



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 23, 2008

SUBJECT: Design Overlay Review No. 03-10-835; Conditional Use Permit No. 03-10-559; Variance 471-05; Tentative Parcel Map No. 60311

APPLICANT: Juan Lagmay Jr.
5651 Scotwood Drive
Rancho Palos Verdes, CA 90745

REQUEST: Extension of time for the construction of three (3) detached condominium units within the RM-8-D and RM-12-D (Residential, Multi-family – 8 and 12 units per acre – Design Overlay) zoned districts and within Redevelopment Project Area No. 4

PROPERTY INVOLVED: 22028 Grace Avenue

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

Applicant / Property Owner

- Juan Lagmay Jr.; 5651 Scotwood Drive; Rancho Palos Verdes, CA 90745

Project Address

- 22028 Grace Avenue

Project Description

- Request for an extension of time for the construction of three (3) detached condominium units on 0.3 acres. The Planning Commission on August 9, 2005 approved the following:
 - Design Overlay Review (DOR) No. 03-10-835 for architectural design;
 - Conditional Use Permit (CUP) No. 03-10-559 for construction of multiple-family residences;
 - Variance (VAR) No. 471-05 to reduce the required front/side yard setback from 10 feet to 5 feet and to increase encroachment into more than 50% of the required rear yard;
 - Tentative Parcel Map (TPM) No. 60311 for division of airspace (condominium units).

II. Background

Previous Discretionary Permits

- Design Overlay Review No. 03-10-835 / Conditional Use Permit No. 03-10-559 / Variance No. 471-05 / Tentative Parcel Map No. 60311 – The proposed project was approved by the Planning Commission on August 9, 2005 and, per the conditions of approval, was to expire on August 9, 2007. A one-year extension for DOR No. 03-10-835, CUP No. 03-10-559, VAR No. 471-05 and TPM No. 60311 was filed by the applicant and was granted by the Commission on July 24, 2007. The extension was in effect until August 9, 2008.

Pursuant to Section 9172.21 (Conditional Use Permit), Section 9172.22 (Variance), and Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code, an application may be extended for no more than one year unless a public hearing is held and approval is granted in the same manner and based upon the same criteria.

The applicant currently requests a second one-year extension in order to meet the requirements of the Los Angeles County Fire Department in regards to access requirements. Therefore, a public hearing and full review and approval of the application will be required.



Pursuant to Subdivision Map Act Section 66452.6(e), a tentative map expires after two (2) years of the date of approval, but may be granted six (6) one-year extensions. This will be the second one-year extension of time for the Tentative Parcel Map.

- Zone Change Case No. 109-89 / Land Use Element Amendment No. 42-89 - Zone Change Case and Land Use Element Amendment to change the zone and land use designation from RM-25 to RM-18, and from RM-12 to RM-8. Approved by the City Council on June 13, 1989.
- Design Overlay Review No. 136-80 – Site plan and design review for the construction of a single-family dwelling and duplex. Approved by the Planning Commission on February 10, 1981.

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there have not been nor are there any current zoning code enforcement cases associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject site is located at 22028 Grace Avenue between 220th Street to the north and 221st Street to the south.
- The project site is in a suburban, developed community and is located in the southwestern part of the City of Carson on the east side of Grace Avenue. The project is surrounded by a vacant lot to the west, single-family homes to the south, and multiple-family residences to the north and east.
- Currently a one-story three-bedroom single family home occupies the site. The existing building will be demolished prior to construction of the project. All access areas will be paved.

Zoning/General Plan/Redevelopment Area Designation

- The current General Plan land use designation for the project site is Residential-Medium Density and Residential-Low Density; the zoning is RM-12-D (Residential, Multi-family – 12 units per acre – Design Overlay) for the land-locked parcel and RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay) for the parcel with access to Grace Avenue.

Applicable Zoning Ordinance Regulations

- The following table summarizes the site development standards for the RM-8-D and RM-12-D zone districts and other zoning code sections applicable to the proposed project:



