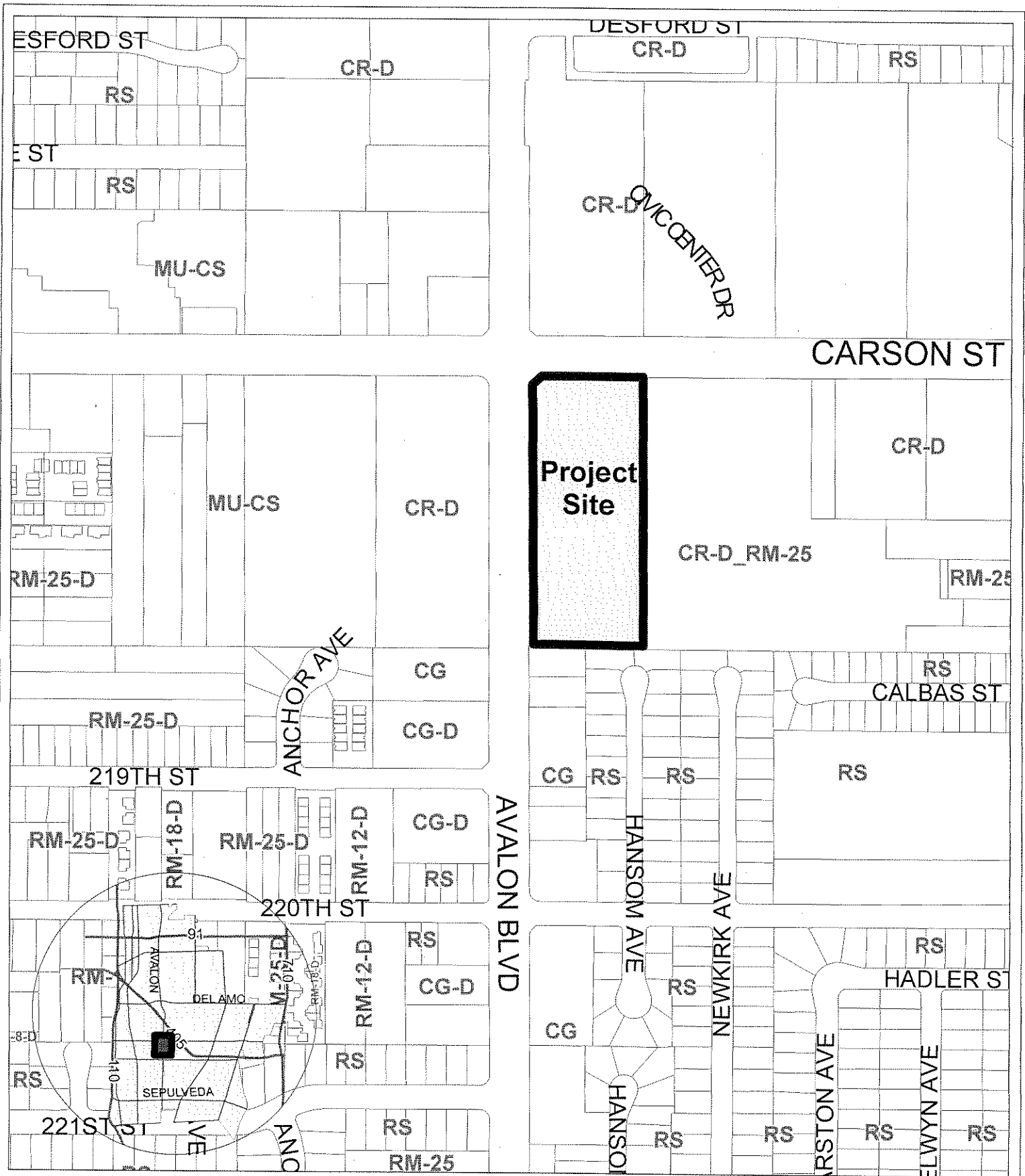
Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed and Approved by:


Sheri Repp, Planning Manager





SW Corner of Carson St and Avalon Blvd

Exhibit 1



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 08-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1256-07, CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE CONSTRUCTION OF A 236-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD.

