



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 08, 2008
 SUBJECT: Design Overlay Review No. 996-07
 APPLICANT: Roland Bognot
 2201 E. Willow Street, D-245
 Signal Hill, CA 90755

PROPERTY OWNER: Glen T. Macaraeg
 21219 S. Figueroa Street
 Carson, CA 90745

REQUEST: To permit the construction of a new, three-story, 11,392-square-foot, office building on a 0.76-acre site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 21219 S. Figueroa Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Saenz
		Cannon			Verrett
		Graber			

Item No. 11A

I. Introduction

On March 19, 2007, an application was submitted for the development of a three-story, 11,392-square-foot, concrete tilt-up office building. Details of the project are described below. This application includes the following discretionary permit:

- Design Overlay Review No. 996-07 – Construction of an office and manufacturing building.

II. Background

The project site is a single lot, approximately 0.76 acre (33,000 square feet) in area and located on the west side of Figueroa Street, between Torrance Boulevard and 214th Street. Currently, the site has three buildings used for offices and a guardhouse, which the applicant intends to demolish as part of the site preparation for the construction of the proposed project. There are 6-8 employees currently working at the site who are expected to be retained as employees of the new office building.

Surrounding Area

A church and non-conforming residential use are located to the east across Figueroa Street in the ML (Manufacturing, Light) zone district. To the south is an approximately one-acre unimproved site zoned RM-25-D (Residential, Multi-Unit – 25 units per acre – Design Overlay). To the north is a recreational vehicle sales and service use zoned ML-D. To the west is the Harbor (110) Freeway.

Regional access to the project site is via the Harbor (110) Freeway to the west and the Artesia (91) Freeway to the north.

III. Analysis

Design Overlay Review No. 996-07

The proposal is to construct a new three-story, 11,392-square-foot, concrete tilt-up building. The proposed building will be 100 feet long by approximately 38 feet wide and will have a height of 43 feet at its highest point. There are three floors proposed, the second of which will be occupied as office space by the owner's company, and the first and third offered for lease as office space. Required automobile parking stalls will be provided for the building.

Findings: Design Overlay Review

Pursuant to CMC section 9172.23, 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 in the ML-D zone district and has a General Plan Land Use designation of LI (Light Industrial), which is consistent with the zoning designation. The proposed project is for an office use, which is permitted in the ML-D zone district. Surrounding uses include RV sales and service, a church, retail and warehouses. Thus, the proposed use is compatible with the General Plan and surrounding uses. There is no specific plan for the project site.

- 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 architecture of the proposed development is typical of newer, concrete tilt-up, office and warehouse buildings recently constructed in the other parts of the city, including those located northeast of the subject property, across Figueroa Street. Jointed and painted concrete wall panels form the exterior walls, with stucco control joints and reveals used throughout. Aluminum sun barriers (canopies) extend over the windows on the east (front) elevation and a galvanized metal parapet is located on the top of the building. Architectural relief is provided by way of color and texture variation for the off-set northern portion of the building where the main entrance is located. Cultured, stacked stone and aluminum clad columns provide increased aesthetic appeal to this area. The use of additional score lines, and different wall textures and colors serve to differentiate this portion of the building from the rest. All windows are tinted desert green and are glazed, reflective, and mounted in aluminum frames.

The building covers 12 percent of the project site, and the floor-area ratio is 0.35, which is well below the established 0.50 limit in the industrial zones. Landscaping covers 15 percent of the project site and is located primarily in the front yard area and courtyard areas around the building, with additional landscaping in the parking area.

The proposed structures are compatible with existing and anticipated light manufacturing and office uses in the vicinity and contribute to a harmonious and attractive development of the area.

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

The proposed structure is designed for office uses. Vehicular access is provided by a 28-foot-wide driveway on the north side of the property from Figueroa Street. A total of 38 vehicular parking stalls are required per Carson Municipal Code (CMC), and the applicant is proposing 48. The parking is located on the west side of the building along the freeway. Pedestrians accessing the site can enter from Figueroa Street via the designated pedestrian pathway from the public sidewalk. Those pedestrians coming from the parking areas follow pedestrian pathways, painted and marked as such.

A trash area will be located in an area near the northern property line, easily accessible by refuse-hauling trucks and personnel. The trash enclosure will be



enclosed by block walls pursuant to applicable zoning standards, and painted and stuccoed to match the building.

There is adequate lighting proposed for the project which will provide safety for pedestrians and vehicles on the property, including light standards in the parking lot and light bollards near the courtyard areas on the west side of the building.