Applicable Zoning Ordinance Sections	Compliance	Non-Compliance
Section 9121.1 – Uses Permitted	x	
Section 9123 – Conditional Use Criteria	x	
Section 9124 – Dwelling Units	x	
Section 9125.3 – Street Frontage and Access	x	
Section 9126.12 – Height of Buildings and Structures	x	
Section 9126.21 – Ground Coverage	x	
Section 9126.221 – Parking Setback	x	
Section 9126.23 – Front Yard		Subject to approval of a variance by the Planning Commission
Section 9126.24 – Side Yard		Subject to approval of a variance by the Planning Commission
Section 9126.25 – Rear Yard		Subject to approval of a variance by the Planning Commission
Section 9126.27 – Space Between Buildings	x	
Section 9126.28 – Usable Open Space	x	
Section 9126.29 – Encroachments	x	
Section 9126.3 – Fences, Walls and Hedges	x	
Section 9126.4 – Trash and Recycling Areas	x	
Section 9126.6 – Parking, Loading and Driveways	x	
Section 9126.8 – Utilities	x	
Section 9126.9 – Site Planning and Design	x	
Division 7 – Environmental Effects	x	
Division 8 – Special Requirements for Special Uses / Sections 9128.11-9128.17 (Residential Condominiums)		<i>See Issues of Concern/Mitigation</i>



Required Findings: Conditional Use Permit

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.
- f. Such other criteria as are specified for the particular use in other Sections of this chapter (Zoning Ordinance).

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only 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.
- 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.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Required Findings: Tentative Parcel Map

The proposed subdivision requires a parcel map pursuant to the California Government Code, Subdivision Map Act. The California Government Code



requires that a tentative map shall be denied if any of the following findings can be made:

- a. The proposed map is not consistent with applicable general plan and specific plans as specified in Section 65451 of the California Government Code.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general or specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Required Findings: Variance

The applicant requests a variance from Section 9126.24 (Side Yards) of the Carson Municipal Code to encroach into the required 10 foot side yard setback. The applicant also requests a variance from Section 9126.25 and Section 9126.29 (Rear Yards) of the Carson Municipal Code to encroach into the required 15 foot rear yard setback. All three units will be setback 5 to 6 feet from the side property line and the northernmost unit will be setback 5 feet from the rear property line and will encroach into more than 50% of required rear yard.

Section 9172.22 of the Carson Municipal Code states that a variance "shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification." A special circumstance is applicable in this case due to the shape of the property.

Due to the shape of the property, staff believes that the side and rear setbacks and encroachment would be difficult to maintain. The property is a land-locked parcel with an easement providing access to the proposed units from Grace Avenue. The easement is perpendicular to the land-locked parcel. The orientation of the easement and the narrow width of the land-locked parcel, combined with access, parking, and setback requirements make meeting all applicable regulations a significant hardship. The proposed units are currently oriented to provide minimum parking and maneuvering requirements. In addition,



because the only feasible locations for the units are along the eastern and northern sides of the landlocked parcel, additional trees will be required along the northern and eastern property lines to provide screening from adjacent properties.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Commission Findings and Decision", Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision", the City of Carson's Subdivision Ordinance and California Government Code – Subdivision Map Act, and Section 9172.22(d), "Variance, Commission Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern

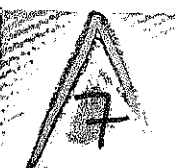
- Conditions of approval have been included to require the following:
 - Provide Covenants, Conditions and Restrictions (CC&Rs) for review by the City Attorney;
 - Meet Fire Department requirements;
 - Require a 10-foot setback for the second-floor areas and redesign windows to minimize visibility into and from adjoining properties;
 - Require a Park Dedication Fee;
 - Require the private driveway/fire lane to be available for perpetual ingress/egress for emergency vehicles; and
 - Allow a wall to be constructed along the northern boundary of Parcel No. 2.

IV. Environmental Review

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the proposed three-unit condominium project is considered in-fill development and is "Categorically Exempt".

V. Conclusion

Staff finds that the proposed Design Overlay Review and Conditional Use Permit are compatible with the surrounding community. In addition, the Tentative Parcel Map is in compliance with the requirements established in the Subdivision Map Act and the Carson subdivision regulations. Because of the shape of the property, a Variance request for setbacks and encroachments can be recommended for approval. The proposed 3-unit condominium development is compatible with the General Plan land use designation of Residential – Medium Density and the proposed use of the site will be consistent with the existing development of the area. Adequate measures have been included to mitigate effects as well as guide future development. Therefore, staff recommends a one-year extension of time for this proposal.



VI. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until August 9, 2009 for Design Overlay Review No. 03-10-835, Conditional Use Permit No. 03-10-559, Variance 471-05, and Tentative Parcel Map No. 60311; and
- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 03-10-835, Conditional Use Permit No. 03-10-559, Variance 471-05, and Tentative Parcel Map No. 60311 to August 9, 2009.

