



**CITY OF CARSON**  
**PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** June 28, 2011

**SUBJECT:** Design Overlay Review No. 1404-11  
 Conditional Use Permit No. 868-11  
 Conditional Use Permit No. 869-11  
 Tentative Tract Map No. 71533

**APPLICANT:** CityView 616 East Carson, LLC  
 Attn: Steve Roberts, Community Dynamics  
 2800 28<sup>th</sup> Street, Suite 206  
 Santa Monica, CA 90405

**REQUEST:** To construct a mixed use development with 152 residences comprised of stacked flats, townhomes and detached units, and 13,313 square feet of commercial uses on 9.51 acres

**PROPERTY INVOLVED:** 616 E. Carson Street

**COMMISSION ACTION**

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

**COMMISSIONERS' VOTE**

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

***Item No. 11E***

## I. Introduction

The applicant, Steve Roberts of Community Dynamics, representing CityView 616 East Carson LLC (CityView), is requesting approval to construct a four-story mixed-use development on a 9.51-acre property owned by the Carson Redevelopment Agency (RDA). The subject property is located at 616 E. Carson Street and is in the MU-CS (Mixed Use – Carson Street) zoning district and within the Carson Consolidated Redevelopment Project Area. CityView has an exclusive negotiating agreement (ENA) with the RDA to develop the property. The application includes:

- Design Overlay Review No. 1404-11: Site plan and design review for construction within the MU-CS zoning district and Carson Consolidated Redevelopment Project Area.
- Conditional Use Permit No. 868-11: Construction of a multifamily, condominium development.
- Conditional Use Permit No. 869-11: Shared parking for the mixed use buildings, including the residential stacked flats, guest parking, retail, and restaurant uses.
- Tentative Tract Map No. 71533: Subdivision creating 20 lots for development of the 9.51-acre mixed use project for 152 residences comprised of stacked flats, townhomes and detached units, 13,313 square feet of commercial uses, a recreation area, and private streets.

### *Project Description*

The project site is 9.51 acres located on the south side of Carson Street west of the Ralphs shopping center. The proposed project consists of two four-story, mixed use buildings along Carson Street; 14 two- and three-story townhouse buildings, a community building, and recreation area in the center of the property; and 15 detached two-story homes in the rear of the property.

All traffic will enter and exit the site via a main private driveway on Carson Street with exception to parking provided in the northeastern portion of the site where an access easement is provided for the adjacent Ralphs shopping center. Parking for the mixed use buildings in the front of the property are provided just behind the buildings with resident parking located in parking garages. Guest parking for the townhomes and detached units are located along a looped driveway further into the project site. Each townhome and detached unit has its own two-car garage.

The main driveway from Carson Street leads into a 0.42-acre recreation area near the center of the site. The recreation area contains a 1,577-square-foot community building, two 13-foot by 13-foot cabanas, trellises, landscaping, and a swimming pool. The community building will serve as a clubhouse for residents and provides a kitchen, office, and bathrooms. Shower facilities will be located just outside the bathrooms for the convenience of pool users.



The proposed project is summarized in Table 1. Parking is summarized in Table 2.

**TABLE 1: PROJECT SUMMARY**

DESCRIPTION	NUMBER OF UNITS	SIZE
<b>Building 1: Four-story mixed use building</b>		53,819 s.f. building on 1.27 ac
Single-level stacked flats, 1 to 3 bedrooms (2 <sup>nd</sup> to 4 <sup>th</sup> level)	22	697 to 1,392 s.f. per unit
Commercial (ground level)	--	7,113 s.f.
Parking Garage	45 spaces	13,801 s.f.
<b>Building 2: Four-story mixed use building</b>		58,965 s.f. building on 1.29 ac
Single-level stacked flats, 1 to 3 bedrooms (2 <sup>nd</sup> to 4 <sup>th</sup> level)	26	697 to 1,392 s.f. per unit
Commercial (ground level)	--	6,200 s.f.
Parking Garage	53 spaces	15,235 s.f.
<b>Three-story townhomes (Buildings A, B, C)</b>	78	1,389 to 1,547 s.f. per unit
<b>Two-story townhomes (Buildings D, E)</b>	11	1,608 to 1,712 s.f. per unit
<b>Single-family detached units</b>	15	1,423 to 1,725 s.f. per unit

