



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 28, 2010

SUBJECT: Conditional Use Permit No. 842-10
Variance No. 521-10

APPLICANT: Jin Kim
C/o: Eurocon Group Inc.
2008 Westwood Boulevard
Los Angeles, CA 90025

REQUEST: To construct a drive-through exterior carwash with
a 3,000-square-foot structure and a 2,491-square-
foot convenience store located in the ML (Light
Manufacturing) zoning district

PROPERTY INVOLVED: 16101 S. Avalon Boulevard

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

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

Item No.11-D

I. Introduction

Date Application Received

- August 24, 2010: Conditional Use Permit No. 842-10; and Variance No. 521-10

Property Owner

- Jin Kim, 18732 Pimlico Terrace , Yorba Linda, CA 92886

Property Applicant

- Eurocon Group Inc., 2008 Westwood Boulevard, Los Angeles, CA 90025

Project Address

- 16101 S. Avalon Boulevard, Carson, CA 90746

Project Description

- Proposed exterior drive-through carwash without petroleum sales consisting of a 3,000-square-foot structure and a 2,491-square-foot convenience store without beer and wine sales.
- The hours of operation for the carwash will be 7:00 a.m. to 7:00 p.m. Monday through Sunday and the convenience market will be open 24 hours a day Monday through Sunday. Further, the convenience market will have no beer, wine or other alcoholic beverages for sale.
- The proposed project provides 16 parking spaces, which exceeds the requirements in Section No. 9138.12(G) for an automotive laundry (carwash), and Section No. 9162.21(C) of the Carson Municipal Code (CMC) for a mini-market.
- The application includes the following:
 - Conditional Use Permit No. 842-10, to construct an exterior drive-through carwash and a convenience store in an ML zoning district.
 - Variance No. 521-10, for reduction of the required 125 feet of street frontage to 105 feet along Alondra Boulevard for an exterior drive-through carwash pursuant to Section 9138.13(D) of the CMC.

II. Background

Current Use of Property

- The property is vacant.



Previously Approved Discretionary Permits

- There is no record of any discretionary approved permits for this property.

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there is no open zoning code enforcement case associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 16101 S. Avalon Boulevard (southwest corner of Alondra and Avalon boulevards).
- The project site consists of one vacant parcel containing approximately 28,438 square feet.
- Light industrial and commercial uses surround the subject property.
- The proposed project provides 16 parking spaces and meets CMC Section No. 9138.12.G, automotive laundry (carwash) requirements of 1 parking space for each employee, and with CMC Section No. 9162.21.C, commercial requirements of 1 parking space for each 300 square feet of floor area (2,491 square foot mini-market) requiring 8 parking spaces. Therefore, the proposed 16 parking spaces exceed the total requirement of 9 parking spaces. Regarding interior circulation and cuing of automobiles using the proposed carwash, the city's traffic engineer reviewed the proposed project and finds the interior circulation acceptable.
- The applicant proposes a 20-foot landscaped setback area along Alondra and Avalon boulevards. This area will also be used to meet on-site water run-off (Standard Urban Storm-water Mitigation Plan/SUSMP) requirements.
- The applicant requests a variance from CMC Section 9138.13(D), Automotive Laundries/Minimum Street Frontage which requires exterior drive-through automobile laundries without retail sales of petroleum products to have a minimum frontage of 125 feet on each abutting street. Pursuant to CMC Section 9172.22, a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives the property of privileges enjoyed by other property in the vicinity and identical zoning classification. The subject site has 105 feet of street frontage on Alondra Boulevard and 259 feet of street frontage along Avalon Boulevard. Furthermore, the subject parcel previously met the minimum 125-foot street frontage requirement along Alondra Boulevard prior to a street dedication required by the City. Therefore, there is a special circumstance associated with the subject property that supports the variance request.

- Project signage will be submitted at a later date and will comply with CMC signage requirements.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned ML (Light, Manufacturing) and surrounding properties share the same zoning designation.
- The subject property has a General Plan Land Use designation of Light Industrial.

Applicable Zoning Ordinance Regulations

The proposed drive-through carwash and convenience market is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21. The property has a 105-foot street frontage along Alondra Boulevard and requires approval of a Variance request in accordance with Section 9172.22 of the CMC.

Required Findings: Conditional Use Permit

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

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

Required Findings: Variance

Pursuant to Section 9172.22, Variance, the Planning Commission may approve a variance only when the following finding can be made in the affirmative:

1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The subject property has a special circumstance in that the property had met the minimum 125-foot street frontage requirement along Alondra Boulevard prior to a street dedication. Furthermore, the existing street frontage along Avalon Boulevard is approximately 259 feet and, therefore, the combined street frontages substantially exceed the minimum street frontage for both streets when considered collectively. The variance request for a 105-foot street frontage along Alondra Boulevard is therefore substantiated and recommended for approval.



The required findings pursuant to Section 9172.21 (D) "Conditional Use Permit" and Section 9172.22 "Variance" Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Project Aesthetics: Pursuant to Section 9172. 21 (D), Conditional Use Permit, Approving Authority Findings and Decision, the proposed use and development must be compatible with the intended character of the area. The 20-foot landscaped setback area proposed by the applicant along Alondra and Avalon boulevards will enhance the aesthetic character of the area. Further, this landscaped area will be maintained with an automatic irrigation system.

