



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 8, 2008

SUBJECT: Conditional Use Permit No. 604-05
Tentative Tract Map No. 062011

APPLICANT: Aurora S. Relatores, DDS
537 E. 213th Street
Carson, CA 90745

REQUEST: Condominium conversion of four existing detached rental units on a 0.54-acre property located in the RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zone district.

PROPERTY INVOLVED: 537 E. 213th Street

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Cannon			Verrett
		Graber			

Item No. 11B

I. Introduction

The applicant and property owner, Ms. Aurora S. Relatores, DDS, is proposing a subdivision of a 0.54-acre property for the purpose of converting four existing detached dwelling units into condominiums. The tentative parcel map is for the division of ownership for each unit. The subject property is located within the RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zone district.

Pursuant to Section 9172.21 of the Carson Municipal Code (CMC), a conditional use permit is required by the Planning Commission for residential condominiums. A tentative parcel map is required for division of airspace for the proposed four condominium units.

II. Background

The subject site is located on the north side of 213th Street, between Avalon Boulevard to the east and Grace Avenue to the west. The site consists of two parcels totaling 0.54 acre. In 1989, the Planning Commission approved Design Overlay Review No. 482-89 for the construction of four detached rental units on the subject site. The homes were built in 1990. The site is surrounded by multiple family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The properties to the north, east, and west are zoned RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay). Properties to the south are zoned RS (Residential, Single-family).

III. Project Description

Currently, there are four detached rental dwelling units on the subject property. Each unit consists of wood framing with light color stucco exterior, clay tile roofing, and a two-car garage. The site contains lush landscaping consisting of sod, mature trees, shrubs and vines. The units are summarized in Table 1.

TABLE 1: BUILDING AREA AND PARKING

Unit Address	Plan Type	Living Area	Parking Per Unit
537	5 Bdrms./ 2½ Bath	2323 s.f.	2 Covered + 1 Guest
539	4 Bdrms./ 2½ Bath	1769 s.f.	2 Covered + 1 Guest
541	4 Bdrms./ 2½ Bath	1769 s.f.	2 Covered + 1 Guest
543	4 Bdrms./ 2½ Bath	1769 s.f.	2 Covered + 1 Guest

There is ample private open space and private storage space as required by the CMC. There are common landscaped areas throughout the site and one guest parking space per unit.



The project meets the specialized standards for residential condominium developments including private open space (150 square feet minimum); one 30-inch box tree per unit; and private storage space (200 cubic feet). Each unit will have separation of utility meters, with the exception of water. There shall be one water meter and maintenance and billing of individual units shall be described within the CC&Rs.

IV. Analysis

The applicant's proposal involves the approval of two discretionary permits, a conditional use permit and tentative tract map, by the Planning Commission.

The property was developed in 1990 and is maintained in good condition, currently resembling an existing condominium project. The site is well kept, including landscaping, individual private patios and balconies, cleanliness and sound structure condition.

Conditional Use Permit

Pursuant to CMC Section 9121.1, a conditional use permit is required for residential condominiums. 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 residential condominium conversion project is consistent with the General Plan Land Use Designation of Low Density Residential and conforms to the RM-8-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The existing four units are of an attractive design consistent with the General Plan and surrounding multiple family dwelling units.

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

The site is 0.54 acre and is zoned RM-8-D with a General Plan designation of Low Density Residential. The existing units were constructed in 1990 and the site can accommodate up to four residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium conversion project.

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

The site is fully developed with four detached rental units which are proposed to be converted into residential condominiums. There is adequate street and traffic capacity from 213th Street which currently serves this site. Thus, this finding can be made in the affirmative.

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 residential community. The site is surrounded by multiple family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The proposed condominium conversion will be consistent with the character of the existing residential neighborhood. There are no alterations to the structure proposed. 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.

Tentative Tract Map

A tract map must be processed in accordance with the California Government Code and the City's Subdivision Ordinance for every land division involving individual ownership of residential condominium units. The Subdivision Ordinance outlines map contents and approval procedures and the Government Code outlines a list of findings to be made in order to approve or deny a map.