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, Thomas Safran Associates, with respect to real property located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard as described in Exhibit "A" attached hereto, requesting the approval of a 236-unit residential mixed-use development on 4.29 acres. The request includes:

- Design Overlay Review (DOR) No. 1256-07 for development within the Mixed-Use – Carson Street (MU-CS)_Corridor;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

A public hearing was duly held on February 26, 2008, at 6:30 P.M. at the Carson 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 Section 9138.17.C of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per Section 9172.23. Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D). Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. The Planning Commission finds that:

1. The proposed project is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed mixed-use development is consistent with development standards of the recently adopted MU-CS (Mixed-Use – Carson Street) zone. The proposed project will be a focal point at the corner of Avalon Boulevard and Carson Street, and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Avalon Boulevard and Carson Street, which provides an urban presence and pedestrian-oriented amenities.



2. The design and architecture of the proposed development conforms to all the applicable design and development standards of the MU-CS (Mixed-Use – Carson Street) zone, with exception to building height, floor area ratio (FAR), density, private open space, and parking. The project complies with Section 9126.91 of the CMC, in that 36 percent of the units are affordable senior citizen households. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the development standards relating to FAR, density, private open space, and parking. In addition, CUP No. 685-07 for shared parking is being proposed to address the number of parking spaces.

3. The project is pedestrian oriented as the building is oriented toward the street and restaurant and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The design and architecture of the project features a very eclectic style of architecture, combining European influences in each section of the elevations. A clock tower is proposed at the intersection of Avalon Boulevard and Carson Street and 86 senior housing units will be located on the northern portion of the development. The remaining elevation along Avalon Boulevard contains a variety of architectural building sections to break the long elevation. The first floor of the building features a different veneer for each building section in addition to canvas awnings, plaster coated foam trim, recessed aluminum storefronts and decorative entry signage per tenant. The remainder of the building includes 25-year dimensional shingle roofing with decorative ridgeline; decorative cornice and wrought iron railing; vinyl French doors; and stucco banding throughout. The project includes ample side and rear yard setbacks, lush landscaping, and adequate design amenities. Conditions of approval have been included to mitigate potential conflicts between the commercial and residential uses.

4. The proposed mixed-use project is compatible with similar approved housing projects and anticipated development within the MU-CS (Mixed-Use – Carson Street) zone. The redevelopment of the project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The mixed-use project will be a catalyst to future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development of the area.

5. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone, with the exception of required guest and senior housing parking stalls. The findings under Conditional Use Permit (CUP No. 685-07) will address these deviations. Customer and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. A condition will be placed that delivery of merchandise be limited to off-peak hours to the extent feasible. Senior and condominium resident parking located in the subterranean garage also provide adequate and safe circulation of vehicles and pedestrians on site. Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development.

6. Based on Section 9138.17 (Mixed-Use – Carson Street) of the CMC, Section D (12), 690 parking spaces are required for the mixed-use development which includes commercial, restaurant, resident guest and residential uses. As the project contains more than 10% affordable, senior housing units, it qualifies for a reduction in the required parking for senior housing. As such, the applicant proposes a 0.7 ratio for 85 of the senior housing units and a 0.75 ratio for overall guest parking. Based on this reduced ratio, 558 parking spaces would be



required for the project. The maximum parking demand as identified in the shared parking analysis for the project would be 566 parking spaces before shared parking factors are considered. A total of 580 parking spaces are proposed on site, which includes 202 parking spaces on the ground level for commercial and residential guest parking and 378 subterranean parking spaces (78 for senior residents and 300 for condominium residents). Based on these findings, it is anticipated that the project, even at peak lunch periods, will be able to provide adequate on-site parking.

7. The project features building mounted signage above the proposed business shops. A specific sign program shall be developed for the project subject to the review and approval of the Planning Commission prior to the issuance of building permits for the project. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

8. The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.

9. Approval of the Conditional Use Permit is contingent upon the City Council's approval of the final subdivision map. 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 4. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. 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 26th DAY OF FEBRUARY, 2008.