The proposed project includes the following features:

- Two 4-story mixed use buildings comprising:
  - 13,313 square feet of commercial uses
    - Approximately 8,900 square feet of retail shops
    - Approximately 4,400 square feet of restaurants
  - Stacked flats: 48 single-level condominium units from one to three bedrooms between 697 to 1,392 square feet
  - A parking garage for each building
- 12 three-story townhome buildings with four different floor plan types (78 units)
- 2 two-story townhomes with two different floor plan types (11 units)
- 15 single-family detached units with three floor plan types



**TABLE 2: PARKING SUMMARY**

DESCRIPTION	REQUIRED SPACES	SPACES PROVIDED
<b>Four-story mixed use buildings</b>		
22 Residential stacked flats	96	98
Retail (8,883 s.f.)/Restaurant (4,430 s.f.) and Guest parking	86	69
SUBTOTAL	182	167
<b>Townhomes and Single-family Residents</b>	208	208
<b>Townhomes and Single-family Guests</b>	26	29
SUBTOTAL	234	237
<b>TOTAL</b>	416	404

A shared parking analysis has been submitted to address the deficiency in parking for the commercial uses and guest parking for the mixed use buildings. According to the shared parking analysis, 69 parking spaces are adequate to accommodate all uses at the mixed use buildings during the peak shopping season in December because retail uses tend to occur during daytime hours while residential guests and restaurant uses tend to peak during evening hours. The City Traffic Engineer has reviewed the analysis and has determined that it demonstrates that the number of parking spaces needed for the project is less than the sum of the parking requirements for each individual land use.

*Affordability Component*

The project offers 15 percent of the total units as affordable housing to moderate-income households, or a total of 23 affordable units. Designated affordable units will be located in the mixed use buildings and provided as stacked flats. Thus, out of the 48 units in the mixed use buildings, 48 percent will be designated for moderate-income households. Actual units to be designated will be determined at the time of occupancy. The terms for the affordable units will be negotiated with the Redevelopment Agency.

**II. Background**

On February 16, 2011, the Redevelopment Agency (RDA) adopted a mitigated negative declaration (MND) for the proposed project and approved a disposition and development agreement (DDA) with the applicant, 616 East Carson, LLC. Under the DDA, the applicant is required to complete the proposed project within a certain timeline. Also, the applicant is required to make best faith efforts to list all employment opportunities related to the construction through the Carson Career Center and enter into a project labor agreement (PLA) so that construction hiring is in



accordance with local hiring requirements. On March 17, 2011, a formal application was made to the Planning Division for development of the proposed project.

On April 27, 2011, Planning staff held a subdivision review committee (SRC) meeting with Los Angeles County Public Works, Engineering staff, and the applicant to discuss the proposed subdivision. At that meeting, conditions were presented to the applicant and have been incorporated into the proposed resolution.

#### *Zoning, General Plan, Redevelopment Area, Surrounding Areas*

The project site is zoned MU-CS (Mixed Use – Carson Street), which is consistent with the Land Use Element of the General Plan which designates the project site as Mixed Use-Residential. Properties along Carson Street to the north and west of the project site share the same zoning and General Plan land use designation. The property to the east is a shopping center which is zoned CR-D (Commercial, Regional – Design Overlay) and has a General Plan land use designation of Regional Commercial. Properties to the south are zoned RS (Residential, Single-family) and have a General Plan land use designation of Low Density Residential. All properties in the immediate area, including the project site, are within the Carson Consolidated Redevelopment Project Area.