A request for condominium conversion may be granted only when the proposed request is consistent with the requirements of the Subdivision regulations, and when adequate provisions are made for the long-term maintenance of the structure and grounds. The structure currently conforms, or will conform, to all requirements set forth by the Subdivision Ordinance and regulations. The units were built in 1990 and were originally designed to meet the city's condominium requirements.



Section 66474 of the California Government Code requires that a tentative map be denied if any of the following findings can be made:

a. That the proposed map is not consistent with applicable general and specific plans in Section 65451.

The proposed subdivision is consistent with current RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zone district and with the General Plan land use designation of Low Density Residential. The proposal therefore complies with the requirements of the City's Subdivision Ordinance and the California Government Code.

b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The existing multifamily dwellings were constructed in 1990 and the structures and design are consistent with the zoning for this type of development and consistent with Municipal Code and General Plan policies. The proposed condominium conversion conforms to all development standards of the zoning ordinance. The project is compatible with adjacent residential land uses and complies with the city's Housing Element goal of promoting homeownership opportunities.

c. That the site is not physically suitable for the proposed development.

The subject site is developed with four detached residential dwelling units. Condominiums are an appropriate type of development at this site, given surrounding multifamily development patterns, which include condominiums.

d. That the site is not physically suitable for the proposed density of development.

The site is 0.54 acre, rectangular-shaped, fairly flat, and is zoned RM-8-D. The project site was developed in 1990 for four detached rental units with attached two-car garages. The site can accommodate up to four residential units under the zoning regulation and is located in a developed, urban area. The site is therefore physically suitable for the proposed residential condominium conversion project.

e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

No development will occur as a result of the proposed Tentative Tract Map. No fish or wildlife habitat exist on the site or in the near vicinity, therefore no

significant adverse environmental impacts will occur as a result of the proposed residential condominium conversion project.

- f. **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

No impacts detrimental to the general welfare of the public are foreseen from the approval of a Tentative Tract Map to allow the conversion of four units to be sold individually as condominiums.

- g. **That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

All concerned city departments have reviewed the tentative tract map and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

In addition to the findings for tentative tract map approval, condominium conversions must further comply with Sections 66427.1 of the Subdivision Map Act in which detailed findings must be made. The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project unless it finds all of the following:

- a. **Each of the tenants of the proposed condominium project has received, pursuant to Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map pursuant to Section 66452. In addition, a finding shall be made that each tenant has received 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request. The written notices to tenants required by this subdivision shall be deemed satisfied if such notices comply with the legal requirements for service by mail.**

The property owner submitted the subdivision application on November 8, 2005, and has been in communication with each tenant. After Tentative Tract Map approval, the property owner will send the 10 day written notice to each tenant



advising them that a report will be submitted to the Department of Real Estate for the residential condominium conversion project.

- b. Each of the tenants of the proposed condominium project has been, or will be given, written notification within 10 days of approval of a final map for the proposed conversion.**

The property owner shall comply with this condition.

- c. Each of the tenants of the proposed condominium project has been, or will be given, 180 days' written notice of intention to convert prior to termination of tenancy due to the proposed conversion.**

The property owner will be required to give each tenant 180 days' written notice of intention to convert prior to termination of tenancy due to the proposed conversion, prior to final map approval.

- d. Each of the tenants of the proposed condominium project has been, or will be given, notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.**

The property owner shall comply with this condition prior to final map approval.

- e. This section shall not diminish, limit or expand, other than as provided herein, the authority of any city, county, or city and county to approve or disapprove condominium projects.**

Issues of Concern

Front Yard Fence and Gate: There is a fence and gate located in the front yard that exceeds the maximum 42-inch height limit. The fence and gate is used to restrict pedestrian and vehicular access to the site. The fence and gate were not shown on plans approved on January 9, 1989, and a subsequent Notice of Violation was issued in October 1990, to the property owner at the time. Since then, the fence and gate have remained and no follow-up has been done.

Condition: Any wall or fence located in the required front yard setback area shall have a height not to exceed 42 inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.



Lot Merger: The subject site is located on two lots which were required to be merged in 1989 under DOR 482-89. The lot merger never occurred.

