



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 13, 2008

SUBJECT: Design Overlay Review No. 1260-08; Variance No. 497-08

APPLICANT: County of Los Angeles, Dept. of Public Works
Project Management Division II
Attn: Luis Ramirez
900 South Fremont Avenue, 5th Floor
Alhambra, CA 91803

REQUEST: To permit a 1,540-square-foot addition to Los Angeles County Fire Station No. 116 and a variance request from Carson Municipal Code Section 9162.51, Standards for Automobile Parking Lot Design, to allow for less than the required vehicular driveway width.

PROPERTY INVOLVED: 755 E. Victoria 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. 12B

I. Introduction

On January 28, 2008, an application was submitted for the development of a 22-foot by 70-foot (1,540 square feet) addition to an existing 4,000 square-foot, single-story fire station. The addition will house a new fire apparatus (truck). Additional improvements include additional parking stalls, landscaping, fencing/walls, and the relocation of an existing above-ground storage tank. This application includes the following discretionary permits:

- Design Overlay Review No. 1260-08 – Expansion of a fire station in the CN (Commercial, General) zone;
- Variance No. 497-08 – Relief from compliance with Section 9162.51 of the Carson Municipal Code (CMC), Standards for Automobile Parking Lot Design, to allow for less than the required vehicular driveway width.

II. Background

The project site is 11,700 square feet and is located on the northern side of Victoria Boulevard, just west of Rainsbury Avenue in the north-central area of the city of Carson. To accommodate the expansion of the fire station, the owner of the adjacent Colony Cove mobile home park has agreed to provide a lot line adjustment of 39 feet along the eastern property line of the Los Angeles County Fire Department property. Fire Station No. 116 is constrained due to the small size of the property and the building. Fire personnel regularly park in the red zone along Victoria Boulevard due to the lack of sufficient parking onsite.

Surrounding Area

The subject lot is surrounded on the east, west, and north by the Colony Cove mobile home park, zoned RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay Review). To the south, across Victoria Boulevard, is the California State University, Dominguez Hills campus and Home Depot Center zoned SU-COL (Special Use – College).

III. Analysis

Design Overlay Review No. 1260-08

The proposal is to construct a single-story, 1,540-square-foot addition to the existing fire station.

Findings: Design Overlay Review

Pursuant to Section 9172.23 of the CMC, Site Plan and Design Review, the proposed development plan may be approved if the following findings can be made in the affirmative:

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



The subject property is zoned CN and has a General Plan Land Use designation of PF (Public Facilities). Surrounding uses include a mobile home park, college and sports stadium and facilities. A new concrete-masonry unit block wall and additional landscaping is proposed along the north and east property lines to buffer the new expansion from existing and proposed mobile homes. In the Safety Element of the General Plan, policy SAF-5.1 regarding the issue of urban fires, states that coordination should occur between the city and the Fire Department to provide fire and paramedic service at standard levels of service. This policy facilitates goal SAF-5 which is to minimize the public hazard from fire emergencies. The additional apparatus bay will provide increased resources used to respond to fire emergencies. As such, the proposed use is compatible with the General Plan and surrounding uses. There is no specific plan for the area.

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

The existing fire station building is one-story and comprised of wood with brick trim. The architecture of the proposed development features a hip roof over the office area on the west side of the building and a taller, saltbox roof over the truck bay area on the east side of the building. A flat roof is proposed for the additional truck bay which will pitch slightly westward to drain onto the east side of the roof covering the existing truck bay. The project includes areas of fibrous, synthetic gray-colored, concrete paneling and bricks on the east and west elevations, with brick wrapping the other sides. The new roll up door on the south elevation is metal-framed clear glass to match the existing door.

The subject property is adjacent to residentially-zoned property which is compatible with the proposed use. The scale and appearance of the structure contribute to a harmonious and attractive development of the area.

- c). *Convenience and safety for pedestrians and vehicles.*

The subject property is located on a major street. Adequate ingress and egress is provided on the site by virtue of a driveway along Victoria Boulevard and a dedicated street light to control traffic as fire trucks enter and exit the station.

The project includes the addition of eight vehicular parking spaces which will be located along the east property line and near the northwest corner of the property. The applicant has applied for a variance to allow for a 20-foot wide drive aisle and back-up distance for the proposed parking spaces along the east property line, which is less than the 26 feet required by Section 9162.51 of the CMC (See Variance Findings for further details). Pedestrians accessing the fire station from the street can follow the distinct concrete path of travel stemming from the west of the property to the office area. The project is safe and convenient for pedestrian and vehicular circulation.