#### *Surrounding Land Uses*

To the north of the project site is the Villagio development, a mixed use community with commercial uses along Carson Street and apartments above and towards the rear. To the east is a corner shopping center with a restaurant, retail uses, and other commercial uses. Further east across Avalon Boulevard is the City Center mixed-use project developed by Thomas Safran & Associates. Phase I for the City Center is complete and includes an IHOP restaurant and affordable senior units. Phase II is expected to be complete in early 2012. To the west is a mobilehome park and multifamily development. To the south are single-family residences.

#### *Regional Access*

Access to the property is via Carson Street which abuts the project site to the north. Regional access is via the 405 Freeway located less than one mile to the east and the 110 Freeway located approximately one mile to the west.

#### *Affordable Housing Definitions*

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

- *Very low-income households* – Households with an income that is 50% or less of the area median family income published approximately annually by the State Department of Housing and Community Development (HCD) based on



information provided by the Federal Department of Housing and Urban Development (HUD).

- *Lower-income households* – Households with an income this is more than 50% or 60% or less of the area median family income published annually by HCD based on information provided by HUD.
- *Low-income households* – Households with an income this is more than 60% or 80% or less of the area median family income published annually by HCD based on information provided by HUD.
- *Moderate-income households* – Households with an income this is more than 80% or 120% or less of the area median family income published annually by HCD based on information provided by HUD.

*Housing Needs Assessment*

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

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

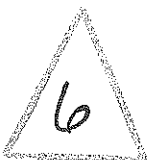
**TABLE 3 – REGIONAL HOUSING NEEDS ASSESSMENT  
FOR CITY OF CARSON FOR 2006-2014**

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

\*Area Mean Income

Source: SCAG 2009

The State of California also requires that every city provide a Housing Element as part of its General Plan. Section 65580 of the California Government Code states that "... each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the state in addressing regional housing needs." In stipulating the content of the Housing Element, Section 65583 of the Government Code indicates that the element shall consist of "... an identification



and analysis of the existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." This section further states that the element "... shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

*Tax Increment Set Aside*

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

**TABLE 4 – ALLOCATION FOR SET ASIDE REVENUE**

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

**III. Analysis**

*Deviations Permitted for Affordable Housing Projects*

Fifteen (15) percent of the residential units will be affordable to moderate-income households. Thus, of the 152 residential units, a total of 23 units will be affordable. Affordable units are subject to the affordable housing standards identified in Section 9126.91 as discussed above. In approving development plans for residential projects qualifying under Section 9126.91, the Planning Commission may allow deviations from the following development standards:

1. Site requirements in Sections 9125.2 (Minimum Lot Area), 9125.3 (Street Frontage and Access), and 9125.4 (Minimum Lot Width).



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

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

**TABLE 5 - DEVIATIONS**

<b>Section 9138.17(D)</b>	<b>Requirement</b>	<b>Proposed Project</b>	<b>Comments</b>
Street Frontage and Access / Provide Parking Behind Bldg.	70% building frontage along Carson Street	Eastern bldg. set back approx. 70 feet from Carson St.	Easement for Ralph's shopping center prohibits building from directly fronting Carson Street
Side Yard	10' for 2 <sup>nd</sup> , 3 <sup>rd</sup> , & 4 <sup>th</sup> floors	5' for balconies for mixed use buildings	Balconies provide add'l open space and improve aesthetics
Building Height	Min. 18 feet	17' for front parking structs.; 15'-4" to 18'-8" for rec. bldg.	Parking structures located behind mixed-use bldgs.; Rec. bldg. located 230' from Carson St.
Private Open Space	130 s.f. for each 0- and 1-bdrm. unit 150 s.f. for each larger unit	60 s.f. to 186 s.f. for stacked flats with 106 s.f. average	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)





Section 9138.17(D)	Requirement	Proposed Project	Comments
Tandem Parking	25% of total parking count	50.3% for mixed-use bldgs.	Deviations to parking may be authorized by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review)
Sign Program	Certain requirements in Sect. 9138.17(D)(21)	Blade signs are 4 s.f. per side; Signs placed on top of canopy and more than 30" from wall	Sign program allowed to deviate with approval by Planning Commission

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

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

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



## *Findings*

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

## **V. Environmental Review**

On February 16, 2011, the Carson Redevelopment Agency adopted a Mitigated Negative Declaration for the proposed project pursuant to the California Environmental Quality Act (CEQA) guidelines and determined the project would not have a significant effect on the environment with implementation of mitigation measures. A Notice of Determination was filed and posted with the County Clerk until April 6, 2011.