VII. Exhibits

1. Zoning Map
2. Planning Commission Minutes - Item 11A - dated August 9, 2005
3. Resolution No. 05-2047 adopted by the Planning Commission on August 9, 2005.
4. Project Plans (Submitted under separate cover)

Prepared by:



Max Castillo, Assistant Planner

Reviewed by:



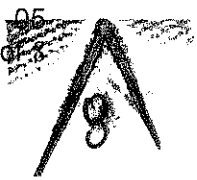
John F. Signo, AICP, Senior Planner

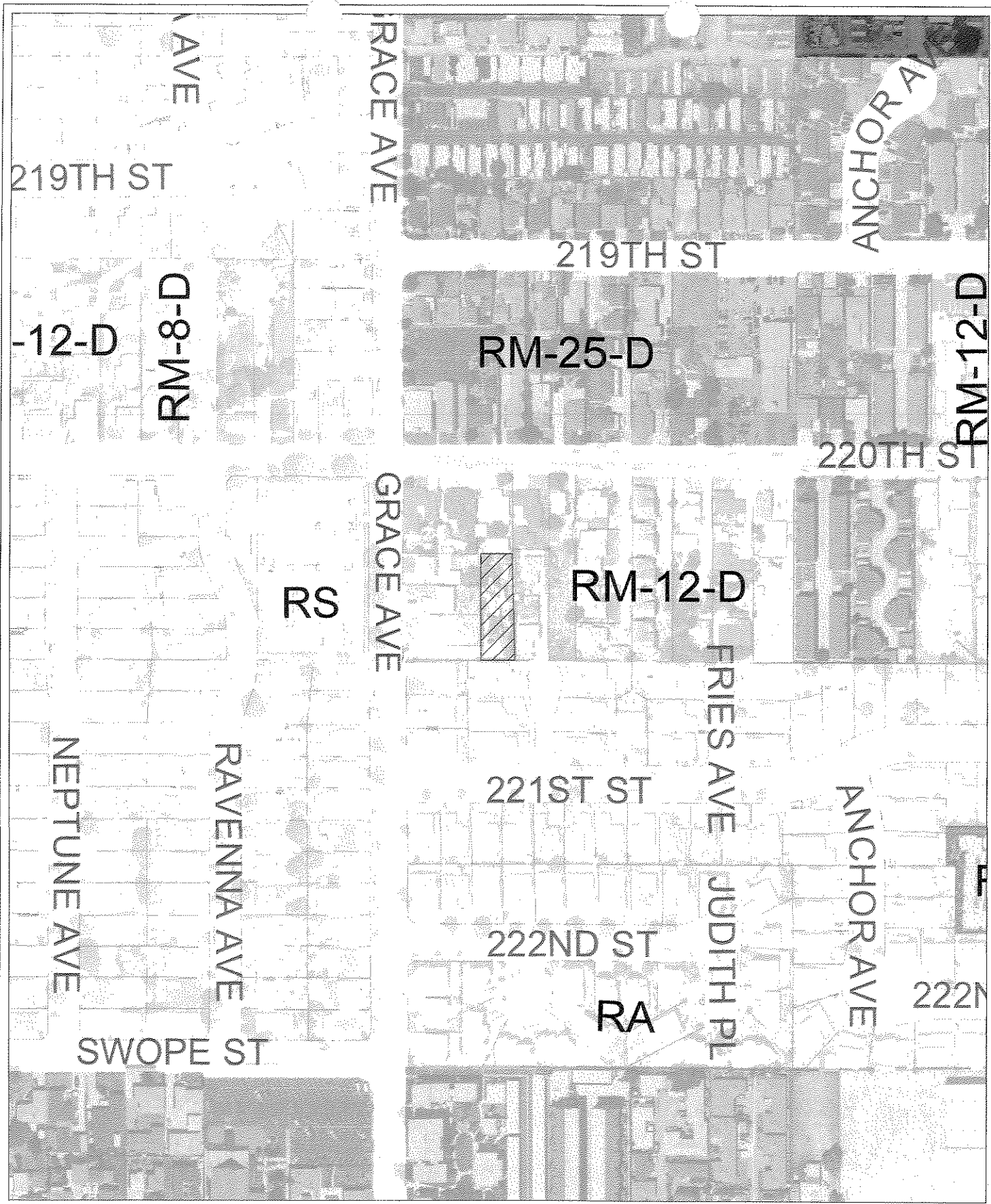
Approved by:



Sheri Repp-Loadsmen, Planning Division Manager

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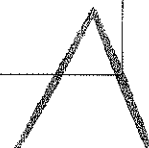


City of Carson

LOCATION MAP FOR 22028 GRACE AVE



03/29/05
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10. CONTINUED PUBLIC HEARING

None.