- d). *Attractiveness, effectiveness, and restraint in signing, graphics, and color.*

The façade of the main building is decorative and aesthetically pleasing. The perimeter walls of the proposed structure are composed of colors and finishes which are complimentary to the existing fire station building. There are no signs proposed for the project. The use of contemporary materials and limited numbers of colors contribute to an attractive, restrained, and effective graphic and color presentation.

- e). *Development scheduling (if phased development) which will satisfy the above criteria in each phase.*

There is no phased development plan for the proposed project.

- f). *Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15. Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.*

The project is in conformance with applicable regulations, standards, and other criteria found in the zoning code.

Variance No. 497-08

Pursuant to CMC section 9172.22, a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The applicant is proposing a drive aisle width of 20 feet, which is less than the 26 feet required per Section 9162.51 of the Zoning Ordinance. There are a total of 9 parking stalls to be located north of the proposed rolling gate. Seven of the spaces will be located perpendicular to the eastern property line and two are currently along the north side of the fire station perpendicular to the west property line. All 9 spaces will be utilizing the 20 foot drive aisle as their backup area and/or path of ingress and egress. The proposed parking spaces are required by the CMC and will be used as fire department personnel parking only. Conditions of approval have been added to the proposed resolution which require that a parking space for the disabled be added in front of the office area on the west edge of the property and that the parking space south of the proposed rolling gate and perpendicular to the east property line be marked as 'visitor' parking.

The 39-foot by 107-foot area being provided to the station by the adjacent property owner was a former RV parking area. The donated area is the maximum possible to still allow two new mobile home units to be placed east of the fire station pursuant to the recently approved Modification to Special Use Permit No. 106-74 for the Colony Cove mobile home park. The area between the west edge of the proposed addition and the east property line which is proposed to be used for parking, drive aisle width, and landscaping is approximately 41 feet in width. The minimum vehicular parking



stall depth is 18 feet, and the minimum landscape area is 3-feet in order to accommodate the trees used for screening purposes. Thus, 20 feet is left for drive aisle width. Staff has added a condition of approval to the proposed resolution which states that the applicant shall make best efforts to coordinate with the adjacent property owner to place the 3-foot landscape planter on the east side of the proposed wall in order to adjust the drive aisle width from 20-feet to 23-feet for improved circulation. If the applicant's attempt to do so should fail, staff is confident that 20 feet will be sufficient to meet minimum distances for safe ingress and egress for fire department personnel vehicles.

Staff believes that there are special circumstances relating to the size and surroundings of the subject property. The expansion of the building will accommodate a new fire apparatus to complement the existing equipment used by the station. The size of the new addition will provide minimum clearances to accommodate the apparatus. The fire station expansion helps to meet the goals and objectives of the Safety Element of the General Plan. The proposed parking area which is deficient of the required back-up distance and drive aisle width will only to be used for employee parking and not for the general public. Therefore, it is staff's opinion that the variance request is justified to meet the demands of the fire station.

IV. Environmental Review

Pursuant to Section 15301(E)(1), of the California Environmental Quality Act, the proposed addition to Fire Station No. 116, is considered Categorically Exempt as an addition to an existing facility.

V. Conclusion

This project will provide additional emergency response resources to the neighborhood which facilitates the protection of the health, safety and welfare of the community.

VI. Recommendation

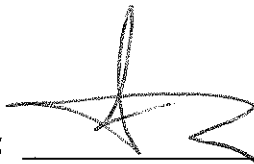
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1260-08 and Variance No. 497-08 to permit the construction of a 1,540-square-foot fire apparatus bay addition to Los Angeles County Fire Station No. 116 located at 755 E. Victoria Boulevard."

