



**CITY OF CARSON  
PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** February 22, 2011  
**SUBJECT:** Design Overlay Review No. 1359-10  
**APPLICANT:** Our Lady Of Guadalupe Church  
 Attn: Reverend Efren Cortez  
 2583 E. Carson Street  
 Carson, CA 90810

**REQUEST:** Construction of a two-story, 2,535-square-foot addition to an existing one-story, 1,975-square-foot church building, and related parking and landscaping improvements a 2,549-square-foot lot located in the CG-D (Commercial, General – Design Overlay) zone and within the Carson Consolidated Redevelopment Project Area.

**PROPERTY INVOLVED:** 2581 E. Carson Street

**COMMISSION ACTION**

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

**COMMISSIONERS' VOTE**

AYE	NO		AYE	NO	
		<b>Chairman Faletogo</b>			<b>Gordon</b>
		<b>Vice-Chair Park</b>			<b>Saenz</b>
		<b>Brimmer</b>			<b>Schaffer</b>
		<b>Diaz</b>			<b>Verrett</b>
		<b>Goolsby</b>			

***Item No. 11E***

## I. Introduction

### *Date Application Received*

- Design Overlay Review No. 1359-10: April 13, 2010

### *Property Owner/Project Applicant*

- Our Lady of Guadalupe Church  
Attn: Reverend Efren Cortez  
2583 E. Carson Street  
Carson, CA 90810

### *Project Address*

- 2581 E. Carson Street

### *Project Description*

The applicant, Reverend Efren Cortez, on behalf of the property owner, Our Lady of Guadalupe Church, proposes a new two-story, 2,535-square-foot addition to an existing single-story 1,975-square-foot church building. The purpose of the addition is to provide offices, a kitchen and banquet hall, and meeting rooms to support the existing church building, which includes the main sanctuary. A lot merger is proposed so that the project will comply with basic building codes which prohibit the construction of structures over legal lot lines. There are a total of two lots being merged which are contiguous and ample in size to comply with applicable zoning codes upon merger completion.

## II. Background

The existing 1,975-square-foot single-story church building was constructed in 1962 and is located on the west edge of the adjacent 10,347-square-foot lot. A significant remodel and rehabilitation to the existing church building was completed in 2003 which added an office and additional sanctuary area. There is a single-story 935-square-foot building constructed in 1945 located on the 2,549-square-foot subject property and is currently being used for church offices and a photography business office. This building will be demolished to make room for the proposed church addition. A lot merger will transform the subject property and the existing church property into one approximately 12,896-square-foot lot. To the east are two additional lots owned by the church which are used as a parking area. A new code-compliant trash enclosure was recently approved and constructed near the northwest corner of the parking lot.

The main sanctuary area is located in the existing church hall. The sanctuary space occupies a total area of 1,372 square feet, including the altar. According to CMC Section 9162.21, a church use requires one vehicular parking space for every 35 square feet of floor area. This equates to a total of 39 required parking spaces. There are 40 spaces provided on the church properties, including two handicapped-accessible spaces adjacent to the east side of the existing church building.



### III. Analysis

The subject property is located within the Carson Consolidated Redevelopment Project Area. Pursuant to Redevelopment Agency Resolution No. 98-044, development within this area is subject to site plan and design review per Section 9172.23 of the Carson Municipal Code (CMC).

#### Design Overlay Review No. 1359-10

Pursuant to Section 9172.23(D) of the CMC, the Planning Commission may recommend approval of Design Overlay Review No. 1359-10 to the Redevelopment Agency if the following findings can be made in the affirmative:

**a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The subject property and adjacent properties are designated as General Commercial and Low Density (Residential) within the Land Use Element of the General Plan. The subject property fronts Carson Street on the south with multi-family residential properties across Carson Street. Toward the west are small neighborhood-serving commercial businesses. Adjacent to the north and east sides of the subject property are single-family residences. There are no specific plans for the area. The proposed use is permitted in the CG-D (Commercial, General – Design Overlay) zone and will be compatible with the surrounding uses.