11. PUBLIC HEARING

- A) **Design Overlay Review No. 03-10-835; Conditional Use Permit No. 03-10-559; Tentative Parcel Map No. 60311; and Variance No. 471-05**

Applicant's Request:

The applicant, Juan Lagmay, Jr., is requesting to construct three detached condominium units within the RM-12-D (Residential, Multi-Family – twelve units per acre; Design Overlay) Zoned district and within Redevelopment Project Area No. 4. The subject property is located at 22028 Grace Avenue.

Staff Report:

Assistant Planner Castillo presented staff report (of record) and added Condition No. 120 as follows:

- The applicant shall pay a park dedication fee of \$16,428 to the Engineering Services Division prior to approval of the final map.

Staff Recommendation:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 03-10-559, Tentative Parcel Map No. 60311, Design Overlay Review No. 03-10-835 and Variance No. 471-05."

Assistant City Attorney Galante recommended adding Condition No. 45A as follows:

- Before approval of the final map, the applicant shall provide proof to the City, subject to City Attorney approval, that the private driveway/fire lane is available for perpetual ingress/egress to the site from Grace Avenue and the installation and maintenance of access and utility easements serving the site.

Commissioner Hudson addressed her concern with the small size of the living room, dining room and kitchen, believing this will create a problem for comfortable and successful homeownership.

Responding to Commissioner Diaz' request for clarification on granting the variance, Assistant City Attorney Galante explained that a variance cannot be granted unless there is some unusual aspect of the property that would deprive the owner of some benefits that are enjoyed by similarly situated properties; noted that this lot is approximately 12,000 square feet; stated that most lots of this size in Carson are capable of being subdivided for development; and explained that because of the Fire Department's requirement to provide a 26-foot wide access road, this requirement takes away a significant portion of this property, which lines the entire western end of the parcel. He noted that if this property had adequate street frontage, this Fire Department



requirement would not be necessary; and that, therefore, by virtue of this lot being landlocked and irregularly sized with the east access portion, staff believes this site is unique and does not provide the same benefit to the owner as other 12,000-square-foot lots in Carson.

Chairperson Cottrell opened the public hearing.

Juan Lagmay, Jr., applicant, stated that he concurs with the Conditions of Approval; and he responded to Commissioner Hudson's inquiry by stating the design was reduced in size due to the Fire Department requirement for the access road.

Commissioner Diaz inquired of the applicant why he is proposing three units instead of two.

Mr. Lagmay stated he is proposing the number of units that falls within the guidelines of Carson; and mentioned that he will be renting these units.

Commissioner Hudson expressed her belief these units would be more suitable for rental.

Commissioner Verrett questioned if the applicant had received any complaints from the neighbors about his plans to build on this site and noted the redesign of the windows for privacy purposes.

Mr. Lagmay stated he has not received any complaints.

Rick De La Rosa, project designer, stated that the applicant is amenable to eliminating some of the windows; and noted that the bathroom and laundry windows will be placed at a higher level and that obscured glass may be utilized. He expressed his belief this property is best suited for three units.

Monica Jeter, property owner of the adjoining vacant property and the single-family house next to the vacant land, stated that for the past 30 years, they have been using this easement area to access their property in order to maintain the vacant lot; and expressed her concern that installing a block wall along the easement, between their property and the easement, will restrict access to their vacant lot. She mentioned that in the future, they are planning to develop this vacant lot and that it is necessary for them to have access to that parcel. She asked that all utilities - sewer, water, electricity - run down the easement and not down their property.

Assistant City Attorney Galante advised that the issue concerning the easement between these two property owners is a private matter, not something for the City to decide. He added that it is up to these two property owners to negotiate an access easement agreement with the easement owner.

Ms. Jeter reiterated that they have enjoyed this access easement onto their property for the past 30 years.

Assistant City Attorney Galante explained that Ms. Jeter is referring to a prescriptive easement, an easement created by the continuous use of someone else's land for a certain number of years.

Planning Manager Repp explained that Ms. Jeter's property does have street access, but that it does not have a driveway approach. She added that the adjoining property is partly a subject of this development application because it provides the sole access from Grace Avenue to the development site; and stated it is her understanding that this easement is held by a third party who has no development interest in this subject site.



Assistant City Attorney Galante suggested that since the block wall is not a condition of approval, perhaps the Commission may consider not requiring the block wall.

Planning Manager Repp suggested that these two property owners work together to identify who owns the easement. She stated that this applicant needs this entitlement to go forward with his project.

Vice-Chairman Pulido suggested continuing this matter until the easement issue has been resolved.

