



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 8, 2010

SUBJECT: Design Overlay Review No. 1364-10
Conditional Use Permit No. 807-10

APPLICANT: Related
Attn: Rick Westberg
18201 Von Karman Avenue, Suite 900
Irvine, CA 92612

REQUEST: To construct a four-story 65-unit affordable housing community with a podium-level courtyard above an interior parking structure on a 1.75-acre site

PROPERTY INVOLVED: 425 E. Carson Street

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Diaz			Verrett
		Gordon			

Item No. 11C

I. Introduction

The applicant, Rick Westberg representing Related, is requesting approval to construct a four-story affordable housing community on a 1.75-acre property owned by the Carson Redevelopment Agency (RDA). The subject property is located at 425 E. Carson Street and is in the MU-CS (Mixed Use – Carson Street) zoning district and within Redevelopment Project Area No. 1. Related has an exclusive negotiating agreement (ENA) with the RDA to develop the property. The application includes:

- Design Overlay Review No. 1364-10: Site plan and design review for construction within Redevelopment Project Area No. 1.
- Conditional Use Permit No. 807-10: Construction of a multifamily development including live-work units in the MU-CS zoning district.

The proposed project includes the following features:

- Four-story, 65-unit development, including:
 - 12 one-bedroom units
 - 27 two-bedroom units
 - 6 two-bedroom live-work/flex units
 - 20 three-bedroom units
- The proposed project features six housing types from one-bedroom flats to three-bedroom townhomes
- 130 resident parking spaces will be located interior to the building in a gated parking structure and screened from the public right-of-way in a “wrap” design
- 17 guest parking spaces are available along the main driveway and entrance to the parking structure on the western portion of the property as follows:
 - 9 covered parking spaces
 - 4 parallel parking spaces
 - 4 covered parking spaces at the entrance to the parking structure
- 2 van-accessible handicap parking spaces are provided at the entrance to the parking structure and 1 regular handicap parking space is available inside the gated parking structure
- A podium-level courtyard above the parking structure that includes a tot lot, barbeque area, patio, seating, and 7,163 square feet of landscaping
- 2,788-square-foot resident community center including a multi-use room, conference room, kitchen, lounge, library, computer room, laundry room, fitness room, media room, and restrooms



TABLE 1 – UNIT SUMMARY

PLAN	DESCRIPTION	STORIES	QUANTITY	SIZE (s.f.)	PRIVATE OPEN SPACE (s.f.)
1	1 bedroom / 1 bath	1	12	605	70
2	2 bedroom / 1 bath	2	3	1,036	70
3	2 bedroom / 1 bath	2	24	954	70
4	3 bedroom / 2 bath	1	15	1,117	150
5	3 bedroom / 2 bath	2	5	1,153	95
6	2 bedroom / 1½ bath flex space (live-work)	3	6	1,544	80
TOTAL			65		

Affordability Component

The proposal is for a 98 percent affordable housing development as described in Table 2. Designated affordable units will be determined at the time of occupancy. The terms for the affordable units will be negotiated with the Redevelopment Agency.

TABLE 2 – AFFORDABLE COMPONENT BREAKDOWN

INCOME LEVEL	DESCRIPTION	PROPOSED UNITS	UNIT PERCENTAGE
Very-Low	No greater than 50% HCD Median	7	11%
Low	No greater than 60% HCD Median	25	38%
Moderate	No greater than 120% HCD Median	32	49%
Manager's Unit	No Income Restriction	1	2%
TOTAL		65	100%

II. Background

On February 15, 2005, the RDA approved an ENA with the adjacent property owner to the west, Victoria Carson Homes, LLC, to develop a residential project on 2.8

acres of collective property which included the subject RDA property. On May 15, 2007, the RDA and Victoria Carson Homes, LLC entered into a disposition and development agreement (DDA) for development of the site. On December 3, 2007, a formal development application (Design Overlay Review No. 1257-07, Conditional Use Permit No. 687-07, Tentative Tract Map No. 69675, and an ordinance amendment relating to the floor area ratio) was received by the Planning Division for review of a 108-unit residential condominium complex at the site. Due to inactivity and expiration of the DDA and ENA, the development application was closed in mid-2009.

In late 2008, the RDA released a request for qualifications (RFQ) to qualified developers for the development of the subject property. On February 2, 2010, the RDA selected Related as the developer. Currently, RDA staff is working with the developer to craft the terms of a DDA, which must be completed by September 20, 2010.

Zoning and General Plan

The project site is zoned MU-CS (Mixed Use – Carson Street), which is consistent with the Land Use Element of the General Plan which designates the project site as Mixed Use-Residential. Properties along Carson Street to the east, west, and south of the project site share the same zoning and General Plan land use designation. Properties to the north are zoned RS (Residential, Single-family) and have a General Plan land use designation of Low Density Residential.