ATTEST: _____
SECRETARY

CHAIRMAN



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1256-07

CONDITIONAL USE PERMIT NO. 685-07

CONDITIONAL USE PERMIT NO. 686-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, said permit(s) 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 architectural feature at the northwestern portion of the building and all other structures that exceed the height requirement shall be revised to meet the height requirement as described in Section 9138.17(D)(6) of the Carson Municipal Code, unless an ordinance amendment is approved by the City which allows for such architectural features to exceed the height requirement.
4. Prior to issuance of a building permit, a tentative tract map shall be submitted to the City for subdivision of the residential units and commercial tenant spaces. The tract map shall be recorded with the County Recorder's office prior to issuance of certificate of occupancy.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. 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 \$50.00 (fifty dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. 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.
7. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the



applicant shall deliver to the Planning Division, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,876.75 pursuant to SB 1535. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

8. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
9. The applicant shall submit two complete sets of plans and related documentation 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.
10. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
11. 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.
12. 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.
13. 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.
14. 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 No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07. 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

15. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
19. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
20. Decorative colored concrete pattern shall occur at all driveway entrance areas.
21. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles.
22. Changes to the commercial tenant uses shall warrant review and approval by the Planning Division for compliance with the shared parking requirements. The Planning Division shall review commercial tenancy changes to ensure that hours of operations between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Planning Commission.

LANDSCAPING/IRRIGATION

23. 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.
24. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
25. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
26. 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.



27. 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;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and
 - d. Tree height and plant materials to be approved by the project planner prior to installation.
28. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

GRAFFITI LANDSCAPING

29. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
30. 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

31. 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, unless screened from public right-of-way to the satisfaction of the Planning Division.
32. 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.
33. Prior to issuance of a building permit, the applicant shall enter into an agreement with the city franchise cable TV operator to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed development have been initiated to the satisfaction of the City.
34. The applicant shall provide a central antenna with connections to each unit via underground or internal wall wiring to provide for satellite TV and internet service. Any satellite dish shall be screened from public view to the greatest extent feasible.
35. Any above-ground utility box, piping, or structure not shown on the development plan that is subsequently required by a utility company shall be screened to the satisfaction of the Planning Division prior to issuance of certificate of compliance.



AESTHETICS

36. High quality postal delivery receptacles shall be provided and located in an area convenient for each resident, subject to the approval of the Planning Division.
37. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
38. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
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. Identification signs shall conform to the requirements of the sign program and shall be approved by the Planning Division prior to the issuance of a building permit(s). The sign plan shall detail all signs to be erected including location, size, type, materials, etc., and shall comply with the requirements of Section 9138.17(F) of the CMC to the extent feasible.

FENCES/WALLS

41. Perimeter walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
42. Where walls are used, they shall conform to the requirements of the Carson Municipal Code and shall be of decorative material to include stucco block, slumpstone or splitface.

LIGHTING

43. A precise lighting plan shall conform to the requirements of the Carson Municipal Code and shall be submitted showing all proposed street, walkway, and recreational area lighting, subject to the approval of the Planning Division.
44. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts to adjacent residences and motorists.

AIR QUALITY – MITIGATION MEASURES

Construction

45. Use zero Volatile Organic Compounds (VOC) content architectural coatings on buildings. These reduce VOC (ROG) emissions by 95% over conventional architectural coatings. The following websites provide lists of manufacturers and major brand names:

- a. <http://www.aqmd.gov/business/brochures/zerovoc.html>



- b. <http://www.delta-institute.org/publications/paints.pdf>
 - c. <http://www.cleanaircounts.org/factsheet/FS%20PDF/Low%20VOC%20Paint.pdf>
- Restrict the number of gallons of coatings used per day.
 - Encourage water-based coatings or other low-emitting alternatives.
 - Consider requiring the use of coatings with a lower VOC content than 100 grams per liter.
 - Where feasible, paint contractors should use hand applications as well instead of from spray guns.
46. The grading contractor shall do the following:
- a. Provide watering of the active grading area at least twice a day, throughout the grading phase.
 - b. Apply soil stabilizers to inactive areas.
 - c. Replace ground cover in disturbed areas quickly.
47. General contractor(s) shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
48. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.
49. All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site.
50. All construction related equipment shall use aqueous diesel fuel, a diesel particulate filter and cooled exhaust gas recirculation.
51. All construction vehicles tires shall be washed at the time these vehicles exit the project site.
52. All fill material carried by haul trucks and stock piles shall be covered by a tarp or other means.
53. Reduce speed on unpaved roads to less than 15 miles per hour (mph).
54. Supply lunch van to construction site for employees, to reduce vehicle trips.