## **VI. Conclusion**

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

## **VII. Recommendation**

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533 and recommend to the Carson Redevelopment Agency approval of Design Overlay Review No. 1404-11 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1404-11, CONDITIONAL USE PERMIT NO. 868-11, CONDITIONAL USE PERMIT NO. 869-11, AND TENTATIVE TRACT MAP NO. 71533 FOR THE CONTRUCTION OF A MIXED USE PLANNED DEVELOPMENT WITH COMMERCIAL USES AND 152 RESIDENCES COMPRISED OF STACKED FLATS, TOWNHOMES, AND DETACHED UNITS ON 9.51 ACRES FOR A PROPERTY LOCATED AT 616 E. CARSON STREET."



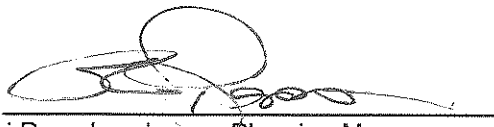
**Exhibits**

1. Zoning Map
2. Proposed Resolution
3. Notice of Determination/Mitigated Negative Declaration
4. Various statements, letters, correspondences from the applicant
5. Revised Shared Parking Analysis dated May 17, 2011
6. Proposed Development Plans (submitted under separate cover)

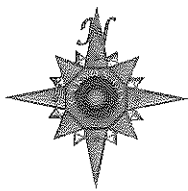
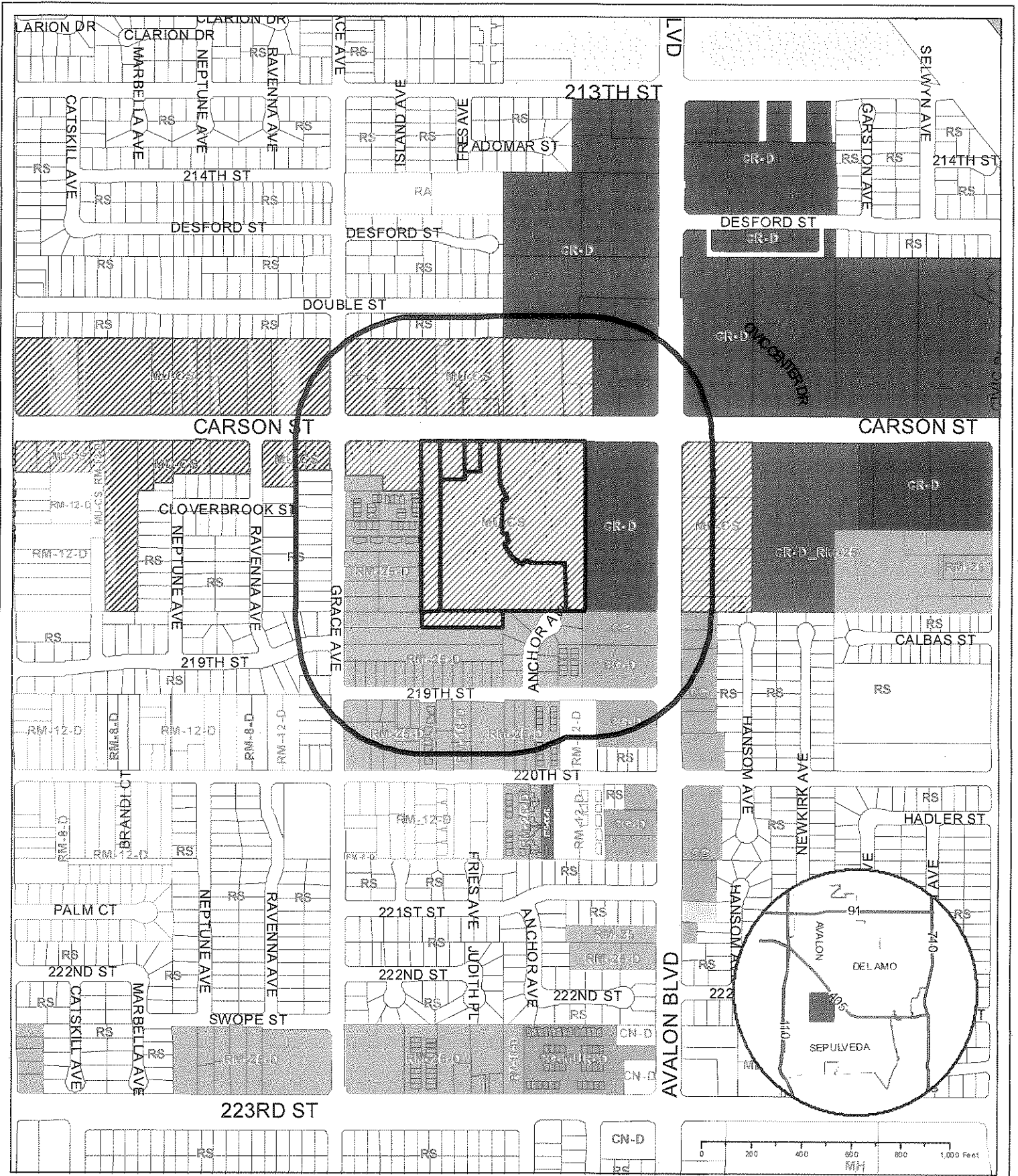
**Prepared by:**