As proposed, the project is safe and convenient for vehicles and pedestrians entering and exiting the site, and for service vehicles required to come to the site.

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

The building is proposed to be a 'Crystal White' base color with 'Regency Cream' accent walls and 'Desert Green' glass.

A wall sign is proposed for the east elevation near the main entrance. Details regarding the exact size and type of wall sign will be reviewed and approved by staff following the discretionary entitlement approval process.

A 6-foot-high, 8-foot-wide monument sign is proposed for the northeastern portion of the subject site. The monument sign will be finished in a similar texture and color as the new building. Additional area is included on the monument sign for future tenant sign spaces.

The proposed building is attractive and effective in its use of signing and color. The proposed signs are attractive, effective and restrained in the use of graphics and color.

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.

IV. Environmental Review

Upon evaluation of the possible environmental impacts resulting from the proposed development, staff has deemed the project 'Categorically Exempt', pursuant to California Environmental Quality Act guidelines, Section 15332, In-Fill Development Projects.



V. Recommendation

That the Planning Commission:

- **RECOMMEND APPROVAL** of Design Overlay Review No. 996-07 to the Carson Redevelopment Agency; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A Resolution of the Planning Commission of the City of Carson recommending approval of Design Overlay Review No. 996-07 to the Carson Redevelopment Agency to permit the construction of a new three-story, 11,392-square-foot, tilt-up office building, on a 0.76-acre site located at 21219 S. Figueroa Street."

VI. Exhibits

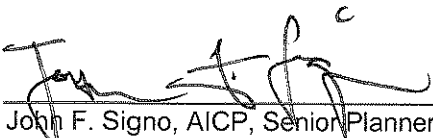
1. Land Use Map
2. Draft Resolution
3. Site Plan, Floor Plan, Elevations (under separate cover)

Prepared by:



Steven C. Newberg, AICP, Associate Planner

Reviewed by:



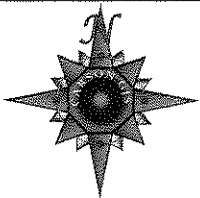
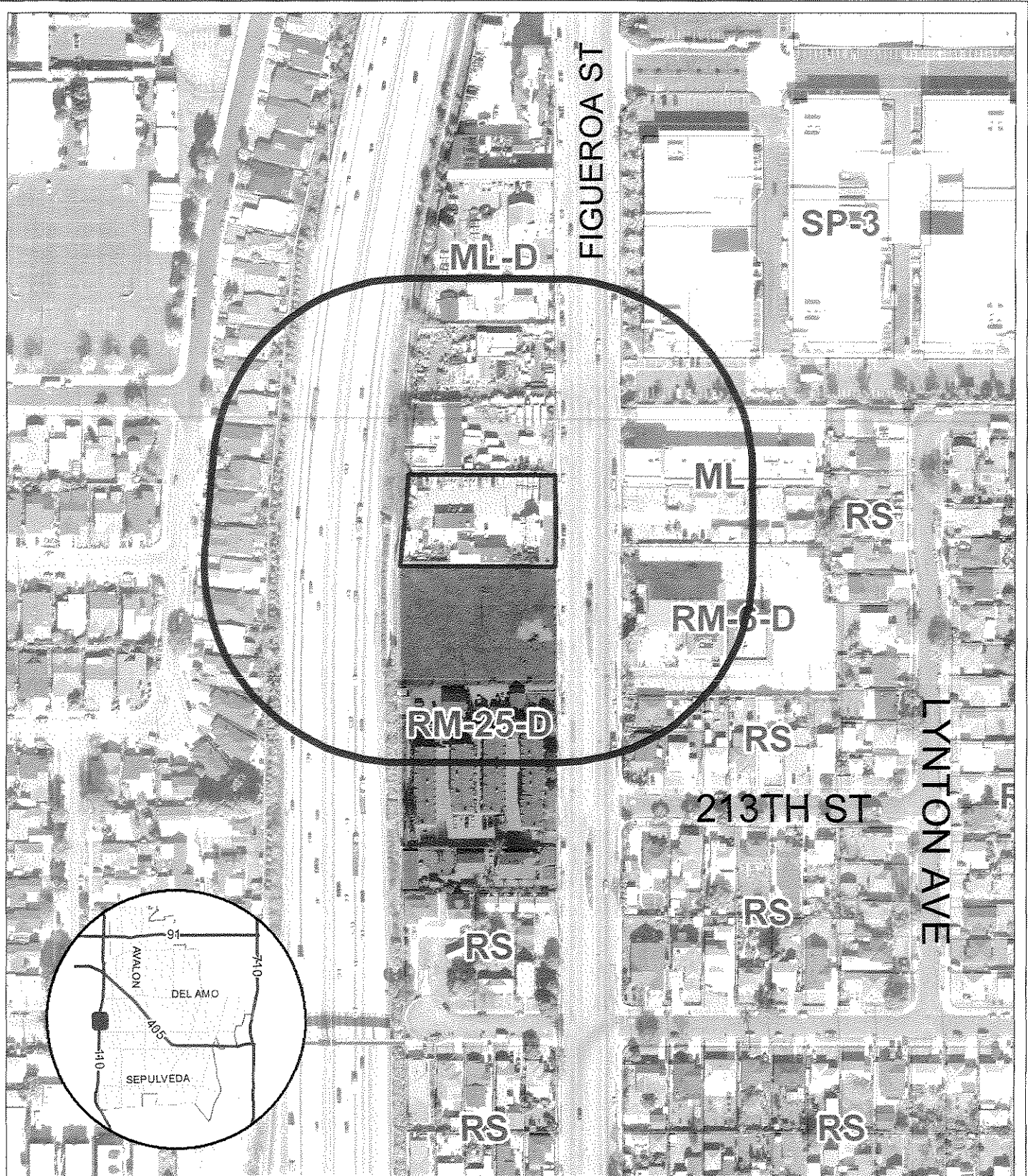
John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp-Loadsman, Planning Division Manager

