



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 8, 2011

SUBJECT: Modification No. 1 to Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10 Related

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

REQUEST: Modification to a previously approved project for construction of 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			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

Item No. 9C

I. Introduction

On June 8, 2010, the Planning Commission reviewed an application from Related represented by Rick Westberg for construction of a four-story affordable housing community on a 1.75-acre property owned by the Carson Redevelopment Agency (RDA) (Conditional Use Permit No. 807-10 and Design Overlay Review No. 1364-10). At the conclusion of the meeting, the Planning Commission approved CUP No. 807-10 and recommended approval to the RDA of DOR No. 1364-10. On June 15, 2010, RDA approved DOR No. 1364-10.

The approved 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.
- A 2,788-square-foot community center, which includes a multi-use room, conference room, kitchen, lounge, library, computer room, laundry room, fitness room, media room, and restrooms.

Modification No. 1

The proposed modification is to address Fire Department requirements so that access to all parts of the development is provided within 150 feet. The proposed modification will result in the removal of 1,979 square feet from the podium level, which includes a reduction in landscaping and a smaller central courtyard. Additionally, two resident parking spaces have been eliminated, bringing the total to



145 spaces, and two stair cases have been added on the eastern portion of the courtyard leading to the parking garage.

Additional changes have been made since the plans were submitted for review by the Building and Safety Division, which include: improvements to the architectural façade; an increase to the total private open space; landscape plan revisions; architectural treatment to the east elevation facing Grace Avenue; and refinements to the floor plans.

II. Background

In late 2008, RDA released a request for qualifications (RFQ) to qualified developers for the development of the subject property. On February 2, 2010, RDA selected Related as the developer. RDA and Related entered into a development and disposition agreement (DDA) for the development of the subject property. Due to the terms in the DDA and the desire of the developer to receive competitive tax credits with stringent requirements to help fund the affordable housing project, staff and the developer worked diligently to process the application. The proposed affordable housing project would assist the city in meeting its fair share regional housing needs as determined by the Southern California Associations of Government (SCAG). Development of the project would also meet the RDA's obligation to develop affordable housing using tax increment set aside revenue.

Deviations Permitted for Affordable Housing Projects

In granting approval, the Planning Commission and RDA considered that the project is for a 100 percent affordable housing project, which is subject to the affordable housing standards identified in Section 9126.91 of the Carson Municipal Code. Affordable housing projects are allowed to deviate 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, the city applied the deviation clause of Section 9126.91 because 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 requested the following deviations as shown in Table 1.

**TABLE 1 – DEVIATIONS APPROVED BY THE
PLANNING COMMISSION AND REDEVELOPMENT AGENCY**

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



II. Analysis

Modification No. 1 to DOR No. 1364-10 and CUP No. 807-10

The redesign to the entrance into the parking garage would result in the removal of 1,979 square feet from the podium level resulting in less landscaping and a smaller courtyard. As a result of the two new stair cases, two resident parking spaces have been eliminated. Since the approved project met the parking requirement of 147, the removal of two spaces would require an additional deviation as discussed above. It is staff's opinion that this deviation can be supported since the project provides for a mix of one-, two-, and three-bedroom units and is for a 100 percent affordable housing development. Carson Street is designated a mixed use corridor, and when fully developed, is anticipated to promote pedestrian activity and less reliance on automobiles.

The removal of 1,979 square feet from the podium level would reduce the size of the courtyard and the amount of landscape provided. Section 9138.17 of the Carson Municipal Code (CMC) requires usable open space to be at least 15 percent of the gross floor devoted to residential use of which 60 percent is open to the sky. The common usable open space is 21,546 square feet while the gross floor area devoted to residential use is 68,085 square feet. This equates to 32 percent, which meets the requirement. Furthermore, since the courtyard is located at the podium level, it will be completely open to the sky. Landscaping provided on the podium level is 3,301 square feet.

The applicant has been able to expand the total private open space, although private open spaces for the one-bedroom units have decreased from 75 square feet to as much as 55 square feet. The approved plan required a deviation from the requirement of 130 to 150 square feet per unit. The revised plan still requires a deviation. The total private open space has increased from 5,935 to 7,921 square feet. Section 9138.17(D)(10)(b) of the Carson Municipal Code (CMC) allows the Planning Commission to consider a reduction in the amount of private open space through the design review process.

Based on the discussions above, it staff's opinion that the proposed modification is still 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.

V. Environmental Review

Pursuant to the California Public Resources Code Section 15194, 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 modification does not result in a substantial change to the project design and would not reduce the number of affordable housing units being provided. Although the reduction to the podium-level courtyard reduces the overall quality of the project for residents, the project will still provide affordable housing and helps the city meet its RHNA obligation as described in the Housing Element. The proposed modification 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.

VII. Recommendation

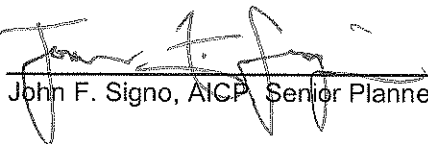
That the Planning Commission:

- **APPROVE** Modification No. 1 to Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10; and
- **WAIVE** further reading and **ADOPT** a minute resolution approving Modification No. 1 to Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10.