Surrounding Land Uses

Surrounding the project site to the north are one- and two-story single family homes. To the east is a corner shopping center with a restaurant, retail uses, offices, and other commercial uses. Further east across Grace Avenue is the Villagio, a mixed use affordable housing community built in the late 1990s. Across Carson Street to the south are multi-tenant commercial uses. To the west are detached homes built in the 1920s. The project site is located at the terminus of Ravenna Avenue to the south. Development of the project site will be directly visible from Ravenna Avenue.

Regional Access

Access to the property is via Carson Street to the south. Regional access is via the 405 Freeway located less than one mile to the east and the 110 Freeway located approximately one mile to the west.

Affordable Housing Definitions

In order to be considered an affordable housing project as described in Section 9126.91 of the Carson Municipal Code, a project must include a minimum of 10% of the units proposed for affordable and/or senior citizen households. The affordable units must be kept as affordable for a period of not less than 30 years. This section defines "Affordable Households" as follows:



- *Very low-income households* – Households with an income that is 50% or less of the area median family income published approximately annually by the State Department of Housing and Community Development (HCD) based on information provided by the Federal Department of Housing and Urban Development (HUD).
- *Lower-income households* – Households with an income this is more than 50% or 60% or less of the area median family income published annually by HCD based on information provided by HUD.
- *Low-income households* – Households with an income this is more than 60% or 80% or less of the area median family income published annually by HCD based on information provided by HUD.
- *Moderate-income households* – Households with an income this is more than 80% or 120% or less of the area median family income published annually by HCD based on information provided by HUD.

Housing Needs Assessment

The State of California requires that every city provide the opportunity for the development of its fair share of housing for all segments and income levels of society. This fair share is determined by the Southern California Association of Governments, more frequently referred to as SCAG.

Carson has been notified by SCAG that to meet the City's fair share of the region's housing needs, which includes Los Angeles, Orange, San Bernardino and Riverside Counties, it will be necessary to provide the opportunity for the development of 1,812 dwelling units by 2014. A portion of those units must be affordable to very low and low-income persons and families. The regional housing needs assessment (RHNA) for the city of Carson for 2006-2014 are shown in Table 3.

**TABLE 3 – REGIONAL HOUSING NEEDS ASSESSMENT
FOR CITY OF CARSON FOR 2006-2014**

Income Group	Number of Housing Units	Percent
Very Low (<50% AMI*)	461	25%
Low (50-80% AMI*)	287	16%
Moderate (80-120% AMI*)	307	17%
Above Moderate (>120% AMI*)	757	42%
TOTAL	1,812	100%

*Area Mean Income

Source: SCAG 2009

The State of California also requires that every city provide a Housing Element as part of its General Plan. Section 65580 of the California Government Code states that "... each local government also has the responsibility to consider economic,

environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the state in addressing regional housing needs." In stipulating the content of the Housing Element, Section 65583 of the Government Code indicates that the element shall consist of "... an identification and analysis of the existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." This section further states that the element "... shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

Tax Increment Set Aside

The primary program that generates revenue for the creation of affordable housing units is via the Carson Redevelopment Agency. Twenty percent of the Redevelopment Agency's tax increment must be set aside for the purpose of increasing, improving, and preserving housing that is affordable to very low (<50% Area Mean Income (AMI)), low (50% - 80% AMI), and moderate households (80%-120% AMI). Furthermore, the set aside revenue must be proportionately distributed between the various income groups. As shown in Table 4, very low income groups comprise 44%, low income groups comprise 27%, and moderate income groups comprise 29% of the total affordable housing needs. Since set aside revenue must be distributed proportionately between the various income groups, 44% of the set aside revenue can go to building very low income housing, 27% can go to low income housing, and 29% can go to moderate income housing. The Redevelopment Agency may opt to distribute a higher proportion of set aside revenue to very low income housing or low income housing. However, the Redevelopment Agency cannot distribute a higher proportion to moderate income housing and cannot distribute less than 44% for very low income housing.

TABLE 4 – ALLOCATION FOR SET ASIDE REVENUE

Income Group	Number of Units	Percent
Very Low (<50% AMI*)	461	44%
Low (50-80% AMI*)	287	27%
Moderate (80-120% AMI*)	307	29%
TOTAL	1,055	100%

III. Analysis

Deviations Permitted for Affordable Housing Projects

The proposal is a 100 percent affordable housing project and is subject to the affordable housing standards identified in Section 9126.91 as discussed above. In approving development plans for residential projects qualifying under Section



9126.91, the Planning Commission may allow deviations from the following development standards:

1. Site requirements in Sections 9125.2 (Minimum Lot Area), 9125.3 (Street Frontage and Access), and 9125.4 (Minimum Lot Width).
2. Residential Site Development Standards in Division 6 of the Carson Municipal Code, which include those regulations that address: height of buildings and structures, ground coverage, future rights-of-way, parking setbacks, front, side and rear yards, passageways, space between buildings, usable open space, encroachments, fences, walls and hedges, trash and recycling areas, parking, loading and driveways, signs, utilities, and site planning and design.
3. Vehicular Parking, Loading and Maneuvering Areas development standards in Section 9162.1 (off-street parking, general requirements) and 9162.21 (parking spaces required).
4. The following portions of Section 9128.54 (development standards) for Multiple-Family Dwellings: private open space, length of and separation between buildings, landscaping requirements, recreational facilities.