VII. Exhibits

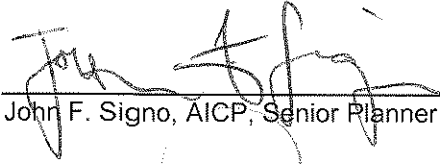
1. Site Plan, Floor Plan, Elevations (under separate cover)
2. Land Use Map
3. Resolution

Prepared by:



Steven C. Newberg, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

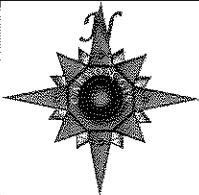
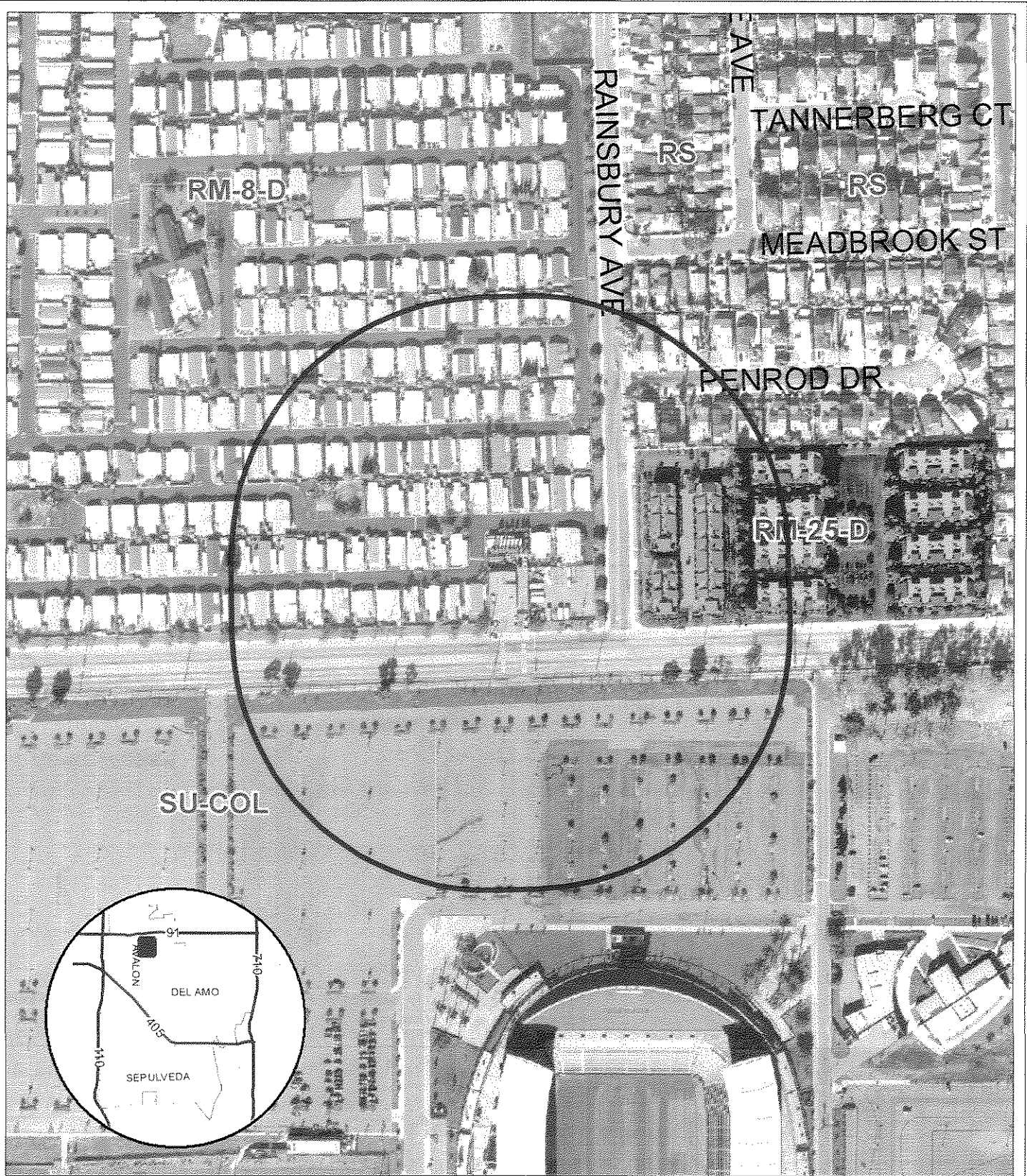
Approved by:



Sheri Repp-Loadsman, Planning Division Manager

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City of Carson
500 Foot Radius Map
755 E Victoria Blvd

Exhibit 2

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1260-08 AND VARIANCE NO. 497-08 TO PERMIT THE CONSTRUCTION OF A 1,540-SQUARE-FOOT FIRE APPARATUS BAY ADDITION TO LOS ANGELES COUNTY FIRE STATION NO. 116 LOCATED AT 755 E. VICTORIA 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, Los Angeles County Public Works Department, with respect to real property located at 755 E. Victoria Boulevard, and described in Exhibit "A" attached hereto, requesting an approval to construct a 1,540-square-foot addition to Los Angeles County Fire Station No. 116 and a variance request from Carson Municipal Code Section 9162.51, Standards for Automobile Parking Lot Design, to allow for less than the required vehicular driveway width.