Operations

Service and Support Facilities (point sources)

55. All point source facilities shall obtain all required permits from the SCAQMD. The issuance of these permits by the SCAQMD shall require the operators of these



facilities to implement Best Available Control Technology and other required measures that reduce emissions of criteria air pollutants.

56. Land uses on the project site shall be limited to those that do not emit high levels of potentially toxic contaminants or odors.

Natural Gas Consumption and Electricity Production

57. All residents and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
58. All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.

Building Materials, Architectural Coatings and Cleaning Solvents

59. Building materials, architectural coatings and cleaning solvents shall comply with all applicable SCAQMD rules and regulations.

Transportation System Management and Demand Management

60. The applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
61. The applicant shall coordinate with the Carson Circuit Transit System, the City of Carson, the MTA and Los Angeles Department of Transportation to provide information with regard to local bus and rail services.
62. During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.
63. Applicant shall provide bicycle racks located at convenient locations throughout the project site.

CULTURAL RESOURCES – MITIGATION MEASURES

64. A qualified archaeologist shall be on site during all earth moving and trenching activities. The archaeologist shall be empowered to stop and/or relocate earth-moving activities if cultural resources are identified. In the event that previously unknown archaeological remains are uncovered during construction, land alteration work in the general vicinity of the find shall be halted. Prompt evaluations would then be made regarding the finds and an appropriate course of action would be implemented as directed by the archaeologist. If prehistoric archaeological deposits are discovered, local Native American organizations shall be consulted and involved in making cultural resources management decisions. All such procedures shall comply with CEQA Guidelines Section 15064.5, Public Resources Code 5097.98, and Health and Safety Code 7050.5. All resources shall be documented and curated, and a report shall be filed with the City's Planning Department within 30 days of the find.



GEOLOGY AND SOILS – MITIGATION MEASURES

65. Prior to issuance of building permits, the Building Department shall review and approve all structural plans to assure compliance with the seismic safety design parameters set forth in the most current version of the City's Building Code. Compliance with these requirements would ensure implementation of appropriate measures, such as reinforcement and shoring, designated construction zones, barriers, and other methods, to anticipate and avoid the potential for significant and adverse impacts caused by building site instability and falling debris during construction activities (as caused by a seismically induced event). Such plans shall be prepared in consultation with or certified by a qualified structural engineer, experienced with earthquake-resistant design techniques.
66. Prior to issuance of a grading permit, the Building Department shall ensure that the recommendations of a certified geologist's site-specific report are incorporated into the grading plan to mitigate seismically-induced ground shaking hazards and all applicable requirements of the City's grading ordinance.

HAZARDS AND HAZARDOUS MATERIALS – MITIGATION MEASURES

67. As a condition to the issuance of grading and shoring permits for the Econo Lube site and the site of the former cleaners, (the Econo Lube contaminated with fuel and the cleaners contaminated with PCE above actionable levels), the developer shall provide the City with a plan of action for remediation that has been approved by the Los Angeles Regional Water Quality Control Board or other lead agency. Upon the developer's completion of the remediation in accordance with the approved plan, including the installation of water monitoring wells (to the extent required) and the delivery of the contaminated soil removal completion report prepared by the developer's State-licensed consultant, the City shall issue the building permit for those sites.
68. As a condition to issuance of a certificate of occupancy for the buildings to be constructed on those sites, the developer shall deliver a No Further Action letter from the Regional Water Quality Board or other lead agency in connection with the soils remediation. Developer shall diligently pursue a No Further Action letter with respect to the groundwater in a timely manner.
69. Prior to the issuance of any grading permit for residential/commercial development at the subject site, the City shall obtain evidence of issuance of a "No Further Action" letter or clearance from the LARWQCB, to certify that any contaminated portions of the site have been addressed.