**b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.**

A 2,535-square-foot, two-story church addition is proposed for the property. The building will provide church offices, restrooms, meeting rooms, and a kitchen with a banquet hall to serve parishioners coming from the main sanctuary located in the existing church building. The proposed landscaping is mostly located along the west side of the church addition, with additional areas of landscaping located in the front yard setback facing Carson Street.

The main entrance of the building is accessed from the west. The two-story building provides a missionary design with the use of decorative archways, brick trim, a clay tile roof in the Spanish tradition, and an arcade to shield pedestrians from the elements, consistent with the existing church design.

A new six-foot high, concrete-masonry unit, block wall, plastered and painted to match the new building, is proposed for the north property line to provide further privacy for the adjacent residences. A painted, decorative, wrought-iron fence and undulating wall currently fronts Carson Street and will remain unchanged.

The proposed project will be compatible with existing and anticipated development in the vicinity, in terms of aesthetics, use and other features relative to harmonious development.

**c. Convenience and safety of circulation for pedestrians and vehicles.**

The subject site is occupied by a 935-square-foot single-story structure currently used as church office area, and will be demolished to provide space for the new church addition. The proposed addition will be comprised of entirely new construction. As such, it is required to be compliant with the newest applicable building and zoning codes related to convenience and safety for pedestrians and vehicles. Access to the new addition comes from the west side of the building. The parking area is located adjacent to the west side of the subject property.

There is one driveway from Carson Street which provides vehicular access to the existing parking lot adjacent to the west side of the proposed addition. Additional parking is located east of the proposed addition on the east side of the existing church building. Adequate pedestrian access to the proposed addition and existing church building is available from both parking areas.

The site plan depicts safe pedestrian and vehicular circulation onsite, ample and convenient disabled parking, driveway and parking space widths, pedestrian walkways, and traffic-friendly landscaping which helps screen parked cars while not obstructing the view of the building.

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

There are no signs currently proposed for the subject property. The building color will be comprised primarily of beige stucco wall with brown and brick accent trim, and a decorative clay tile roof. The building colors will be attractive and effective in terms of providing an aesthetic upgrade to the area and enhancing the existing church building. Any future signs will be reviewed and approved by staff in compliance with Section 9172.23 of the CMC.