A public hearing was duly held on May 13, 2008, at 6:30 P.M. at 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. The Planning Commission finds that:

- a) The subject property is zoned CN and has a General Plan Land Use designation of PF (Public Facilities). Surrounding uses include a mobile-home park and college. A new concrete-masonry unit (CMU) block wall and additional landscaping is proposed along the north and east property lines to buffer the new expansion from existing mobile homes. As such, the proposed use is compatible with the General Plan and surrounding uses. There is no specific plan for the area.
- b) Policy SAF-5.1 contained in the Safety Element of the General Plan, regarding the issue of urban fires, states that coordination should occur between the city and the Fire Department to provide fire and paramedic service at standard levels of service. This policy facilitates goal SAF-5 which is to minimize the public hazard from fire emergencies. The additional apparatus bay will provide increased resources used to respond to fire emergencies.
- b) The existing fire station building is one-story and comprised of wood with brick trim. The architecture of the proposed addition is consistent with the existing building and will provide a complimentary aesthetic enhancement. The new roll up door on the south elevation is metal-framed clear glass to match the existing door. The subject property is adjacent to residentially-zoned property which is compatible with the proposed use. The scale and appearance of the structure contribute to a harmonious and attractive development of the area.



- c) The subject property is located on a major street. Adequate ingress and egress is provided on the site by virtue of a driveway along Victoria Boulevard and a dedicated street light to control traffic as fire trucks enter and exit the station. Pedestrians accessing the fire station from the street can follow the distinct concrete path of travel stemming from the west of the property to the office area. The project is safe and convenient for pedestrian and vehicular circulation
- e) The façade of the main building is decorative and aesthetically pleasing. The perimeter walls of the proposed structure are composed of colors and finishes which are complimentary to the existing fire station building. There are no signs proposed for the project. The use of contemporary materials and limited numbers of colors contribute to an attractive, restrained, and effective graphic and color presentation
- f) There are special circumstances relating to the size and surroundings of the subject property. The expansion of the building will accommodate a new fire apparatus to complement the existing equipment used by the station. The size of the new addition will provide minimum clearances to accommodate the apparatus. The proposed parking spaces are required by the CMC and will be used as additional personnel parking, not for the general public. Additional spaces proposed to the south of the rolling gate and accessible to the general public will be accommodate visitor and disabled parking.
- g) The 39-foot by 107-foot area being donated to the station by the adjacent property owner was a former RV parking area. This area will be used to accommodate the proposed fire station expansion. The donated area is the maximum possible to still allow new mobile home units proposed to be placed east of the fire station as part of the Modification to Special Use Permit No. 106-74 recently approved by the Planning Commission.
- h) The fire station expansion helps to meet the goals and objectives of the Safety Element of the General Plan. The proposed parking area which is deficient of the required back-up distance and drive aisle width will only to be used for employee parking and not for the general public.

Section 4. The Planning Commission further finds that pursuant to Section 15301(E)(1), of the California Environmental Quality Act, the proposed addition to Fire Station No. 116 is considered Categorically Exempt as an addition to an existing facility.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1260-08 and Variance No. 497-08, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify the adoption of this 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 13th DAY OF May, 2008.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

EXHIBIT "~~ONE~~"A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

That portion of the Tract of Land Marked "J. G. Downey 504.19 acres, in the City of Carson, County of Los Angeles, State of California, as shown on map of a part of Rancho San Pedro, filed in Case No. 939 of the Superior Court of the State of California for the County of Los Angeles, within the following described boundaries;

Commencing at the intersection of the center line of Avalon Boulevard as said center line is shown on map filed in Book 82 Pages 31 and 32 Record of Surveys, in the office of the County Recorder of said county, with the center line of Victoria Street, as said last mentioned center line is shown on said last mentioned map; thence North $87^{\circ} 59' 40''$ East along said last mentioned center line 1,341.00 feet; thence North $2^{\circ} 00' 20''$ West 50.00 feet to a point in the Northerly line of that certain 17 foot strip of the land described in Parcel 8-3 of deed to the County of Los Angeles for Victoria Street, recorded as document No. 2799 on July 6, 1966 in Book D-3357 Page 645, Official Records, in the office of the County Recorder of said county. Said point being the true point of beginning; thence North $01^{\circ} 37' 00''$ West 150.00 feet; thence South $87^{\circ} 59' 40''$ West 80.00 feet; thence South $01^{\circ} 37' 00''$ East 150.00 feet to said Northerly line; thence Easterly along said Victoria Street to said true point of beginning.