  
John F. Signo, AICP, Senior Planner

**Reviewed and Approved by:**

  
Sheri Repp Loadsman, Planning Manager





City of Carson  
 500 Foot Radius Map  
 616 E Carson St

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CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1404-11, CONDITIONAL USE PERMIT NO. 868-11, CONDITIONAL USE PERMIT NO. 869-11, AND TENTATIVE TRACT MAP NO. 71533 FOR THE CONSTRUCTION OF A MIXED USE PLANNED DEVELOPMENT WITH COMMERCIAL USES AND 152 RESIDENCES COMPRISED OF STACKED FLATS, TOWNHOMES, AND DETACHED UNITS ON 9.51 ACRES FOR A PROPERTY LOCATED AT 616 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, Steve Roberts on behalf of CityView 616 East Carson, LLC, with respect to real property located at 616 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of:

- Design Overlay Review No. 1404-11: Site plan and design review for construction within the MU-CS (Mixed Use - Carson Street) zoning district and Carson Consolidated Redevelopment Project Area;
- Conditional Use Permit No. 868-11: Construction of a planned development for multifamily condominiums;
- Conditional Use Permit No. 869-11: Shared parking for the mixed use buildings, including the residential stacked flats, guest parking, retail, and restaurant uses; and
- Tentative Tract Map No. 71533: Subdivision creating 20 lots for a 9.51-acre site for a planned development of a mixed use project for 152 residences comprised of stacked flats, townhomes and detached units, 13,313 square feet of commercial uses, a recreation area, and private streets.

A public hearing was duly held on June 28, 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 9138.17(C) of the Carson Municipal Code (CMC), all uses within the MU-CS zoning district are subject to site plan and design review per Section 9172.23, and a conditional use permit (CUP) is required for shared parking and development of a multifamily, mixed-use community within the MU-CS zoning district, subject to the required findings contained in Section 9172.21(D). A tentative map is subject to the requirements of Section 9203.1 et seq. 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 project is consistent with the development standards of the MU-CS (Mixed-Use – Carson Street) zoning district. The proposed project

will create affordable housing opportunities and a mixed-use community, which will help create a pedestrian-friendly environment along Carson Street.