- Mitigation: None required.

IV. Environmental Review

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the construction of the proposed drive-through exterior carwash and convenience market are in-fill developments and does not have the potential for causing a significant effect on the environment, and is found to be categorically exempt.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No.____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 842-10 AND VARIANCE NO. 521-10 FOR AN EXTERIOR DRIVE-THROUGH AUTOMOBILE LAUNDRY LOCATED AT 16101 S. AVALON BOULEVARD."

VI. Exhibits

1. Resolution
2. Development Plans

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer

CUP No. 842-10 & VAR No. 521-10 4

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 842-10 AND VARIANCE NO. 521-10 FOR AN EXTERIOR
DRIVE-THROUGH AUTOMOBILE LAUNDRY LOCATED AT
16101 S. AVALON BOULEVARD**

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

Section 1. An application was duly filed by the applicant, Jin Kim, with respect to real property located at 16101 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit (CUP) No. 842-10, and Variance (VAR) No. 521-10 to construct an exterior drive-through automobile laundry (carwash) with a 3,000-square-foot structure and a 2,491-square-foot convenience market in the ML (Light Manufacturing) zoning district. The proposal does not include retail sale of gasoline or the sale of beer and wine.

A public hearing was duly held on September 28, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property for Light Industrial which is compatible with the proposed use. The proposed drive-through carwash and convenient store will be consistent with the surrounding commercial and light industrial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily residential uses and the proposed project is compatible with those uses. The site is 24,438 square feet, relatively flat, and is located in a commercial and light industrial area.
- d) The proposed site plan provides 16 parking spaces and meets and exceeds the requirements of Section No. 9138.12(G), automotive laundry (carwash), and Section No. 9162.21(C), commercial parking, of the Carson Municipal Code (CMC). Therefore, circulation and street parking on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided.



- e) All future building signs will comply with CMC signage requirements.
- f) The applicant requests a variance from Section 9138.13(D) of the CMC, which requires exterior drive-through automotive laundries without petroleum sales to have a minimum street frontage of 125 feet on each abutting street. Pursuant to Section 9172.22 of the CMC, a variance request 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 the property of privileges enjoyed by other property in the vicinity and identical zoning classification. The subject parcel previously met the minimum 125-foot street frontage requirement along Alondra Boulevard prior to a street dedication required by the City. Furthermore, the existing street frontage along Avalon Boulevard is approximately 259 feet and, therefore, the combined street frontages substantially exceed the minimum street frontage for both streets when considered collectively. The variance request for a 105-foot street frontage along Alondra Boulevard is therefore substantiated.
- g) The proposed CUP and VAR applications for the drive-through carwash and convenience market meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21 (D), Conditional Use Permit, and Section 9172.22, Variance, can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use will not alter the predominantly residential character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 "In-Fill Development Projects" of the CEQA (California Environmental Quality Act) Guidelines.

Section 5. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 842-10 and Variance No. 521-10, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify 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 28TH DAY OF SEPTEMBER 2010

CHAIRMAN

ATTEST:

SECRETARY

CUP No. 842-10 & VAR No. 521-10 16101 S. Avalon Blvd.

Page 2 of 2



LEGAL DESCRIPTION**PARCEL 1:**

THAT PORTION OF LOT 4 IN RANGE 4 OF BEAUDRY, DOWNEY AND HAYWARD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 348 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF AVALON BOULEVARD (60 FEET WIDE) AND FORMERLY KNOWN AS WILMINGTON AND LOS ANGELES ROAD, AS SHOWN ON MAP OF BASSETT TRACT, AS PER MAP RECORDED IN BOOK 2 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHERLY LINE OF OLIVE STREET (40 FEET WIDE AND FORMERLY KNOWN AS CENTRAL AVENUE); THENCE FROM SAID POINT OF BEGINNING AND RUNNING ALONG THE SAID SOUTHERLY LINE OF OLIVE STREET, SOUTH $87^{\circ} 33' 30''$ WEST 240 FEET; THENCE SOUTHERLY IN A DIRECT LINE TO A POINT IN THE NORTH LINE OF LOT 18 OF SAID BASSETT TRACT, DISTANT WESTERLY 240 FEET ALONG SAID NORTH LINE FROM SAID WESTERLY LINE OF AVALON BOULEVARD; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 18, NORTH $88^{\circ} 02'$ EAST 240 FEET TO SAID WESTERLY LINE OF AVALON BOULEVARD; THENCE ALONG SAID WESTERLY LINE OF AVALON BOULEVARD, NORTH $10^{\circ} 52'$ WEST 304.44 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE PARALLEL WITH THE WESTERLY LINE OF SAID AVALON BOULEVARD WHICH PARALLEL LINE PASSES THROUGH A POINT IN THE SOUTHERLY LINE OF SAID OLIVE STREET THAT IS DISTANT ALONG SAID LINE SOUTH $87^{\circ} 33' 30''$ WEST, 125 FEET FROM SAID WESTERLY LINE OF AVALON BOULEVARD.

ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED APRIL 27, 1962 AS INSTRUMENT NO. 3549 IN BOOK D1595, PAGE 527, OF OFFICIAL RECORDS.

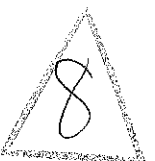
ALSO EXCEPT AN UNDIVIDED ONE HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED IN THE DEED FROM PNOEBE J. WEAVER, AS WINDOW, RECORDED MAY 8, 1946, IN BOOK 23130, PAGE 352, OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 35 FEET OF THE EASTERLY 20 FEET OF THE FOLLOWING:

THAT PORTION OF LOT 4, IN RANGE 4 OF BEAUDRY, DOWNEY AND HAYWARD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 348 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF OLIVE STREET (40 FEET WIDE) AND FORMERLY KNOWN AS CENTRAL AVENUE DISTANT SOUTH $87^{\circ} 33' 30''$ WEST 125 FEET ALONG SAID SOUTHERLY LINE FROM ITS INTERSECTION WITH THE WESTERLY LINE



LEGAL DESCRIPTION
(continued)

OF AVALON BOULEVARD (60 FEET WIDE) AND FORMERLY KNOWN AS WILMINGTON AND LOS ANGELES ROAD, AS SAID AVENUE AND ROAD ARE SHOWN ON THE MAP OF BASSETT TRACT, AS PER MAP RECORDED IN BOOK 2, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING SOUTH 87° 33' 30" WEST ALONG SAID SOUTHERLY LINE OF OLIVE STREET, 115 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO CHARLES H. RAGSDALE AND CALVIN O. NEWELL, RECORDED MAY 8, 1946, IN BOOK 23130, PAGE 352, OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND TO THE SOUTHWESTERLY CORNER THEREOF, BEING A POINT ON THE NORTHERLY LINE OF LOT 18 OF SAID BASSETT TRACT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 18 TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL WITH THE WESTERLY LINE OF SAID RAGSDALE AND NEWELL PARCEL OF LAND AND PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARCEL LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 30 FEET MEASURED AT RIGHT ANGLES OF SAID LAND.

ASSESSOR'S PARCEL NO. 6125-013-038

END OF LEGAL DESCRIPTION



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 842-10
AND VARIANCE NO. 521-10

GENERAL CONDITIONS

1. If a building permit for Conditional Use Permit No. 842-10, and Variance No. 521-10 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously 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. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. 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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. 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.



8. 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 Conditional Use Permit No. 842-10, and Variance No. 521-10. 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.

AESTHETICS-/ PRIVACY INTRUSION/SIGNAGE

9. The applicant shall provide landscaping with trees and shrubs and an automatic irrigation system along each property street frontage within the proposed 20-foot landscaped setback area to the satisfaction of the Planning Division.
10. The applicant shall submit a landscape and irrigation plan to the Planning Division prior to issuance of a building permit. The applicant shall maintain all landscaping with an automatic irrigation system.
11. The applicant shall obtain a sign permit for all future building signage in compliance with the Carson Municipal Code (CMC) sign requirements.

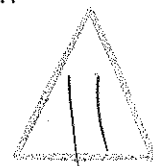
CIRCULATION-FIRE DEPARTMENT SAFETY

12. The project proposes two security gates to close off the carwash area when closed. All gates shall require a Fire Department approved emergency opening device.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

13. 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.
14. 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.
15. 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.
16. 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.



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

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

18. 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.
19. 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.
20. 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.
21. 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.
22. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
23. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 0.5 ft of additional right-of-way abutting the development along Avalon Blvd. New Right-of-Way line shall be 50-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
24. 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. Sewer Main Improvements *(if any)* along Avalon Blvd as determined by the aforementioned sewer area study.
- b. Storm Drain Improvements *(if any)* along Avalon Blvd as determined by the aforementioned requirement.
25. All existing overhead utility lines, abutting the development, less than 16 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, the



City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee **before issuance of building permits**. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. **Based on previous estimates from SCE, undergrounding cost of distribution utility lines along Alondra Blvd is approximately \$50,000.** Undergrounding of existing transmission utility lines along Avalon Blvd will **not** be required.

26. 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.

27. Proof of Worker's Compensation and Liability Insurance.

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

28. 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.

29. Repair any broken or raised sidewalk, curb and gutter along Avalon Blvd within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

30. 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.

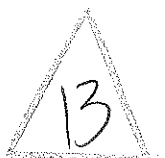
31. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.

32. 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.

33. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.

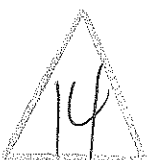
34. If necessary, modify existing wheelchair ramp at the corner of Avalon Blvd and Alondra Blvd per City of Carson Standard, in compliance with ADA requirements.

35. Install streetlights on concrete poles with underground wiring along Avalon Blvd to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.



36. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (***annexation procedure is approximately 12-month***)
37. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
38. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
39. Install striping and pavement legend per City of Carson standard.
40. Paint Curbs Red along Avalon Blvd within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
41. 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.
42. 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.
43. 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.
44. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed 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)
45. 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.
46. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON



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