In the case of the proposed project, the subject property is located in the MU-CS (Mixed Use – Carson Street) zoning designation and is subject to the development requirements of Section 9138.17. However, since the project is for affordable housing, staff is applying the deviation clause of Section 9126.91 because of the project meets the spirit and intent of the section. Furthermore, SB 1818 requires cities to grant incentives or concessions for the development of affordable housing. Allowing for certain deviations would allow the city to be consistent with the purpose of SB 1818. The applicant is requesting the following deviations from the development standards of the Carson Municipal Code as shown in Table 5.

TABLE 5 - DEVIATIONS

Section 9138.17(D)	Requirement	Proposed Project	Comments
Front Yard	10'	5' for arcade & balconies	Permitted subject to discretion
Side Yard	10' for 2 nd , 3 rd , & 4 th floors	Zero side yard setback	Permitted as an incentive for affordable housing
Private Open Space	130 s.f. for each 0- and 1-bdrm. unit 150 s.f. for each larger unit	70 s.f. to 95 s.f. for most units 150 s.f. for 3-bdrm. flats	A reduction in the amount of private open space may be authorized by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review)



Tandem Parking	25% of total parking count	46% of total parking count	Deviations to parking may be authorized by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review)
Wall Openings (windows and doors)	Min. of 70% of the ground floor street façade in commercial units	Approximately 50%	Arcade gives illusion that there are more openings
Live/work restriction	Designated work space cannot be used for residential living space other than a home office	Flex units provided in the event there is no demand for live/work	Requirement removed from conditions – Commission can permit flex units as an incentive for affordable housing

The Planning Commission may also impose additional requirements as conditions of approval if it finds in writing that such deviations and additional requirements are justified in order to achieve one or more of the objectives listed in Section 9126.9B, which are:

- To promote residential amenities beyond those expected under conventional development.
- To develop attractive neighborhoods through creative and imaginative planning as a unit.
- To achieve a higher quality of design through flexibility of development standards and integrated planning, design and control of development.
- To achieve harmony between each development and the existing or future surrounding development.
- To assist in improving the quality and quantity of housing available to meet the needs of all social and economic groups within the community.
- To preserve areas of natural scenic beauty or of historical, cultural or scientific interest.
- To provide for appropriate use of land which is sufficiently unique in physical characteristics or other circumstances to warrant special methods of development.

As a guideline to be used in considering development plans for affordable multiple-family residential projects, the Planning Commission may also utilize the development criteria as provided for in Section 9128.55 (Development Criteria for Multiple-family Dwellings). It is staff's opinion that the proposed project meets those criteria in that it is a mixed-use affordable housing development that creates opportunities for a pedestrian environment and is compatible with surrounding land uses.



Project Design

The proposed four-story building uses modern architecture with rectangular shapes and parapet roofs. The project features decorative arcades along Carson Street which provides façade relief from the recessed building. The project generally provides three levels along Carson Street, four levels in the central portion, and two levels in the rear which is adjacent to existing one- and two-story single-family homes. The rear units feature shed roofs which are different in design than the rest of the project, but provides an interesting contrast as viewed from the existing neighboring homes.

The east elevation abuts an existing one-story commercial center. The top two levels of the proposed project will be visible from Grace Avenue, but building walls will be decorated with a plaster finish, sun shade, control joints, and a metal coping at the top of the parapet to add architectural interest.

The main driveway, guest parking, and access to the parking structure are located on the western portion of the property. The site plan has been designed for expansion of the project to the west in the event that the RDA acquires this property or comes to an agreement with the adjacent property owner. In the event an agreement is not reached, the proposed project has been designed to be an attractive stand-alone development.

The applicant proposes six live-work (flex) units along Carson Street. These units feature commercial space on the ground level, living space on the second floor, and bedrooms on the third floor. In the event the ground level is not used for commercial purposes, the space can be adapted as living space for the residents without creating an inconsistency in the exterior appearance. Although it is a requirement under Section 9138.17(l)(l) that the designated work space cannot be used for residential living other than a home office, the Planning Commission may consider flex units an incentive for providing affordable housing and as an alternative to blight should the economy sour.