Exhibits

1. Zoning Map
2. Resolution No. 10-2315
3. Proposed Development Plans (submitted under separate cover)

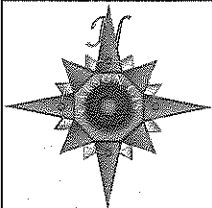
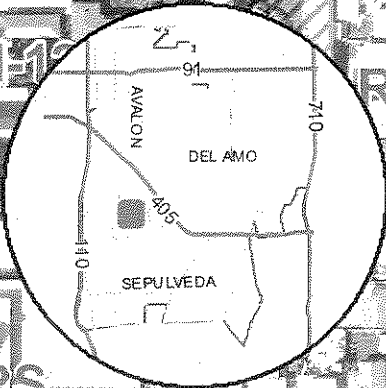
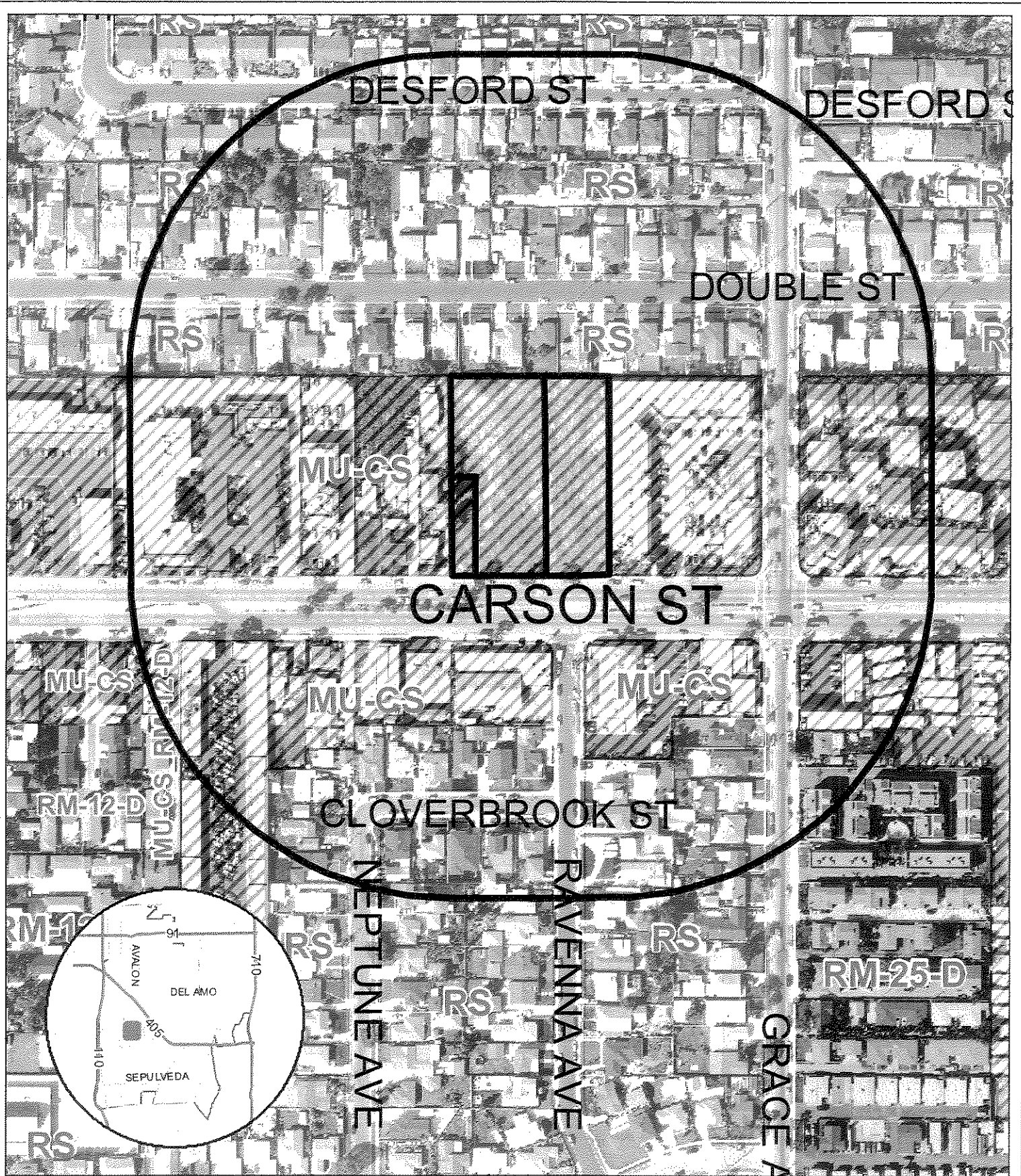
Prepared by:


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. 10-2315

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.

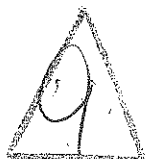
3. The project is pedestrian-oriented in that the building is oriented toward the street and provides live-work units to serve the residents and surrounding community. The architecture of the building features a modern design with rectangular forms and recessed structures. The main entrance is located 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



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

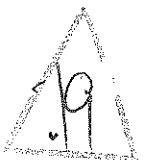
75. The applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
76. The applicant shall coordinate with the Carson Circuit Transit System, the City of Carson, the MTA, Los Angeles Department of 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.