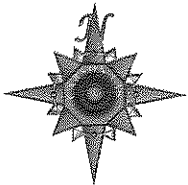
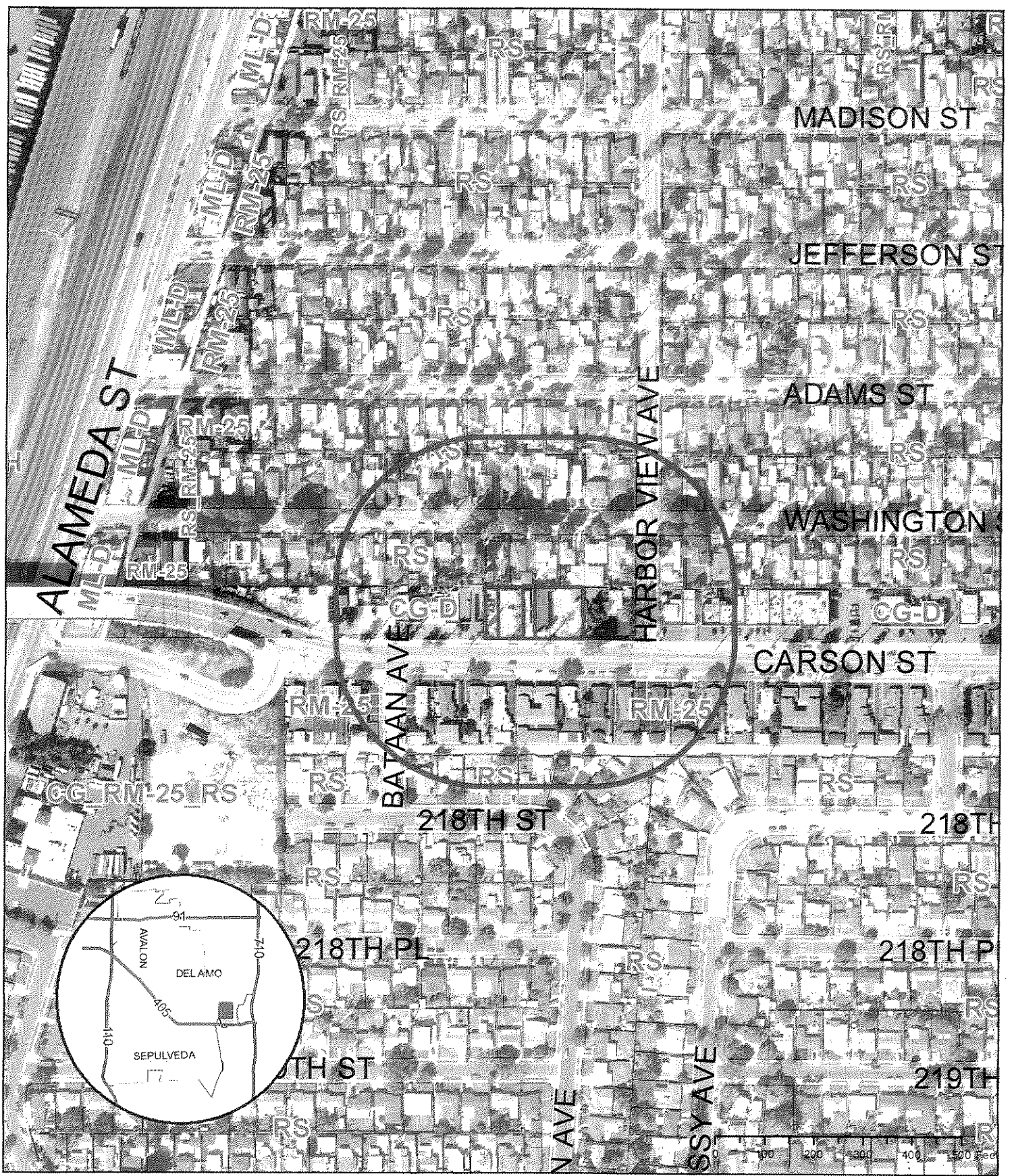
**e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.**

The project is compliant with applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

***Issues of Concern***

Previous Code Enforcement Action - The existing church use has a history of associated unpermitted uses and structures on the property, including the issuance of multiple citations and code enforcement actions against the property for at least the last eight years. Most of the issues have been centered on the obstruction of vehicular access to the parking lot adjacent to the east side of the existing church. There is an original garage structure, located in the northeast corner of the parking lot on the east side of the church, which was converted to a storage area and is currently being used as a partial office and storage area. This





City of Carson  
 300 Foot Radius Map  
 2575-2581 E Carson St

EXHIBIT NO. 1-



structure requires review, inspection, and possible modification in order to comply with applicable zoning codes.

Previous unpermitted uses include sales of electronic media (dvd's, cd's, etc.) without benefit of an approved business license, and food sales without an approved business license or health department inspection and approval. A large unpermitted canopy structure has been erected in the parking lot during the weekends and occasional weeknights for these unpermitted uses. Additionally, a food vending truck would occasionally visit the site for extended periods of time without proper authorization. In the past, these uses were responsible for complaints from adjacent neighbors, prompting code enforcement actions.

The applicant contends that construction of the new kitchen and banquet hall, as well as additional office and meeting rooms will alleviate the unpermitted business activity and associated outside loitering related to such activities, which obstructs access to the parking area. Staff agrees with this presumption and supports the project for the same reasons.

Mitigation: Conditions of approval have been added to the attached resolution which prohibits such unpermitted business activities and structures in the interim while the addition is constructed, and requires that existing structures on the property obtain building permit(s) prior to the issuance of final occupancy for the church addition.

#### **IV. Environmental Review**

Based upon staff review of the project, the proposed church addition will not have a significant effect on the environment. Thus, the project is found to be Categorically Exempt, pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15332(a-e) – In-Fill Development Projects. A Notice of Exemption will be prepared and recorded if this project is approved.