SN/d99607p



**City of Carson
300 Foot Radius Map
21219 Figueroa St**

Exhibit 1



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 996-07 TO THE CARSON REDEVELOPMENT AGENCY TO PERMIT THE CONSTRUCTION OF A NEW THREE-STORY, 11,392-SQUARE-FOOT, CONCRETE TILT-UP OFFICE BUILDING, ON A 0.76-ACRE SITE LOCATED AT 21219 S. FIGUEROA STREET

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, Roland Bognot, representing the property owner, Glen T. Macaraeg, with respect to real property located at 21219 S. Figueroa Street, and described in Exhibit "A" attached hereto, requesting approval to construct a new, three-story, 11,392-square-foot, office building on an 0.76-acre site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within Redevelopment Project Area No. 1.

A public hearing was duly held on July 8, 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 located in the ML-D zone district and has a General Plan Land Use designation of LI (Light Industrial), which is consistent with the zoning designation. The proposed project is an office use, which is permitted in the ML-D zone district. Surrounding uses include RV sales and service, a church, retail and warehouses. Thus, the proposed use is compatible with the General Plan and surrounding uses. There is no specific plan for the project site.
- b) The architecture of the proposed development is typical of newer, concrete tilt-up, office and warehouse buildings recently constructed in the other parts of the city, including those located northeast of the subject property, across Figueroa Street. The building covers 12 percent of the project site, and the floor-area ratio is 0.35, which is well below the established 0.50 limit in the industrial zones. Landscaping covers 15 percent of the project site and is located primarily in the front yard area and courtyard areas around the building, with additional landscaping in the parking area. The proposed structures are compatible with existing and anticipated office uses in the vicinity and contribute to a harmonious and attractive development of the area.
- c) The proposed structure is designed for office uses. Vehicular access is provided by a 28-foot-wide driveway on the northern side of the property from Figueroa Street. A total of 38 vehicular parking stalls are required per Carson



Municipal Code (CMC), and the applicant is proposing 48. The parking is located on the western side of the building. Pedestrians accessing the site can enter from Figueroa Street via the designated pedestrian pathway from the public sidewalk. Those pedestrians coming from the parking areas follow pedestrian pathways, painted and marked as such. There is adequate lighting proposed for the project which will provide safety for pedestrians and vehicles on the property, including light standards in the parking lot and light bollards near the courtyard areas on the west side of the building. As proposed, the project is safe and convenient for vehicles and pedestrians entering and exiting the site.

- e) The building is proposed to be a white base color with cream-colored accent walls and green, opaque glass. A wall sign is proposed for the east elevation near the main entrance. A 6-foot-high by 8-foot-wide monument sign is proposed for the northeastern portion of the subject site. The monument sign will be finished in a similar texture and color as the new building. Additional area is included on the monument sign for future tenants. The proposed building is attractive and effective in their use of signing and color. The proposed signs are attractive, effective and restrained in the use of graphics and color.
- f) The project is in conformance with applicable regulations, standards, and other criteria found in the zoning code. There is no phased development plan for the proposed project.