Findings

Based on the discussions above, it staff's opinion that the proposal for affordable housing is consistent with the General Plan and Carson Street Master Plan. The proposed deviations are reasonable for this type of development and staff can make all of the findings required under Section 9172.21 and 9172.23 for the CUP and DOR. Details for the findings can be found in the attached resolution.

V. Environmental Review

Pursuant to the California Public Resources Code Section 21159.23, the proposed project is for an affordable housing community and is exempt from environmental review requirements of the California Environmental Quality Act (CEQA) Guidelines based on the following:

- The project site is less than five acres;
- The 65-unit project will be required to have an affordability component to last for at least 30 years;



- The surrounding urban area is developed; and
- There are at least 5,000 persons per square mile in the vicinity.

VI. Conclusion

The proposed project is in conformance with the vision, goals and policies described within the General Plan, MU-CS (Mixed-Use – Carson Street) zone district, and the Carson Street Master plan. The project will help create a distinctive character along Carson Street, create a pedestrian-friendly downtown district near the civic core, and facilitate with the redevelopment of currently underutilized and unattractive parcels along Carson Street. The affordability component assists the City in meeting its RHNA obligation as described in the Housing Element.

VII. Recommendation

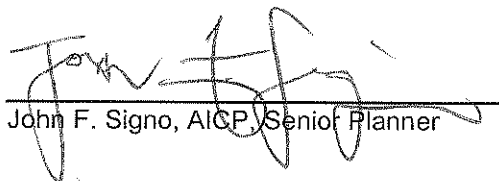
That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 807-10 and recommend to the Redevelopment Agency approval of Design Overlay Review No. 1364-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 807-10 AND RECOMMENDING TO THE REDEVELOPMENT AGENCY APPROVAL OF DESIGN OVERLAY REVIEW NO. 1364-10 FOR THE CONSTRUCTION OF A FOUR-STORY 65-UNIT AFFORDABLE HOUSING COMMUNITY FOR PROPERTY LOCATED AT 425 E. CARSON STREET."

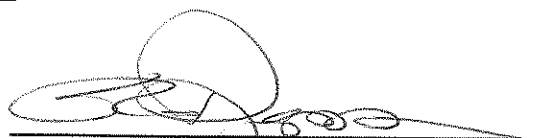
Exhibits

1. Zoning Map
2. Proposed Resolution
3. Letter from the Fire Department dated June 1, 2010
4. Proposed Development Plans (submitted under separate cover)

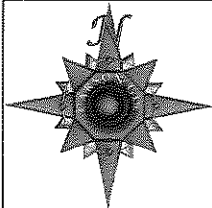
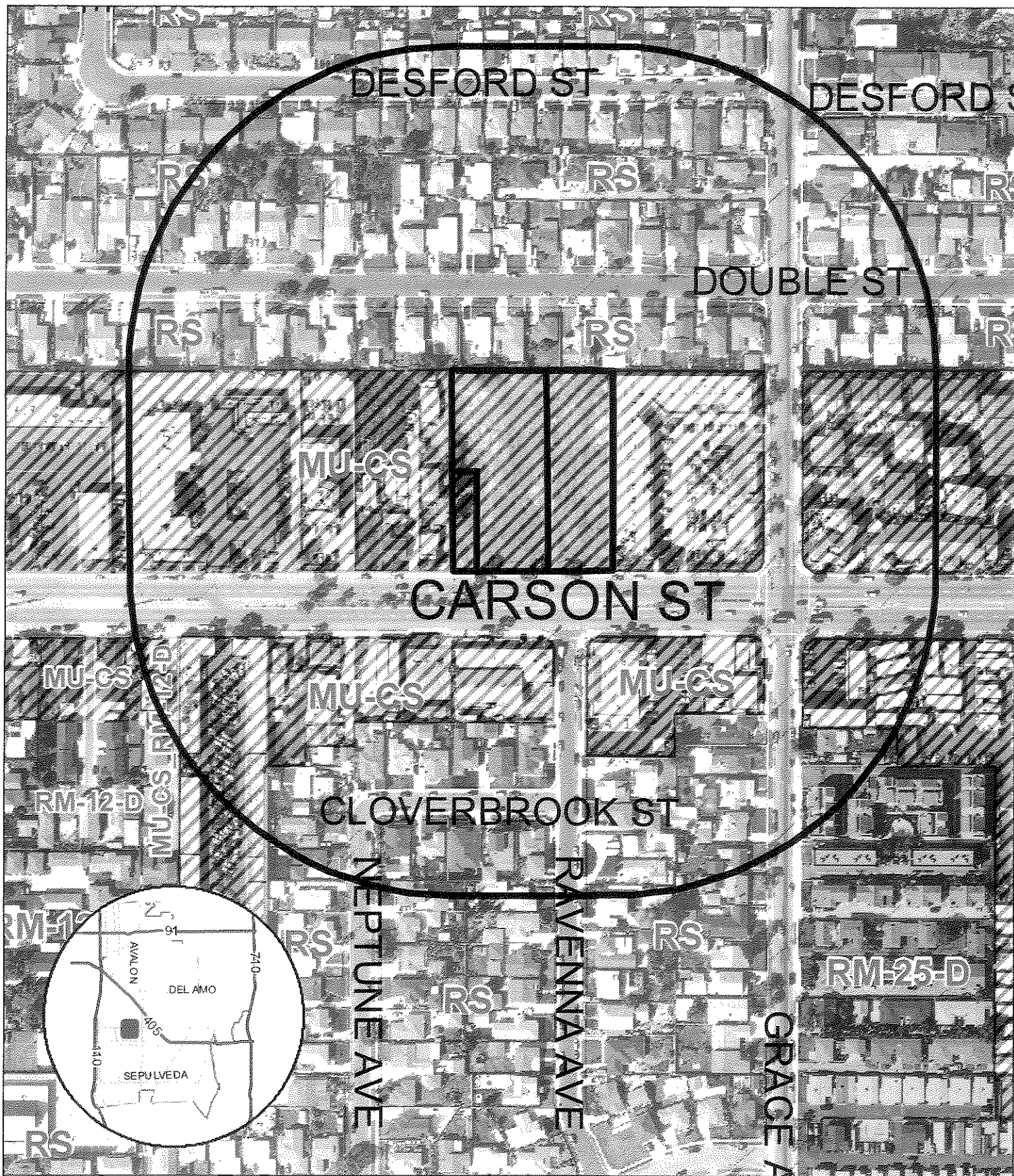
Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed and Approved by:


Sheri Repp Loadsmah, Planning Manager





City of Carson
500 Foot Radius Map
425 E Carson St

EXHIBIT NO. 1



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 807-10 AND RECOMMENDING TO THE REDEVELOPMENT AGENCY APPROVAL OF DESIGN OVERLAY REVIEW NO. 1364-10 FOR THE CONSTRUCTION OF A FOUR-STORY 65-UNIT AFFORDABLE HOUSING COMMUNITY FOR PROPERTY LOCATED AT 425 E. CARSON 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, Related, with respect to real property located at 425 E. Carson Street as described in Exhibit "A" attached hereto, requesting the approval of a four-story 65-unit affordable housing community on 1.75 acres. The request includes:

- Design Overlay Review (DOR) No. 1364-10 for development in the MU-CS (Mixed Use – Carson Street) zoning district and within Redevelopment Project Area No. 1; and
- Conditional Use Permit (CUP) No. 807-10 for construction of a multifamily development in the MU-CS zoning district.

A public hearing was duly held on June 8, 2010, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. Pursuant to Section 9138.17(C) of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street corridor are subject to site plan and design review per Section 9172.23, and a conditional use permit (CUP) is required for multifamily development within the MU-CS (Mixed-Use – Carson Street) zoning district. The Planning Commission finds that:

1. The proposed project is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed affordable housing development is consistent with development standards of the MU-CS (Mixed-Use – Carson Street) zoning district. The proposed project will create affordable housing opportunities and provide up to six (6) live-work units oriented towards Carson Street, which will help create a pedestrian-friendly environment.

2. The design and architecture of the proposed development conform to all the applicable design and development standards of the MU-CS (Mixed-Use – Carson Street) zoning district, with exception to the side yard setback, recreational open space, private open space, tandem parking, and wall openings. The project complies with Section 9126.91 of the CMC, in that 98 percent of the units will be available to affordable households. In approving



development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the development standards. This is consistent with the purpose of SB 1818 which encourages the development of affordable housing by allowing for incentives or concessions.

3. The project is pedestrian-oriented in that the building is oriented toward the street and provides live-work units to serve the residents and surrounding community. The architecture of the building features a modern design with rectangular forms and recessed structures. The main entrance is located on the western side of the property. Resident parking will be provided within a gated parking structure located in the interior of the development. The parking structure will be concealed from the public right-of-way through a "wrap" design in which the residential units screen the parking. The rear two-story units feature shed roofs which contrast from the parapet roofs of the rest of the project. The level above the parking garage features a courtyard with a playground, barbeque area, seating, and landscaping. The community room features ample amenities including a multi-use room, conference room, kitchen, lounge, library, computer room, laundry room, fitness room, media room, and restrooms.

4. The proposed affordable housing project is compatible with similar approved housing projects and anticipated development within the MU-CS (Mixed-Use – Carson Street) zone. Specifically, the Villagio development located a block to the east across Grace Avenue and the City Center development further east at the southeastern corner of Carson Street and Avalon Boulevard. The redevelopment of the vacant project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The proposed project will be a catalyst to future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development for the area.

5. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zoning district, with the exception to the tandem parking spaces which can be permitted as a deviation to support the development of affordable housing. Customer and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. Resident parking located in the parking structure also provide adequate and safe circulation of vehicles and pedestrians. Carson Street is a major thoroughfare that can accommodate the expected traffic to be generated from the proposed development.

6. Based on Section 9138.17(D)(12) (Mixed-Use – Carson Street) of the CMC, 144 parking spaces are required for the proposed development and 147 spaces have been provided. The project meets the requirements for compact spaces, parking stall size, and backup space. As the project contains affordable housing, it qualifies for a deviation from the tandem parking requirements of the CMC. As such, the applicant proposes 46 percent of the total parking as tandem parking, which exceeds the 25 percent requirement. Seventeen guest parking spaces are adequately provided and the parking requirement for residents has been satisfied with consideration of the deviation.

7. The project may have signage for commercial uses in the live-work units along Carson Street. Additional signage may be provided to identify the address and community name. A sign program will be developed subject to the review and approval of the Planning

Division prior to the issuance of any building permits for signage. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zoning district.

8. Review by the Los Angeles County Fire Department will be conducted to ensure the proposed project has adequate water supply to meet current and anticipated fire suppression needs. The County Fire Department will impose conditions as needed, which must be satisfied prior to issuance of a final building permit.

9. Approval of Conditional Use Permit No. 807-10 is contingent upon the Redevelopment Agency's approval of the Design Overlay Review No. 1364-10. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 807-10 and recommends to the Redevelopment Agency approval of Design Overlay Review No. 1364-10, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF JUNE, 2010.

CHAIRMAN

ATTEST: _____
SECRETARY

LEGAL DESCRIPTION

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

Parcel 1:

The Easterly 200 feet of the West 350 feet of Lot 37 of Tract No. 3848, in the County of Los Angeles, State of California, as per map recorded in Book 42 Pages 68 and 69 of Maps, in the Office of the County Recorder of said County.

Except therefrom the South 175 feet of the East 40 feet of the West 190 feet of said Lot.

Also except the Easterly 50.00 feet of the Westerly 350 feet of said lot.

Also except from said land the Southerly 20.00 feet of the Easterly 110.00 feet of the Westerly 300.00 feet thereof, as granted to the County of Los Angeles, in the deed recorded October 27, 1966 in Book D-3466 Page 347, Official Records.

Parcel 2:

The West 40 feet of the South 175 feet of the Easterly 200 feet of the West 350 feet of Lot 37 of Tract No. 3848, in the City of Carson, as per map recorded in Book 42 Pages 68 and 69 of Maps, in the office of the county recorder of said county.

Except the South 20 feet of said land.

Parcel 3:

The Easterly 50 feet of the Southerly 100 feet of the Westerly 350 feet of Lot 37 of Tract No. 3848, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 42 Pages 68 and 69 of Maps, in the office of the County Recorder of said County.

Excepting therefrom the Southerly 20 feet.

Parcel 4:

The Easterly 46 feet of the Westerly 396 feet of Lot 37 of Tract No. 3848, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 42, Pages 68 and 69 of Maps, in the office of the county recorder of said county.

Excepting therefrom the Southerly 20 feet.

Parcel 5:

The Easterly 50 feet of the Westerly 350.00 feet of Lot 37 of Tract No. 3848, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 42, Pages 68 and 69 of Maps, in the office of the county recorder of said county.

Except therefrom the Southerly 100.00 feet of said land.

APN:

7334-018-900
7334-018-901

15

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1364-10

CONDITIONAL USE PERMIT NO. 807-10

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10, said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. Prior to issuance of a building permit, the lots shall be merged to form one continuous lot.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Group a cashier's check or money order payable to the County Clerk in the amount of \$75.00 (seventy-five dollars) to enable the City to file the Notice of Exemption. If within such forty-eight hour period the applicant has not delivered to the Development Services Group the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
6. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
7. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.



9. 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.
10. 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.
11. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
12. 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. 1364-10 and Conditional Use Permit No. 807-10. 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.

LIVE-WORK (FLEX) UNITS

13. Each live/work (flex) unit shall front on a public or private street and the work area shall be located at street level.
14. Each unit shall have a pedestrian-oriented frontage.
15. The living space within the live/work (flex) unit shall be contiguous with, and an integral part of the working space, with direct access between the two areas and not a separate stand-alone dwelling unit. The residential unit shall not have a separate street address from the business component.
16. The live/work (flex) unit shall be occupied and used only by a business operator, and/or household of which at least one member shall be the business operator.
17. The living space shall not be rented or sold separately from the working space.
18. One employee, at a time, who does not reside in the unit may work in the unit, unless this employment is prohibited or limited by this conditional use permit.