Planning Manager Repp noted that the block wall is not a staff recommendation; and suggested that the applicant defer the installation of a block wall until the easement issue is resolved.

Mr. Lagmay noted for Chairperson Cottrell that he has not been in contact with the owner of the easement. He noted for Commissioner Verrett that he will communicate with Ms. Jeter on the easement concerns.

Mr. De La Rosa stated they would be amenable to deferring a block wall, noting that the block wall was included in the plans with the belief the neighboring property owner would have preferred some type of separation of the properties. He urged the Commission not to continue this matter because of concerns with the easement, believing they have submitted enough exhibits and explanations for consideration this evening.

There being no further input, Chairperson Cottrell closed the public hearing.

Assistant City Attorney Galante clarified that new Condition No. 45A, having to do with the easement and its perpetual ingress/egress, is subject to the approved site plan by the staff, noting staff will have the opportunity to remove the block wall designation on that parcel map as a result of this evening's discussion.

Planning Manager Repp suggested that a condition be included to state the block wall shall be subject to the approval of the Planning Division.

Assistant City Attorney Galante added to Condition No. 68, a new sentence, "A wall upon the northern boundary of Parcel No. 2 may be provided upon the approval of the Planning Division."

Commissioner Hudson reiterated her concern for small units with constrained living/dining rooms and kitchen areas, expressing her belief they have the potential to negatively impact a neighborhood and community. She highlighted the problems with Scottsdale and Avalon Greens as an example; and she reiterated that smaller living quarters are more appropriate for rentals, not homes for sale.

Vice-Chairman Pulido and Commissioner Wilson echoed Commissioner Hudson's concerns with the small size of living quarters downstairs and stated two units would be more appropriate for this site.

Commissioner Embisan stated that this applicant has met all of the City's criteria for this development; pointed out that the square footage of these units will be larger than a lot of houses in Carson; and urged the Commission members to follow the City's established criteria for housing rather than their personal preference for housing.

Commissioner Hudson reiterated her belief that constrained living quarters tends to have a negative impact upon neighborhoods.



Commissioner Embisan stated that this applicant should be permitted to use his property to the full extent of what the law allows in this zone.

Chairperson Cottrell mentioned that several large homes in Carson have been turned into group homes and stated that the Commission's decision should not be based on what can happen in the future.

Commissioner Saenz echoed Commissioner Embisan's comments and noted that the Commission has previously approved similarly sized houses in Carson.

Commissioner Verrett stated this applicant has fully complied with City requirements and expressed her belief that should this request be denied, the Commission is sending a message to the Community that its decisions are subjective.

Vice-Chairman Pulido stated that this Commission should assist in overseeing the master planning of Carson and noted that its decisions are an opportunity to help improve this community.

Commissioner Diaz stated that the Commission is obligated to make its decisions based upon all facts presented and to consider those within the guidelines of the City's requirements; and stated that as long as all conditions are met, he would be in support of this project.

Commissioner Faletogo echoed Commissioner Embisan's comments and cautioned the Commission against making assumptions of what can happen in the future. He stated he would support this request as long as all conditions are met.

Commissioner Saenz moved, seconded by Commissioner Verrett, to approve the applicant's request, with the following amendments:

- Condition No. 120: The applicant shall pay a park dedication fee of \$16,428 to the Engineering Services Division prior to approval of the final map;
- Condition No. 45A: Before approval of the final map, the applicant shall provide proof to the City, subject to the approval by the City Attorney, that the private driveway/fire lane is available for perpetual ingress/egress to the site from Grace Avenue and the installation and maintenance of access and utility easements serving the site; and
- Add to Condition No. 68 a new sentence: "A wall upon the northern boundary of Parcel No. 2 may be provided upon the approval of the Planning Division."

The motion carried as follows, thus adopting Resolution No. 05-2047:

AYES: Cottrell, Diaz, Embisan, Faletogo, Saenz, Verrett
NOES: Hudson, Pulido, Wilson
ABSTAIN: None
ABSENT: None



CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 05-2047

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 03-10-559, TENTATIVE PARCEL MAP NO. 60311, DESIGN OVERLAY REVIEW NO. 03-10-835 AND VARIANCE NO. 471-05

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, Juan Lagmay Jr., with respect to real property located at 22028 Grace Avenue and described in Exhibit "A" attached hereto, requesting approval to construct three (3) detached condominium units within the RM-12-D and RM-8-D (Residential, Multi-family - twelve (12) units per acre and eight (8) units per acre; Design Overlay) zoned districts and within Redevelopment Project Area No. 4. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for properties within a design overlay review district;
- Conditional Use Permit (CUP) for construction of multiple-family residences (CMC Section 9121.1);
- Tentative Parcel Map (TPM) for division of airspace for 3 condominium units;
- Variance from setback and encroachment requirements