Condition: The lots will be merged upon recordation of the final map. Should the applicant decide to abandon the condominium conversion, the requirement to merge the two lots will still be applicable.

Residential Inspection Report: A more detailed inspection of each building is needed to determine if there are repairs or other corrective actions needed to assure that each unit meets an acceptable construction and maintenance standards.

Condition: A qualified home inspection contractor shall be retained to determine the condition of the interior and exterior of each building. The qualified home inspection contractor shall be selected by the Planning Division and funded by the applicant. Corrective actions shall be implemented, subject to approval of the Planning Division, prior to final map approval.

V. Environmental Review

According to the guidelines to implement CEQA (California Environmental Quality Act), the proposed project has been determined to be categorically exempt under Section 15301, Existing Facilities, Class 1, item (k). This section states that the division of multiple family residences into common-interest ownership where no physical changes occur can be considered categorically exempt.

Conclusion

It is staff's opinion that the proposed conditional use permit (CUP) and tentative tract map (TTM) are compatible with the General Plan Land Use and Housing Element and zoning regulations. The proposed residential condominium conversion is compatible with the character of the surrounding predominantly multiple family residential neighborhood. The proposed project's relationship to the goals and objectives stated in the General Plan includes, but is not limited to, the protection and enhancement of property values and providing the community with homeownership opportunities.

Staff believes that adequate provision for the long-term maintenance of the building can be achieved through the creation of a homeowners association. The creation of Covenants, Conditions, and Restrictions (CC&R's) will be required as a Condition of Approval.



VI. Recommendation


That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 604-05 and Tentative Tract Map No. 062011 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 604-05 AND TENTATIVE TRACT MAP NO. 062011 FOR A RESIDENTIAL CONDOMINIUM CONVERSION OF FOUR (4) DETACHED UNITS LOCATED AT 537 E. 213TH STREET."

VII. Exhibits

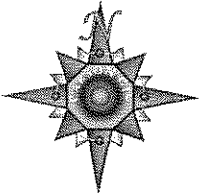
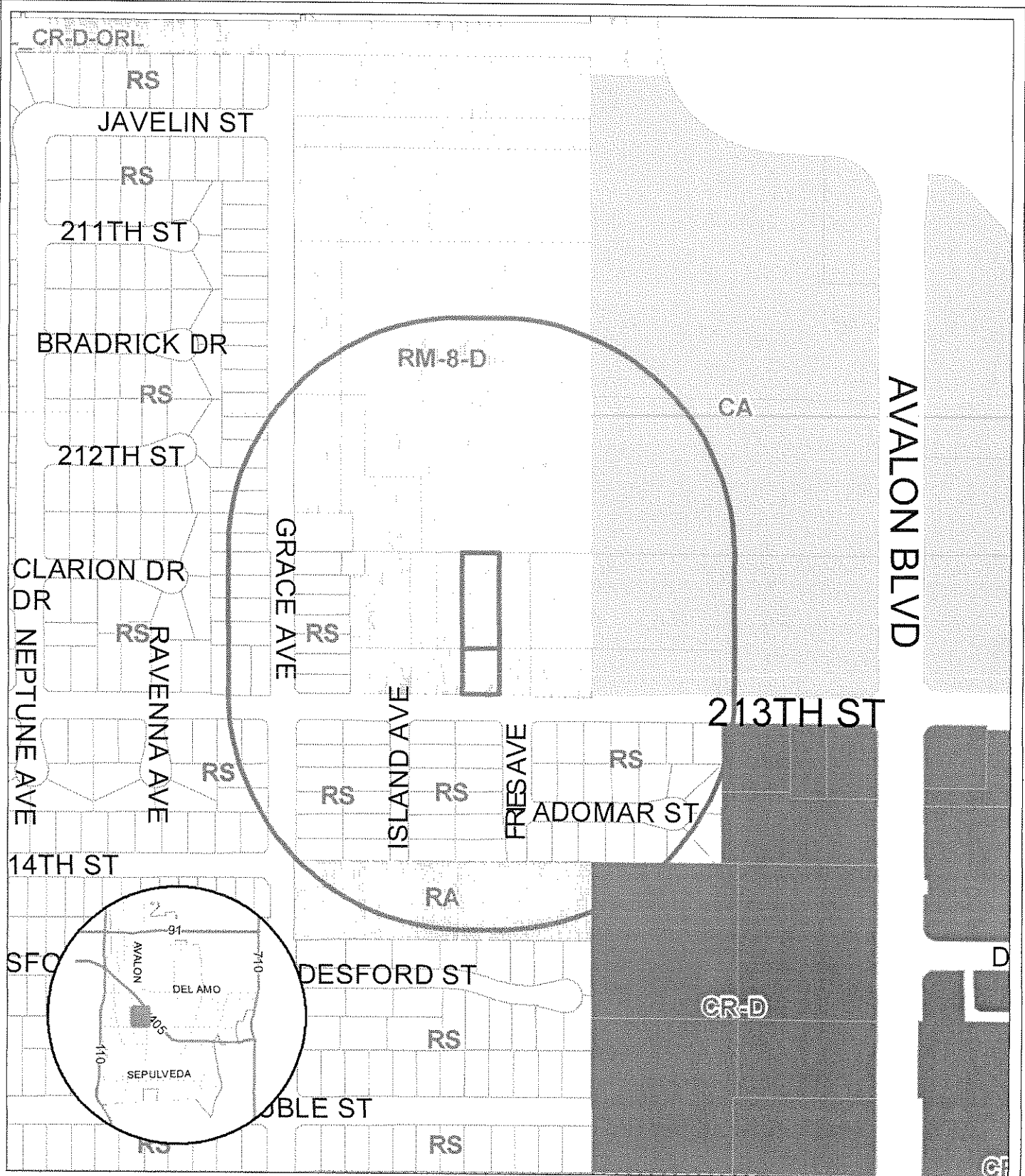
1. Zoning Map
2. Proposed Resolution
3. Project Plans (Under separate cover)

Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed and Approved by:


Sheri Repp, Planning Manager



537-539 E. 213th Street
500 Foot Radius Map

Exhibit 1



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 604-05 AND TENTATIVE TRACT MAP NO. 062011 FOR
A RESIDENTIAL CONDOMINIUM CONVERSION OF FOUR
(4) DETACHED UNITS LOCATED AT 537 E. 213TH STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application for a Conditional Use Permit and Tentative Parcel Map was duly filed by the property owner and applicant, Aurora S. Relatores, DDS, with respect to real property located at 537 E. 213th Street and described in Exhibit "A" attached hereto, requesting approval for a residential condominium conversion of four (4) detached condominium units located on 0.54 acre. A public hearing was duly held on July 8, 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. Section 9121.1, Permitted Uses, of the Carson Municipal Code (CMC) states that the development of residential condominiums on a lot over 50 feet in width in an RM (Residential, Multi-family) zone district is subject to Section 9172.21, Conditional Use Permit. The Planning Commission finds that:

a) The proposed condominium conversion for four (4) detached units on 0.54 acre is consistent with the RM-8-D (Residential, Multiple-Family – 8 units/acre – Design Overlay) zone district. The proposed project is consistent with the General Plan land use designation for Low Density Residential (8 units per acre) and meets the goals and policies described in the General Plan Land Use Element.

b) The proposed project is designed for compatibility with other residential condominium developments in the neighborhood in that common area will be maintained by a homeowners association.

c) The proposed project meets all applicable design standards and guidelines of the Carson Municipal Code including the number of parking spaces, a common recreation area located between the two front units, and private open space areas for each unit.

d) Vehicular ingress and egress is provided on 213th Street. The private driveway meets the Fire Department's and City's requirements for driveway width. There will be four guest parking stalls provided. Each unit will have a two-car garage. Common areas, including the driveway will be maintained by the homeowners association.

f) The site is fairly flat and the size is adequate to support the proposed use and all associated support development including parking spaces, private open space, and recreational area. The shape is rectangular and does not constrain the development. Adequate buffers and setbacks are provided from all surrounding uses including 213th Street which fronts the property to the south. The location is appropriate for this proposal in that the



condominium units will be compatible with other multifamily units in the area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

g) This proposal will not generate significant amounts of traffic. Adequate street access is provided on 213th Street. Each of the four guest parking spaces is located in close proximity to a unit. The driveway width, backup distances and car maneuvering areas have been reviewed and approved by the city Traffic Engineer and are consistent with applicable zoning codes.