#### **V. Recommendation**

That the Planning Commission:

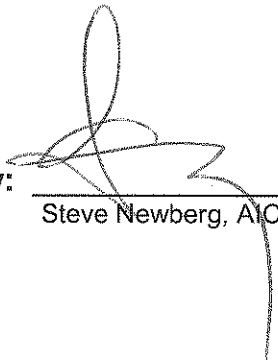
- WAIVE further reading and ADOPT Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1359-10 TO THE CARSON REDEVELOPMENT AGENCY FOR CONSTRUCTION OF A 2,535-SQUARE-FOOT ADDITION TO AN EXISTING 1,975-SQUARE-FOOT CHURCH BUILDING LOCATED AT 2581 E. CARSON STREET."

#### **VI. Exhibits**

1. Land Use Map
2. Draft Resolution
3. Development Plans (Under Separate Cover)



Prepared by:



Steve Newberg, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp, Planning Officer

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CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1359-10 TO THE CARSON REDEVELOPMENT AGENCY FOR CONSTRUCTION OF A 2,535-SQUARE-FOOT ADDITION TO AN EXISTING 1,975-SQUARE-FOOT CHURCH BUILDING LOCATED AT 2581 E. CARSON STREET.**

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

**Section 1.** An application was duly filed by the applicant, Our Lady Of Guadalupe Church, with respect to real property located at 2581 E. Carson Street and described in Exhibit "A" attached hereto, requesting approval of a Site Plan and Design Review (DOR) to construct a 2,535-square-foot, two-story, addition to an existing 1,975-square-foot church building on a 0.30-acre lot. The subject property has a General Plan designation of General Commercial and is zoned CG-D (Commercial, General – Design Overlay) and within the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on February 22, 2011, 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.** Pursuant to Section 9172.23(D), "Site Plan and Design Review – Approving Authority Findings and Decision", Section 9172.21(D) of the Carson Municipal Code (CMC), the Planning Commission finds that:

- a) The subject property and adjacent properties are designated as General Commercial and Low Density Residential within the Land Use Element of the General Plan. The subject property fronts Carson Street on the south with multi-family residential properties across Carson Street. There are no specific plans for the area. The proposed use is permitted in the CG-D (Commercial, General – Design Overlay) zone and will be compatible with the surrounding uses;
- b) The proposed project meets the goals and objectives of the Carson Consolidated Redevelopment Project Area by improving the property and preventing the spread of blight within the Project Area;
- c) The 2,535-square-foot, two-story church addition is proposed for the property. The building will provide church offices, restrooms, meeting rooms, and a kitchen with a banquet hall to serve parishioners coming from the main sanctuary located in the existing church building. Landscaping will be added along the west side of the church addition, with additional areas located in the front yard along Carson Street. The proposed project will be compatible with existing and anticipated development in the vicinity, in terms of aesthetics, use and other features relative to harmonious development.

Planning Commission Resolution  
DOR No. 1359-10  
February 22, 2011 Page 1 of 2

EXHIBIT No. 2

EXHIBIT NO. 2 -

8



- d) The proposed addition will be comprised of entirely new construction. As such, it is required to be compliant with the newest applicable building and zoning codes related to convenience and safety for pedestrians and vehicles. Adequate pedestrian access to the proposed addition and existing church building is available from both parking areas. The site plan depicts safe pedestrian and vehicular circulation onsite, ample and convenient disabled parking, driveway and parking space widths, pedestrian walkways, and traffic-friendly landscaping which helps screen parked cars while not obstructing the view of the building;
- e) There are no signs currently proposed for the subject property. The building color will be comprised primarily of beige stucco wall with brown and brick accent trim, and a decorative clay tile roof. The building colors will be attractive and effective in terms of providing an aesthetic upgrade to the area and enhancing the existing church building. Any further signs will be reviewed and approved by staff in compliance with Section 9172.23 of the CMC.