A public hearing was duly held on August 9, 2005 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. Any construction of a residential multifamily condominium in a Design Overlay Review designated zone is subject to the requirements contained in both the Carson Municipal Code Section 9172.23, Site Plan and Design Review, and Section 9121.1, Conditional Use Permit. Pursuant to the applicable sections of the Carson Municipal Code for Site Plan and Design Review and Conditional Use Permits, in order for the Planning Commission to approve the applicable permits, they must find that:

a) The proposed project for 3 detached condominium units on 0.3 acre will adhere to the multi-family residential land use designation and zone, as well as to the goals and policies described in the General Plan. Development of the proposed project would provide additional housing for the community in the form of multifamily, detached condominium units.

b) The proposed project meets all applicable design standards and guidelines of the Carson Municipal Code.



c) The proposed project will be designed for compatibility with the existing residential neighborhood and will be a harmonious and attractive development for the area in that it provides adequate open space and landscape areas.

d) Vehicular ingress and egress will be provided on Grace Avenue. Adequate interior vehicular and pedestrian circulation will be provided. The private driveway meets the City's requirements for driveway width.

e) The site is flat and the size is adequate to support the proposed use and all associated support development including parking spaces, private open space, and landscaping. Adequate buffers and setbacks are provided from all surrounding uses. The location is appropriate for this proposal in that the proposed condominium units will be compatible with other residential properties in the area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

f) The proposed project is for multiple detached residential condominiums and will only have signs for addresses.

g) The proposed project will conform to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.

h) Adequate water supply shall be provided for fire protection. The development shall provide 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.

i) The project site is in a suburban, developed community and is located in the southwestern part of the City of Carson on the east side of Grace Avenue. The project is surrounded by a vacant lot to the west, single-family homes to the south, and multiple-family residences to the north and east.

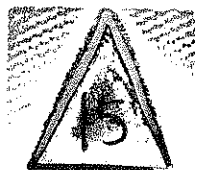
Section 4. Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map based on certain findings. The Planning Commission finds that the proposed tentative parcel map can be substantiated based on the following affirmations:

a) The proposed tentative tract map will permit the division of 0.3 acres of land into 3 detached condominium homes. The map will include private open areas and a common driveway which conform to the City's requirements.

b) 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 Grace Avenue. Conditions of approval will provide maximum land use compatibility between the proposed residential development and the existing residential neighborhoods. This includes incorporating landscaping for screening and locating units in order to protect the privacy of adjacent residents.

Section 5. The Planning Commission finds that:

a) Encroachment into the side and rear yard setbacks is permitted pursuant to Section 9126.24, Section 9126.25 and Section 9126.29 subject to approval of a variance. Section 9172.22 states a variance "shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."



b) A special circumstance to allow approval of a variance for a reduced side and rear yard setback is applicable in this case due to the shape of the property. The property is a land-locked parcel with an easement providing access to the proposed units from Grace Avenue. The easement is perpendicular to the land-locked parcel. The orientation of the easement and the narrow width of the land-locked parcel, combined with access, parking, and setback requirements make meeting all applicable regulations a significant hardship. The proposed units are currently oriented to provide minimum parking and maneuvering requirements.

Section 6. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment. The proposed development will not alter the predominantly residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under CEQA, Section 15332.

Section 7. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 03-10-559, Tentative Tract Map No. 60311, Design Overlay Review No. 03-10-835 and Variance No. 471-05, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. 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 9th DAY OF AUGUST, 2005.

Frances Cottrell
CHAIRMAN

ATTEST:

Shari Reed
SECRETARY

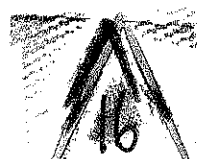


Exhibit "A"

Legal Description

PARCEL 1:

THE EASTERLY 54 FEET OF THE WESTERLY 184 FEET OF THE SOUTHERLY 175 FEET OF LOT(S) 25 OF TRACT NO. 2982, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE(S) 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES AND ROAD PURPOSES TO BE SUED IN COMMON WITH OTHERS OVER THE SOUTHERLY 25 FEET OF THE WESTERLY 130 FEET OF THE SAID LOT 25, TRACT 2982, AS PER MAP RECORDED IN BOOK 35 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