h) The proposed project is for a multiple-family residential project and will only have signs for addresses. There are no graphics proposed for the elevations.

i) There will be adequate water supply for fire protection. The Fire Department has reviewed the project for adequate driveway access, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection.

j) The project site is located in a suburban, developed residential community. Surrounding uses include multifamily development to the south, east and west, and a mobile home park is located to the north. The condominiums will be compatible with the surrounding area.

Section 4. Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map based on certain findings. The Planning Commission finds that the proposed tentative tract map can be substantiated based on the following affirmations:

a) The proposed tentative parcel map will permit the division of 0.54 acres of land into four (4) detached condominium homes. The project includes adequate parking, including resident and guest parking, and a private common driveway.

b) The proposed map, including design and improvements of the proposed subdivision, will be consistent with the Land Use Element of the General Plan and the zoning which designates the properties for Low Density Residential uses and RM-8-D, respectively.

c) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is for residential development within an existing residential neighborhood. There will be adequate street access and traffic capacity along 213th Street. Conditions of approval will provide maximum land use compatibility between the proposed residential development and the existing residential neighborhood. This includes incorporating landscaping and providing private open space areas for each unit.

Section 5. The Planning Commission further finds that the proposed condominium conversion of four (4) detached units on a 0.54-acre lot will not have a significant effect on the environment. The property is located in a developed, suburban, residential area. The proposed project is compatible with the existing residential neighborhood and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15301(k), Existing Facilities.



Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit no. 604-05 and Tentative Tract Map No. 062011, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 8. 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 8th DAY OF JULY, 2008.

CHAIRMAN

ATTEST:

SECRETARY

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"

LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NO. 604-05
TENTATIVE TRACT MAP NO. 062011

Property Address: 537-543 E. 213th Street

The land is situated in the County of Los Angeles, State of California and is described as follows:

Parcel 1

The east 12 feet of the east 123 feet of the west 371 feet of Lot 42 of Tract 3848, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 42 Pages 68 and 69, in the office of the County Recorder of said county.

Parcel 2

The west 66 feet of the east 264 feet of Lot 42 of Tract 3848, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 42 Pages 68 and 69, in the office of the County Recorder of said county.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONAL USE PERMIT NO. 604-05
TENTATIVE TRACT MAP NO. 062011

GENERAL CONDITIONS

1. The tentative map shall expire two years after the Planning Commission's approval, unless an extension of time is granted by the Planning Commission or the final map is recorded with the County Recorder prior to expiration.
2. Each extension of this tentative map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Conditional Use Permit No. 604-05. All extensions must be secured from the Planning Commission prior to expiration of this map.
3. Conditional Use Permit No. 604-05 shall be declared null and void after one year of the date of approval unless an extension of time is requested prior to expiration and approved by the Planning Commission.
4. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
5. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the final map (condominiums).
6. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.
7. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
8. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved but unrecorded map shall become null and void.



9. The recorded map shall conform to the Conditions of Approval for the tentative map approved by the Planning Commission. Two copies of the finally recorded map shall be submitted to the Development Services Group.
10. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Group a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) to enable the City to file the Notice of Exemption. If within such forty-eight hour period the applicant has not delivered to the Development Services Group the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
11. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Development Services Group, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
12. The pad elevation on the grading plan shall not differ by more than six inches with the approved Tentative Parcel Map without approval by the Development Services Group.
13. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.
14. 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.
15. 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.
16. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
17. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject

property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

18. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review (DOR) No. 918-05 and associated modifications. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

19. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
20. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
21. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
22. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
23. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
24. Each garage shall be provided with electrical wiring and features appropriate to support alternative fuel vehicles subject to the approval of the Planning Division.

LANDSCAPING/IRRIGATION

25. 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.
26. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."



27. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
28. 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.
29. 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; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
 - b. One specimen tree for each unit shall be provided; and
 - c. Tree height and plant materials to be approved by the project planner prior to installation.
30. The Conditions, Covenants, and Restrictions (CC&Rs) of the Homeowners Association shall indicate that installation, maintenance, and repair of all landscaping in public areas shared by homeowners shall be managed by the Homeowners Association.

GRAFFITI LANDSCAPING

31. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
32. 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

33. 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.
34. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
35. The subdivider shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

36. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.

AESTHETICS

37. Decorative colored concrete pattern or pavers shall be used at the private driveway entry and for all pedestrian walkways, including a walkway from the street leading to the rear of the property. All other areas of the private driveway shall be of concrete material.
38. The front yard setback area shall be landscaped or provided with decorative pavement to the satisfaction of the Planning Division, pursuant to Section 9162.3.A of the Carson Municipal Code (CMC).
39. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.
40. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director, and should drain into landscaping areas.
41. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
42. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
43. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.

FENCES/WALLS

44. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
45. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.
46. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
47. Any wall or fence located in the required front yard setback area shall have a height not to exceed 42 inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.

LIGHTING

48. A precise lighting plan shall be submitted showing all proposed street, walkway, and recreational area lighting, subject to the approval of the Planning Division.
49. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or safety hazard to persons.

SUBDIVISION

50. The lots will be merged upon recordation of the final map. Should the applicant decide to abandon the condominium conversion, the requirement to merge the two lots will still be applicable.
51. A qualified home inspection contractor shall be retained to determine the condition of the interior and exterior of each building. The qualified home inspection contractor shall be selected by the Planning Division and funded by the applicant. Corrective actions shall be implemented, subject to approval of the Planning Division, prior to final map approval.

CONDOMINIUMS/MULTI-FAMILY

52. The condominium project shall conform to all the development standards as outlined in Section 9128.15 and 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
53. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

54. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
 - a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
 1. \$250 per unit, but not less than;
 2. \$3,000 for 10 or fewer units; and
 3. \$5,000 for 11 or greater units.
 - b. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the

Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.

- c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
- d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
- e. Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
 - 1. \$2,000 per unit for the first 10 units;
 - 2. \$1,000 per unit for units above 10; and
 - 3. The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.
- f. The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
- j. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.

- k. The property shall be maintained in good order at all times. If said property is not maintained, the City of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.

BUILDING AND SAFETY

55. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.
56. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

TRASH

57. Trash collection shall comply with the requirements of the City's trash collection company.
58. An area measuring 7½ feet wide by 3 feet deep shall be provided for regular waste, recycling, and green waste receptacles. This area shall not occupy area designated as required parking or open space and shall be screened from the public right-of-way. The city's Waste Management Specialist may modify the dimensions described herein as necessary in order to provide for adequate space for trash receptacles.
59. If trash enclosures are required by the City's trash collection company, the trash enclosures shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. The enclosures shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
60. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
61. Trash pickup areas for the detached units shall be designated along the private driveway to the satisfaction of the Planning Division.
62. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

EASEMENTS

63. A Covenant and Agreement form for an existing easement shall be recorded with the Los Angeles County Recorder's office prior to the issuance of a building permit. Said document shall indicate all easements.



THE GAS COMPANY

64. 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.
65. 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

66. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
67. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
68. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
69. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
70. Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department for all land shown on the map to be recorded.
71. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.
72. Upgrade not necessary, if existing hydrant meets fire flow requirements.
73. Provide evidence on LA County Fire Department fire flow form, Form 195, that the hydrant and available flow rate meets the Fire Department requirements.
74. The applicant shall meet all other requirements and/or revisions of the LA County Fire Department.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

75. 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

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

SOUTHERN CALIFORNIA EDISON

77. In the event that the development requires relocation of facilities on the subject property, which facilities exist by right of easement or otherwise, the owner/developer shall be required to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

DEPARTMENT OF PUBLIC WORKS - COUNTY OF LOS ANGELES

Drainage

78. Sump pump to be constructed to the satisfaction of the County of Los Angeles Department of Public Works' Building and Safety Division.