2. There will be adequate street access and traffic capacity on Carson Street, which is a major highway as identified in the Transportation and Infrastructure Element of the General Plan. Regional access onto the 405 Freeway is available approximately one-half mile to the north on Avalon Boulevard and one-half mile to the east on Carson Street.

3. The design and architecture of the proposed development conform to all the applicable design and development standards for the MU-CS (Mixed-Use – Carson Street) zoning district, with exception to the building frontage along Carson Street, location of parking in front of the building, side yard setbacks, building height, and private open space. The project complies with Section 9126.91 of the CMC, in that 15 percent, or 23 units, of the total residences will be for affordable to moderate income households. These units are stacked flats located in the mixed-use buildings. 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.

4. The project is pedestrian-oriented in that the mixed-use buildings are oriented toward Carson Street. The design of the buildings will minimize the environmental footprint by reducing energy use, water use, and maintenance and care costs to residents. The homes will be engineered to outperform California's already stringent Title 24 energy efficiency standards by more than 15 percent, allowing the homes to be Energy Star compliant. All landscape will be specified, planted and irrigated to reduce water use. The proposed project locates housing, jobs, shopping, and services within convenient walking distances.

5. The main entrance is located on Carson Street on the north side of the property. Resident parking for the mixed use buildings will be provided as tandem and regular spaces within covered parking structures behind the buildings. The parking structures will be concealed from Carson Street by the commercial uses and screen walls. Commercial and visitor parking will be provided in outdoor parking lots behind the buildings and in the northeastern corner of the site. A total of 69 spaces will be available for residential guests and commercial uses. The project is required to have 12 spaces available for residential guests and 74 spaces for the commercial uses for a total of 86 spaces. As such, a shared parking analysis has been prepared and reviewed by the City Traffic Engineer. According to the shared parking analysis, 69 parking spaces are adequate to accommodate all uses at the mixed use buildings during the peak shopping season in December because retail uses tend to occur during daytime hours while residential guests and restaurant uses tend to peak during evening hours. The analysis demonstrates that the number of parking spaces needed for the project is less than the sum of the parking requirements for each individual land use. Thus, shared parking for the mixed use buildings can be supported.

6. 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 50 percent of the total parking for the mixed use buildings as tandem parking, which exceeds the 25 percent requirement described in Section 9138.17(D)(12)(b). All parking for residential guests and commercial uses will be provided as standard stalls. Garage parking for the Plan 2 townhome units in the three-story buildings will also be tandem. However, this accounts for only 10

percent of the total parking for the townhomes and detached units, which meets the CMC requirement.

7. For the townhome and detached unit, each has its own two-car garage. The project provides 33 parallel parking spaces for visitors throughout the looped road with two additional spaces in the rear of the site. A recreation area is centrally located at the end of the main entrance and provides a community building, swimming pool, and cabanas. Thus, the project offers adequate parking and many amenities for future residents of the development. In addition, adequate vehicular and pedestrian circulation is provided via driveways and walkways.

8. The proposed project is compatible with similar approved housing projects and anticipated development within the MU-CS zone. Specifically, the Villagio development located to the north across Carson Street, the Related development located a block to the west, and the City Center development located a block to the east are all developments consistent with the Carson Street Master Plan and compatible with the proposed project. 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 for 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.

9. The project will have signage for commercial uses on the ground level of the mixed use buildings. A sign program has been prepared that outlines the development standards and guidelines for signage. Prior to issuance of a building permit, all signage must comply with the approved sign program. With the implementation of the sign program, the attractiveness, effectiveness and restraint in signage, graphics and color can be made.

10. The Los Angeles County Fire Department has reviewed the proposed project to ensure adequate water supply for fire suppression needs and proper vehicular circulation. All requirements by the County Fire Department must be satisfied prior to issuance of a final building permit.