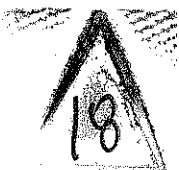


CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 60311
CONDITIONAL USE PERMIT NO. 03-10-559
DESIGN OVERLAY REVIEW NO. 03-10-835

TENTATIVE TRACT MAP NO. 60311

GENERAL CONDITIONS

1. Each extension of this map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Design Overlay Review No. 03-10-835 and Conditional Use Permit No. 03-10-559. All extensions must be secured from the Planning Commission prior to expiration of this map.
2. A site plan and architectural design permit and conditional use permit must be granted with this tentative map approval. If at some late date, the permits are declared null and void, the validity of this map shall automatically terminate.
3. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
4. 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 map (condominiums).
5. 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.
6. 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.



7. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.
8. The recorded map shall conform to the tentative map approved and to the Conditions of Approval. Two copies of the finally recorded map shall be submitted to the Development Services Group.
9. A final map that is approved by the City of Carson to be in significant conformance with this tentative map shall be recorded with the County Recorder within two years of the date of final approval by the Planning Commission, Carson Redevelopment Agency or City Council of the City of Carson.
10. Minor lot line adjustments may be made to the satisfaction of the Development Services General Manager prior to the final approval of the map by the City Council.
11. No lot on the final map shall have less area, width, or depth than that required by the zoning and subdivision regulations in effect at the time of approval.

GEOLOGY/SOILS

12. A grading plan must be approved by the Soils Section.
13. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works.

GRADING

14. A grading plan and geology/soils report must be submitted and approved prior to approval of the final map. The grading plan must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan devices. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals prior to the grading plan approval. The grading plan must also be approved to provide for proper distribution of drainage and for contributory drainage from adjoining properties.

ROAD

15. Dedicate right of way 30 feet from centerline along the property frontage on Grace Avenue if not already dedicated. Five feet of additional right of way is required.



16. Repair any broken or raised sidewalk, curb, gutter, sidewalk, driveway apron, and pavement on Grace Avenue abutting this proposed subdivision per city standard and to the satisfaction of the City Engineer.
17. 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; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.
18. A construction permit is required for any work to be done in the public right-of-way.
19. The applicant shall submit plans to the Department of Public Works 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.
20. The applicant shall submit a drainage study prepared by a Registered Civil Engineer. The study shall include existing and proposed conditions including key elevations, drainage patterns, and the locations of facilities to discharge storm water to a safe and adequate point capable of handling the flows. The study shall be reviewed and approved by the City Engineer prior to approval of the final map.
21. Comply with mitigation measures recommended in the approved drainage concept and the approved soils report.
22. Prior to issuance of Building permit, a SUSMP plan must be approved by the City of Carson. The SUSMP 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.
23. All existing and new utility lines shall be underground to the satisfaction of the city.
24. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
25. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - b. Construction bond as required for all work to be done within the public right of way.



- c. Proof of Worker's Compensation and Liability Insurance.
- d. Final Map shall be recorded.

- 26. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
- 27. Any missing or damaged improvements in the public right of way fronting the proposed subdivision shall be installed or constructed by the applicant prior to issuance of Certificate of Occupancy.
- 28. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of the City and Southern California Edison.

WATER

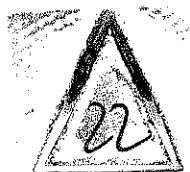
- 29. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 30. 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.
- 31. 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 for this land division to the satisfaction of the City Engineer.
- 32. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance to the City Engineer.

SUBDIVISION

- 33. Under the provisions of Resolution No. 04-030 the applicant shall pay \$4,640 per detached single family unit in park and recreation fees prior to approval of the final map.
- 34. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of the City Engineer.
- 35. Provide suitable turnaround and label the driveway "Private Driveway and Fire Lane" on the final map to the satisfaction of the City Engineer.



36. Place a note on the final map to the satisfaction of the City Engineer indicating that this map is approved as residential condominium development for three units.
37. Provide reciprocal easements for drainage, ingress/egress, parking, utilities, and maintenance purposes, etc., over the common driveways and common areas on the final map to the satisfaction of the City.
38. Provisions shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprised of the owners of the units, responsible for the maintenance of the common driveways and common areas. The maintenance agreement must be approved by the City and contained within the CC&R's.
39. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
40. Private easement 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 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.
41. 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.
42. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the city.
43. A final map prepared by, or under the direction of, a registered civil engineer or licensed land surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
44. At the time of final map recordation, the developer's engineer shall submit the approved project electronically stored on 3 1/2" diskette(s) or CD in Auto Cad or Arc View format to the city, in compliance with the County of Los Angeles adopted Digital Subdivision Ordinance (Ordinance No. 99-0080)
45. 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:

The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract Map No. 60311 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 Tract Map.