**Section 4.** The Planning Commission further finds that the proposed church addition will not have a significant effect on the environment and as such, it has been deemed "Categorically Exempt", pursuant to California Environmental Quality Act guidelines, Article 19, Section 15332(a-e) – In-Fill Development Projects.

**Section 6.** Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1359-10 to the Carson Redevelopment Agency, with respect to the real property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 8.** 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 22<sup>nd</sup> DAY OF FEBRUARY, 2011.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



CITY OF CARSON  
ECONOMIC DEVELOPMENT  
PLANNING DIVISION  
EXHIBIT "A"  
LEGAL DESCRIPTION  
DESIGN OVERLAY REVIEW NO. 1359-10

Property Address: 2581 E. Carson Street

Parcel Identification Number: 7316-009-027

Lot 931 of Tract Map No. 6720, in the City of Carson, County of Los Angeles, State of California as per Map filed in Books of Maps, in the Office of the County Recorder of Said County.



**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1359-10**

GENERAL CONDITIONS

1. If Design Overlay Review No. 1359-10 is not used within one year of its 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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject



property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. Building permits for all structures on the church properties shall be obtained prior to the issuance of a certificate of occupancy for the church addition. In the event that a building permit cannot be obtained for a structure, then a demolition permit for such structure shall be obtained and demolition completed prior to the certificate of occupancy issuance for the church addition.
10. 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. 1359-10. 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.

#### PARKING

11. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
15. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.

Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.



## LANDSCAPING/IRRIGATION

16. 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.
17. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
18. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
19. 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.
20. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Annual flowers wherever possible; and
  - c. Irrigation system designed to commercial grade standards.

## UTILITIES

21. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
22. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
23. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).
24. The applicant shall consult with Cal-Water, which requests that coordination of water services be conducted prior to beginning construction. A cost estimate may need to be prepared to evaluate system modifications to provide adequate supplies to the project. To set up new service or for a cost estimate the developer shall contact Mr. Frank Scotty, Distribution Superintendent at [fscotty@calwater.com](mailto:fscotty@calwater.com).



## AESTHETICS

25. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, where feasible, subject to Planning Division approval.
26. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
28. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
29. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.

## SIGNS

30. Business signs, temporary signs (banners, pennants, etc.), and all other sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

## FENCES/WALLS

31. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
32. A six-foot high concrete-masonry unit block wall to match the building shall be placed along the full extent of the north property line, subject to the discretion and approval by the Planning Division.

## LIGHTING

33. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (Commercial Zones) of the Zoning Ordinance.

Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

## TRASH

34. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

## AIR QUALITY

35. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
36. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
37. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.

## NOISE

38. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
  - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
  - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - c. Machinery, including motors, shall be turned off when not in use.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

39. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
40. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
41. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
42. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.





43. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall. Location as per map on file with this office.
44. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

#### BUILDING AND SAFETY

45. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.
46. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

#### THE GAS COMPANY

47. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600.

#### PUBLIC SAFETY - CITY OF CARSON

48. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.
49. Ensure compliance with current seismic mitigation codes.
50. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

52. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
53. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
54. 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.



55. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
56. Repair any broken or raised sidewalk, curb and gutter along Carson Street and within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
57. The Developer shall fill in 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.
58. 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.
59. Install streetlights on concrete poles with underground wiring along Carson Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
60. 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 completed prior to the issuance of Certificate of Occupancy (annexation procedure is approximately 12-month). The applicant may provide a bond to satisfy this condition, subject to the approval of the Engineering Department
61. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
62. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
63. 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.
64. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
65. Offsite water improvements are tentatively required.
66. 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.



67. A construction permit is required for any work to be done in the public right-of-way.
68. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
69. 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.
70. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
71. Prior to issuance of Building Permit, the following must be on file:
  - a) Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
  - b) Construction bond as required for all work to be done within the public right of way.
  - c) Proof of Worker's Compensation and Liability Insurance.
72. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

**BUSINESS LICENSE DEPARTMENT - CITY OF CARSON**

73. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.
74. All businesses currently operating on the property shall obtain necessary business license approval, effective immediately.