19. Other than a sign as permitted by the Carson Municipal Code, in no way shall the appearance of the structure be altered, or the conduct of the use within the structure be such that the structure may be recognized as serving a non-residential use (either by color, materials, construction, lighting, odors, noises, vibrations, etc.).
20. The retail use shall be limited to the display and sale of works created in the unit.
21. A commercial business license shall be obtained.
22. A copy of the Conditional Use Permit, showing the conditions of the use permit, shall be provided to all occupants of live/work units in the building prior to their execution of a lease or purchase agreement for such live/work (flex) unit.
23. Work space shall be limited to the first floor of the building. Living space shall be located in the rear ground level or upper floors so that it does not interrupt the appearance of the commercial frontage.
24. There shall be no storage of flammable liquids or hazardous materials beyond that normally associated with a residential use. Storage of flammable liquids and hazardous materials beyond that normally associated with a residential use, such as for an artist studio, shall be allowed only through an approved conditional use permit and approval from the Los Angeles County Fire Department and Building Official.
25. Noise resulting from conduct of the work within the live/work (flex) units shall be muffled so as not to become disruptive to surrounding neighborhoods due to volume, tone, intermittence, frequency or shrillness.
26. Every use shall be operated in such a manner that it does not emit an obnoxious odor or fumes beyond the working unit/area.
27. Every use shall be operated in such a manner that it does not emit smoke into the atmosphere.
28. Every use shall be operated in such a manner that it does not emit any dust or dirt into the atmosphere.
29. Permanent exterior security grills shall not be permitted. Roll down security grills that conceal storefront windows are strongly discouraged. Interior security grills must recess completely into pockets that conceal the grill when it is retracted. Roll-down security grills and housings must be completely concealed from the street by awnings or canopies. Security grills should not be visible during hours of operation.

PARKING

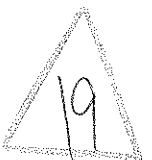
30. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.



31. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
32. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
33. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
34. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
35. Decorative colored concrete pattern shall occur at all driveway entrance areas.
36. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles.

LANDSCAPING/IRRIGATION

37. 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.
38. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
39. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
40. 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.
41. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and
 - d. Tree height and plant materials to be approved by the project planner prior to installation.
42. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.



43. A minimum of 17 specimen trees shall be provided for construction of 65 dwelling units per Section 9138.17(E)(d). Location and size shall be reviewed and approved by the Planning Division.

GRAFFITI LANDSCAPING

44. 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.
45. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

UTILITIES

46. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground, unless screened from public right-of-way to the satisfaction of the Planning Division.
47. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
48. Prior to issuance of a building permit, the applicant shall enter into an agreement with the city franchise cable TV operator to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed development have been initiated to the satisfaction of the City.
49. The applicant shall provide a central antenna with connections to each unit via underground or internal wall wiring to provide for satellite TV and internet service. Any satellite dish shall be screened from public view to the greatest extent feasible.
50. Any above-ground utility box, piping, or structure not shown on the development plan that is subsequently required by a utility company shall be screened to the satisfaction of the Planning Division prior to issuance of certificate of compliance.

AESTHETICS

51. High quality postal delivery receptacles shall be provided and located in an area convenient for each resident, subject to the approval of the Planning Division.
52. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
53. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.



54. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

SIGNS

55. All signs shall conform to the requirements of a sign program which shall be approved by the Planning Division prior to the issuance of a building permit. The sign program shall detail all signs to be erected including location, size, type, materials, etc., and shall comply with the requirements of Section 9138.17(F) of the CMC. A temporary sign shall also be erected before and during construction which describes the project and displays building elevations.

FENCES/WALLS

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

LIGHTING

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

AIR QUALITY

Construction

60. Use zero Volatile Organic Compounds (VOC) content architectural coatings on buildings. These reduce VOC (ROG) emissions by 95% over conventional architectural coatings. The following websites provide lists of manufacturers and major brand names:
- a. <http://www.aqmd.gov/business/brochures/zerovoc.html>
 - b. <http://www.delta-institute.org/publications/paints.pdf>
 - c. <http://www.cleanaircounts.org/factsheet/FS%20PDF/Low%20VOC%20Paint.pdf>
- Restrict the number of gallons of coatings used per day.
 - Encourage water-based coatings or other low-emitting alternatives.
 - Consider requiring the use of coatings with a lower VOC content than 100 grams per liter.



- Where feasible, paint contractors should use hand applications as well instead of from spray guns.
61. The grading contractor shall do the following:
 - a. Provide watering of the active grading area at least twice a day, throughout the grading phase.
 - b. Apply soil stabilizers to inactive areas.
 - c. Replace ground cover in disturbed areas quickly.
 62. General contractor(s) shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
 63. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.
 64. All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site.
 65. All construction related equipment shall use aqueous diesel fuel, a diesel particulate filter and cooled exhaust gas recirculation.
 66. All construction vehicles tires shall be washed at the time these vehicles exit the project site.
 67. All fill material carried by haul trucks and stock piles shall be covered by a tarp or other means.
 68. Reduce speed on unpaved roads to less than 15 miles per hour (mph).
 69. Supply lunch van to construction site for employees, to reduce vehicle trips.