Grading

79. Approval of this map pertaining to grading is recommended.
80. Prior to final map recordation, a maintenance agreement may be required for privately maintained drainage devices.
81. Prior to final map recordation, provide a draft copy of the conditions, covenants, and restrictions.

Geologic/Soils

82. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of the **Manual for Preparation of Geotechnical Reports** prepared by Public Works. The manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>.

Road

83. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 213th Street to the satisfaction of the City Engineer.
84. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 213th Street to the satisfaction of the City Engineer.

85. Reconstruct the existing driveway to provide sidewalk transition that either serve or form a part of a pedestrian access route to meet current Americans with Disabilities Act requirements along the property frontage on 213th Street to the satisfaction of the City Engineer. The reconstruction of the driveway and adjacent sidewalk will require the removal of the existing 3-foot-high block wall and portions of existing landscaping (within the public right of way) that belongs to the adjacent property owner. The subdivider shall repair, replace, or restore all landscaping, irrigation system, or other appurtenances impacted by the sidewalk reconstruction to the satisfaction of the City Engineer.
86. Reconstruct the existing sidewalk to provide sidewalk pop-out in the vicinity of the existing street light along the property frontage on 213th Street to the satisfaction of the City Engineer.
87. Underground all new utility lines to the satisfaction of the City Engineer and Southern California Edison. Please contact Public Works' Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
88. Prior to final map approval, the subdivider shall enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of the City Engineer or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City Engineer.
89. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 213th Street to the satisfaction of the City Engineer. Submit street lighting plans as soon as possible for review and approval to Public Works' Street Lighting Section, Traffic and Lighting Division. For additional information, please contact Public Works' Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 1. Request Public Works' Street Lighting Section to commence annexation and levy of assessment proceedings.
 2. Provide business/property owner's name(s), mailing address(es), site address, Assessor parcel number(s), and

parcel boundaries in either Microstation or Auto CADD format of territory to be developed to Public Works' Street Lighting Section.

3. Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed project area to Public Works' Street Lighting Section. Contact Public Works' Street Lighting Section for map requirements and any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Public Works' Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lightin District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of as-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Sewer

90. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

Water

91. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the County of Los Angeles Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
92. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.

Subdivision

93. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium project for four units.
94. Provide a numeric reference for all units.
95. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
96. If required, provide suitable turnaround and label the driveway "Private Driveway and Fire Lane" on the final map to the satisfaction of the Fire Department.
97. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common private driveway in document to the satisfaction of the City Engineer.
98. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of a homeowner's association, comprised of the owners of the residential units, responsible for the maintenance of the common areas.
99. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
100. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
101. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
102. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
103. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the city Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

104. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of construction permits.
105. The Developer shall submit a copy of **approved** plans on mylars (i.e. Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
106. On-site base, paving, curb and gutters are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
107. 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.
108. A construction permit is required for any work to be done in the public right-of-way.
109. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
110. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
111. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
112. 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 recordation of Parcel Map 062011. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (*annexation procedure is approximately 12-month*)
113. Prior to tentative map approval, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.



114. Prior to Final Map approval Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
115. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
116. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the Final Map:
 - a. *The City Council hereby determines that division and development of the property in the manner set forth on the map of Parcel Map No. 062011 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the Parcel Map.*
117. 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 Final Map approval.
118. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
119. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
120. At the time of approval of Final Map 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.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

121. 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.



122. 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.
123. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
124. 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.
125. 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 213th Street
 - b. Sewer Main Improvements along 213th Street (if any)
 - c. Storm Drain Improvements along 213th Street (if any)
126. Construction bond as required for all work to be done within the public right of way.
127. Proof of Worker's Compensation and Liability Insurance.
128. Final Map shall be recorded.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

129. 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.
130. Repair any broken or raised sidewalk, curb and gutter along 213th Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
131. The Developer shall fill in any missing sidewalk, 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.

132. 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.
133. 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.
134. 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.
135. 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.
136. Install streetlights on concrete poles with underground wiring along 213th Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
137. All new utility lines, along 213th Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
138. 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.
139. 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.
 - a. Comply with mitigation measures recommended by the water purveyor.
140. 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.
141. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)

142. 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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