- a) Before approval of the final map, the applicant shall provide proof to the City, subject to the approval by the City Attorney, that the private driveway/fire lane is available for perpetual ingress/egress to the site from Grace Avenue and the installation and maintenance of access and utility easements serving the site.

DESIGN OVERLAY REVIEW / CONDITIONAL USE PERMIT

GENERAL CONDITIONS

46. If Design Overlay Review No. 03-10-835 and Conditional Use Permit No. 03-10-559 are not used within two years of their effective date, said permit(s) shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
47. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review by the Planning Commission.
48. 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.
49. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
50. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
51. 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.
52. 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.



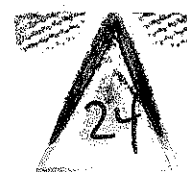
53. Additional requirements may be imposed and the following requirements may be changed, modified or deleted. The Planning Division shall have the final authority in reviewing and approving requirements and plan modifications.
54. The second-floor areas of all units shall be setback a minimum of 10 feet from any property line.
55. The size and locations of second floor windows shall be redesigned to minimize visibility into and from adjoining properties.

PARKING

56. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
57. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
58. No designated garage shall be converted to other use without approval by the Planning Division.
59. Guest parking spaces shall be double-striped, and marked as "Guest Parking." Said parking shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

60. 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 unless otherwise authorized by the Planning Division.
61. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
62. 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.
63. Additional trees will be required along the northern and eastern property lines to provide screening from adjacent properties.



GRAFFITI

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

UTILITIES

65. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
66. 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

67. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.

FENCES/WALLS

68. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division. A wall upon the northern boundary of Parcel No. 2 may be provided upon the approval of the Planning Division.

LIGHTING

69. 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 hazard.

AIR QUALITY

70. Construction parking shall be configured to minimize air quality impacts to nearby residences.
71. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
72. Construction activities shall be scheduled for off-peak hours to the degree practicable.
73. Construction trucks shall be re-routed away from congested streets.
74. Truck deliveries shall be consolidated when possible.



75. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
76. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
77. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
78. Ground cover shall be replaced in disturbed areas as quickly as possible.
79. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
80. Active grading sites shall be watered at least twice daily.
81. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
82. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
83. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads. Water sweepers using reclaimed water are recommended.
84. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
85. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
86. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

NOISE

87. Outdoor construction work on the project shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays. No construction activities shall occur on Sundays or federal holidays.
88. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
89. All stationary noise generating equipment, such as compressors, shall be located as far as possible from existing houses.
90. Machinery, including motors, shall be turned off when not in use.



91. Mobile equipment shall not be allowed to run idle near existing residences or schools.
92. Neighbors within 200 feet of the construction area shall be notified of the construction schedule in writing, prior to construction. The project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.

TRASH

93. Trash collection shall comply with the requirements of the City's trash collection company.
94. 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).
95. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
96. 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.
97. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

CONDOMINIUMS/MULTI-FAMILY

98. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.

QUALITY ASSURANCE

99. 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:

\$250 per unit, but not less than



\$3,000 for 10 or fewer units

\$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:

\$2,000 per unit for the first 10 units

\$1,000 per unit for units above 10

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 from the time of initial sale, 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

100. A building permit may be issued prior to the recordation of the final map provided any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. and provided further, that the applicant shall execute an acknowledgment of acceptance of this fact.
101. 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.
102. All existing structures shall be removed prior to the recordation of the final map.

UTILITIES

103. 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.
104. The undergrounding of new utilities shall be provided for in accordance with the requirements of the Subdivision Ordinance, Section 9206.15.

EASEMENTS

105. 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

106. 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

107. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden on the map to be recorded.
108. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
109. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
110. Access shall comply with Section 902 of the Fire Code which requires all weather access. All weather access may require paving.
111. The private driveways shall be indicated on the final map as "FIRE LANE" and shall be maintained in accordance with the Los Angeles County Fire Code.
112. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
113. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall.
114. Submit fire flow information to this office (Fire Department) for approval.
115. Per Fire Department approval, a sprinkler system shall be installed in each unit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

SOUTHERN CALIFORNIA EDISON

117. 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.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

118. 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.



119. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 03-10-835, Tentative Parcel Map No. 60311 and Conditional Use Permit No. 03-10-559. 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.
120. The applicant shall pay a park dedication fee of \$16,428 to the Engineering Services Division prior to approval of the final map.