Section 4. Upon evaluation of the possible environmental impacts resulting from the proposed development, the Planning Commission has deemed the project 'Categorically Exempt', pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332, In-Fill Development Projects.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 996-07 to the Carson Redevelopment Agency, 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.

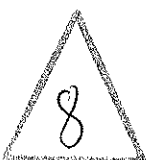
Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF JULY, 2008.

CHAIRMAN

ATTEST:

SECRETARY



**CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
DESIGN OVERLAY REVIEW NO. 996-07**

Property Address: 21219 Figueroa Street

The land referred to as parcel no. 7343-007-011, is situated in the County of Los Angeles, State of California and is described as follows:

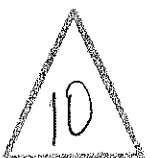
Lot 3 of Tract No. 3612, in the City of Carson, County of Los Angeles, State of California, as recorded in the Office of the County Recorder of said County.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 996-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 996-07, said permit shall be declared null and void unless an extension of time is requested prior to its 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. 996-07. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

10. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
11. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
12. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

13. 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.
14. 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.

15. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
16. 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.

UTILITIES

17. 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.
18. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
19. 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

20. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to Planning Division approval.
21. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
22. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
23. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

FENCES/WALLS

24. 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.

LIGHTING

25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (industrial zones) of the Zoning Ordinance.



26. 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.

SOUTHERN CALIFORNIA GAS COMPANY

27. Signed final plans must be furnished to The Gas Company before construction, which include profiles and subsequent plan revisions as soon as they become available. A minimum of 12 weeks is needed to analyze the plans and design alterations for any conflicting facilities. Depending on the magnitude of the work involved, additional time may be required to clear the conflict.
28. Underground Service Alert (USA), (800) 442-4133, or (800) 227-2600, must be notified 48 hours prior to commencing work. Keep The Gas Company and USA informed of construction schedules, pre-construction meetings, etc., so that they can schedule their work accordingly.

TRASH

29. 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).
30. 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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

31. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
32. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
33. Submit fire flow information on Form 196 to this Los Angeles County Fire Department, Land Development Division office for approval.
34. Provide a minimum unobstructed width of 28 feet, clear to the sky, vehicular access to within 150 feet of all portions of the exterior walls. Cross-hatch designated fire lanes and label them "No Parking - Fire Lane."
35. Show all public hydrants within 300 feet of property line. Other requirements for additional hydrants maybe required.



36. Submit one architectural set and an extra site plan to the Los Angeles County Fire Department, Land Development Division office for full life/safety plan review. Other requirements will be added based on life/Safety review.

PUBLIC SAFETY - CITY OF CARSON

37. Ensure compliance with current seismic mitigation codes.

SHERIFF DEPARTMENT, LOS ANGELES COUNTY

38. A 24-hour video recording system shall be installed to monitor the common areas of the development.

ENGINEERING SERVICES DEPARTMENT

39. 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.
40. 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.
41. 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.
42. 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.
43. A construction permit is required for any work to be done in the public right-of-way.
44. 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.
45. Prior to issuance of Building Permit, the following conditions must be met:
 - a. Soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
 - b. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
 - c. 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

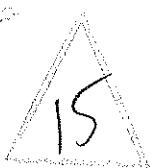


problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

- d. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
- e. 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.
- f. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
- g. Construction bond as required for all work to be done within the public right of way.
- h. Proof of Worker's Compensation and Liability Insurance.
- i. 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.

46. Prior to issuance of Certificate of Occupancy, the following conditions must be met:

- a. All existing overhead utility lines less than 50 kilovolts and all new overhead utility lines shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by an agent for Southern California Edison and shall be submitted to the City Engineer for his determination.
- b. All new utility lines, along Figueroa Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
- c. Sewer Main and Storm Drain Improvements for areas along Figueroa Street (if any) affected by the proposed development.
- d. 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.



- e. Repair any broken or raised sidewalk, curb and gutter along Figueroa Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
- f. 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.
- g. Where a sidewalk meanders 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.
- h. 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.
- i. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
- j. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
- k. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Figueroa Street.
- l. Paint Curbs Red along Figueroa Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
- m. 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.
- n. Comply with mitigation measures recommended by the water purveyor.
- o. 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.
- p. Streets abutting the development, with new utility trench cuts to serve the development, shall backfill per City Standard #136 and shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)

- q. 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

47. 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.