Operations

Service and Support Facilities (point sources)

70. All point source facilities shall obtain all required permits from the SCAQMD. The issuance of these permits by the SCAQMD shall require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criteria air pollutants.
71. Land uses on the project site shall be limited to those that do not emit high levels of potentially toxic contaminants or odors.

Natural Gas Consumption and Electricity Production

72. All residents and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.



73. All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.

Building Materials, Architectural Coatings and Cleaning Solvents

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

Transportation System Management and Demand Management

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

CULTURAL RESOURCES

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

GEOLOGY AND SOILS

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



incorporated into the grading plan to mitigate seismically-induced ground shaking hazards and all applicable requirements of the City's grading ordinance.

NOISE

82. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.
83. All equipment maintenance activities shall be performed within the center of the project site as is practical.
84. Stationary equipment such as concrete pumps, generators and compressors shall be located more than 200 feet from the nearest residential uses. Alternately, they may be located behind a structure or temporary noise barrier constructed of minimum 3/4" thick plywood with no gaps or cracks that blocks line of site between the residential uses within 200 feet of the unit and the unit itself.
85. Mechanical ventilation shall be provided for all dwelling units along Carson Street. This will enable residents to close all windows to achieve the City's interior noise level standard of 45 dBA CNEL or less. Compliance with this requirement shall be shown on the architectural plans, prior to issuance of building permits.
86. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.

TRASH

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

THE GAS COMPANY

91. Applicant must furnish the Gas Company with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.



92. 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

93. The applicant shall comply with all requirements of the LA County Fire Department as described in their letter dated June 1, 2010.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

94. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

96. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
97. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
98. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
99. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
100. A construction permit is required for any work to be done in the public right-of-way.

Building Permits

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

101. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.



102. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
103. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
104. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
105. 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.
106. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
107. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (if any) along Carson Street.
 - b. Sewer Main Improvements (if any) along Carson Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Carson Street as determined by the aforementioned requirement.
108. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
109. Proof of Worker's Compensation and Liability Insurance.

Certificate Of Occupancy

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



110. 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.
111. Repair any broken or raised sidewalk, curb and gutter along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
112. 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.
113. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
114. Modify existing raised landscaped median along the frontage of the development on Carson Street to the satisfaction of the City Engineer.
115. 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.
116. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
117. 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 shall be determined by the City Engineer.
118. Install wheelchair ramp at the corner of Carson Street and Ravenna Avenue per City of Carson Standard, in compliance with ADA requirements.
119. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
120. Install striping and pavement legend per City of Carson standard.
121. Paint Curbs Red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
122. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.



123. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
124. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
125. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
126. 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.
127. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
128. 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.
129. Developer shall comply with the *Carson Street Mixed-Use District Master Plan* standards and construction requirements.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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





COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL - INCORPORATED

Subdivision No: _____ Map Date June 1, 2010

C.U.P. C. U. P. 807-10 City Carson
425 E. Carson St.

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions shall be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department, Land Development Unit has no additional requirements for this division of land at this time. Additional Fire Department requirements will be required when this land is further subdivided and/or during the building permit process.

Comments: This project as submitted is NOT CLEARED for public hearing.
Submit 4 copies of full size, scaleable drawings utilizing an engineering scale (example 1" to 20") site plan/podium plan, preliminary landscape plan, exterior elevations, and site sections for Fire Department Review.

INSPECTOR Nancy Rodeheffer DATE June 1, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

EXHIBIT NO. 3 -





COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS – INCORPORATED

Subdivision No / C. U. P. 807-10
C. U. P. : 425 E. Carson St.

Map Date June 1, 2010

Revised _____ City Carson

- ☒ Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
- ☒ The required fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Upgrade _____ Verify (flow test) 1 existing Public fire hydrant(s).
Install _____ private on-site fire hydrant(s). Upgrade _____ Verify (flow test) _____ existing On-Site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: Flow test the existing public fire hydrant on the north side of Carson Street adjacent to the proposed development.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary if existing hydrant(s) meet(s) fire flow requirements.
Submit original water availability form to this office.

SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: Submit a completed LACoFD fire flow form, Form #196 (original only), to Fire Prevention Land Development for Fire Department review/approval. Additional water system requirements may be required upon review of the completed Fire Flow form # 196, and/or when this land is further subdivided and/or during the building permit process.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate City regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Nancy Rodeheffer

Date June 1, 2010