Except from said land that portion lying below a depth of 500.00 feet, measured vertically from the surface of said land as said surface existed on October 25, 1965.

Parcel 2:

An easement for the right to construct, maintain, operate and use, sanitary sewers and appurtenant structures in and across the real property in above mentioned County described as follows

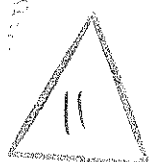
That portion of the above mentioned tract of Land Marked "J. G. Downey 504.19 acres", within a strip of land 10 feet wide, the Northerly line of which is described as follows:

Beginning at the Northeasterly corner of above described Parcel 1; thence North $87^{\circ} 99' 40''$ East 175.00 feet.

Except from said land that portion below a depth of 500.00 feet, measured vertically from the surface of said land as said surface existed on October 25, 1965.

The Southerly line of said 10 foot strip of land shall be prolonged at the beginning thereof so as to terminate in the Easterly line of said Parcel 1.

Assessor's Parcel No: 7319-017-902



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1260-08
VARIANCE NO. 497-08

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1260-08 or Variance No. 497-08, said permits shall be declared null and void unless an extension of time is requested prior to their 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 approved 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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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. 1260-08 and Variance No. 497-08. 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

10. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
11. The applicant shall provide one space marked as parking for the disabled, signed and painted with proper access, pursuant to Section 9162.42 of the Zoning Ordinance. This parking space shall be provided in front of the office area at the westerly edge of the property.
12. The southernmost parking space located south of the proposed rolling gate shall be marked as 'visitor' parking.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

14. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect and in substantial conformance with preliminary landscape as shown on plans dated March 19, 2008. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.



15. Such landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Vine-like landscaping along walls where trellises are proposed;
 - b. Annual flowers wherever possible; and
 - c. Irrigation system designed to commercial grade standards.

Furthermore, these plans are subject to Planning Division review and approval before landscape/irrigation construction, which is to be completed prior to the issuance of final occupancy.

16. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
17. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
18. The applicant shall install minimum 24-inch box specimen Italian Cypress (*Cupressus sempervirens*) trees spaced at 5-foot intervals on-center on the east property line, and along the 39-foot east-west jog of the property line adjacent to the west property line. The applicant shall make best efforts to coordinate with the adjacent property owner to place the 3-foot landscape planter on the east side of the proposed wall in order to adjust the drive aisle width from 20-feet to 23-feet for improved circulation.

UTILITIES

19. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
20. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
21. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

AESTHETICS

22. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to Planning Division approval.
23. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
24. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.



FENCES/WALLS

25. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
26. The new sliding gate proposed for the entryway to the parking area along the east property line shall be constructed of ornamental steel tubing, to the satisfaction of the Planning Division.
27. New walls constructed along the east property line and the 39-foot east-west jog of the property line shall be constructed of 8-foot high, split-face concrete-masonry units (CMU), and painted/textured to match the fire station.
28. The existing above-ground storage tank shall be removed and replaced beyond the required front yard setback. The tank shall be screened with a CMU wall to match the one along the east property line (Condition No. 27), along the south side facing Victoria Boulevard, consistent with the approved site plan.

LIGHTING

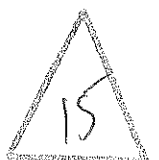
29. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (industrial zones) of the Zoning Ordinance.
30. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

TRASH

31. Trash enclosures and recycling areas shall each be located on a four inch concrete pad and details depicting dimensions, finish, color, materials, gate type/material, etc. shall be included in final plans used for Building and Safety plan check submittal, subject to Planning Division approval. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
32. 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

33. A construction permit is required for any work to be done in the public right-of-way.
34. 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.



PLANNING

35. The applicant shall obtain necessary building and/or other permit(s), where applicable, for the existing approximate 500 square-foot storage structure in the rear yard prior to the issuance of final occupancy for the fire station expansion.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

36. 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.