NOISE

70. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.
71. All equipment maintenance activities shall be performed within the center of the project site as is practical.
72. Stationary equipment such as concrete pumps, generators and compressors shall be located more than 200 feet from the nearest residential uses. Alternately, they may be located behind a structure or temporary noise barrier constructed of minimum 3/4" thick plywood with no gaps or cracks that blocks



line of site between the residential uses within 200 feet of the unit and the unit itself.

73. Solid noise barriers shall be provided for all exterior patios and balconies for units along Avalon Boulevard and Carson Street. This will reduce exterior noise levels in these private outdoor recreation spaces to less than the City's maximum exposure of 65 dBA CNEL. When final grading plans become available, and prior to grading permit issuance, an analysis will be performed to determine the exact height and location of barriers required to meet the noise standards in the residential patios and balconies. This analysis shall be prepared by a qualified acoustical engineer and be reviewed and approved by the City prior to permit issuance.
74. Mechanical ventilation shall be provided for all dwelling units along Avalon Boulevard and Carson Street. This will enable residents to close all windows to achieve the City's interior noise level standard of 45 dBA CNEL or less. Compliance with this requirement shall be shown on the architectural plans, prior to issuance of building permits.
75. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.

TRANSPORTATION/TRAFFIC

76. Dedicate right-of-way on the east side of Avalon Boulevard south of Carson Street to accommodate the construction of a right-turn lane on the northbound approach of the Avalon Boulevard/Carson Street intersection, subject to approval by the City Engineer.
77. Reconstruct the median on Avalon Boulevard south of Carson Street to provide a left-turn pocket at the project's commercial driveway, subject to approval by the City Engineer.
78. Reconstruct the median on Carson Street east of Avalon Boulevard to eliminate the existing median opening, subject to approval by the City Engineer.

TRASH

79. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
80. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
81. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. Recycle bins shall be provided at all upper levels next to trash chutes and shall be emptied on a daily basis by maintenance staff. Recycle bins shall be conveniently located for residents and properly screened. The size, location, and number of all recycle bins shall be approved by the Planning Division prior to Certificate of Occupancy.
82. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.



THE GAS COMPANY

83. 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.
84. 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

85. The required fire flow for this development is 3,750 gallons per minute for 3 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
86. Upgrade 3 hydrants measuring 6" x 4" x 2-1/2", conforming to current AWWA standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
87. Provide evidence on LACoFD fire flow form, Form No. 196, that the hydrant(s) and available flow rate(s) meet LACoFD requirements prior to issuance of certificate of occupancy. Provide a separate detail drawing for all proposed gates.
88. Verify location and flow test of all existing fire hydrants on the east side of Avalon Boulevard, and the south side of Carson Street within 200 feet of lot frontage. Additional requirements may apply when information on hydrant locations and fire flow availability is received and reviewed.
89. The applicant shall comply with all other requirements of the LA County Fire Department.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

90. 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

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



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

92. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
93. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
94. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
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. Repair any broken or raised sidewalk, curb and gutter along Avalon Boulevard and along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
98. The Developer shall remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
99. 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.
100. 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 28 feet.
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. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
103. 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.



104. If necessary, modify existing wheelchair ramp at the corner of Avalon Boulevard and Carson Street per City of Carson Standard, in compliance with ADA requirements.
105. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. 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)
106. All new utility lines, along Avalon Boulevard and along Carson Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
107. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
108. Plant parkway grass along Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
109. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Avalon Boulevard and along Carson Street.
110. Modify existing raised landscaped median along the development on Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
111. Install striping and pavement legend per City of Carson standard.
112. Paint curbs red along Avalon Boulevard and along Carson Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
113. 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.
114. 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.
115. 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.



116. 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 issuance of Certificate of Occupancy.
117. 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.
118. Comply with mitigation measures recommended by the water purveyor.
119. 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 along Avalon Boulevard and along Carson Street
120. At the time of approval of issuance of Certificate of Occupancy, 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.
121. The Developer shall submit a copy of approved plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
122. A construction permit is required for any work to be done in the public right-of-way.
123. 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.
124. Street shall be slurry sealed from median-to-curb when medians are existing or as approved by the Engineer in the field. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
125. 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.
126. 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.



127. Prior to issuance of Building Permit, the following must be on file:
- a. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - 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.
128. The Developer 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