11. The proposed tentative tract map would create a total of 20 lots for the planned development of a mixed-use project on 9.51 acres. The proposed subdivision and all properties included are subject to conditions, covenants, and restrictions (CC&Rs) for the maintenance of all common areas and parking lots subject to review by the City Attorney for form and content.

12. The proposed map, including design and improvements of the proposed subdivision will be consistent with the Land Use Element of the General Plan which currently designates the properties for Mixed Use Residential development.

13. The design of the subdivision and its proposed improvements will not cause serious public health problems and will not be in conflict with the Carson Consolidated Redevelopment Area plan since the proposed project is an improvement to a blighted area that the Redevelopment Agency wants improved.

14. The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

**Section 4.** On February 16, 2011, the Carson Redevelopment Agency adopted a Mitigated Negative Declaration for the proposed project pursuant to the California Environmental Quality Act (CEQA) guidelines and determined the project would not have a significant effect on the environment with implementation of mitigation measures. A Notice of Determination was filed and posted with the County Clerk until April 6, 2011.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533 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 28<sup>th</sup> DAY OF JUNE, 2011**

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

**ATTEST:**

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



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:** (APN: 7335-010-908)

THOSE PORTIONS OF LOTS 53 AND 54, TRACT NO 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER THE MAP FILED IN BOOK 35, PAGE 31 OF MAPS, IN OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 54 WITH THE SOUTHERLY LINE OF THE NORTH 20 FEET OF SAID LOTS 53 AND 54, THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 40' 35" WEST 345.61 FEET, THENCE LEAVING SAID SOUTHERLY LINE SOUTH 00° 14' 25" EAST 136.29 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 68.25 FEET THROUGH A CENTRAL ANGLE OF 31° 47' 24" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING RADIUS OF 85.50 FEET TO WHICH A RADIAL LINE TO SAID CURVE BEARS NORTH 58° 02' 42" EAST; THENCE SOUTHERLY ALONG SAID CURVE 36.68 FEET THROUGH CENTRAL ANGLE OF 24° 34' 54"; THENCE SOUTH 89° 40' 19" WEST 18.00 FEET; THENCE SOUTH 00° 19' 41" EAST 132.00 FEET; THENCE NORTH 89° 40' 19" EAST 18.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING RADIUS OF 124.50 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 88° 04' 54" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE 38.76 FEET THROUGH A CENTRAL ANGLE OF 17° 50' 15"; THENCE ALONG A RADIAL LINE TO SAID CURVE SOUTH 70° 14' 39" WEST 18.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 143.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 70° 14' 39" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE 109.55 FEET THROUGH A CENTRAL ANGLE OF 43° 53' 32"; THENCE ALONG A RADIAL LINE TO SAID CURVE NORTH 26° 21' 07" EAST 18.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 124.50 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 26° 21' 07" WEST; THENCE EASTERLY ALONG SAID CURVE 57.87 FEET THROUGH A CENTRAL ANGLE OF 26° 37' 59"; THENCE NORTH 89° 43' 08" EAST 108.85 FEET; THENCE SOUTH 00° 16' 52" EAST 189.50 FEET TO THE SOUTHERLY LINE OF SAID LOT 54; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 43' 08" EAST 81.25 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 54; THENCE ALONG THE EASTERLY LINE OF SAID LOT 54 NORTH 00° 14' 17" WEST 678.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ABOVE IS ALSO BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 205-06, RECORDED MARCH 05, 2008 AS INSTRUMENT NO. 20080380799, OF OFFICIAL RECORDS.

**PARCEL 2:** (APN(S): 7335-010-907, 7335-011-900)

THOSE PORTIONS OF LOTS 38, 53 AND 54, TRACT NO 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER THE MAP FILED IN BOOK 35, PAGE 31 OF MAPS, IN OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 54 WITH THE SOUTHERLY LINE OF THE NORTH 20 FEET OF SAID LOTS 53 AND 54; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 40' 35" WEST 345.61 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID SOUTHERLY LINE SOUTH 00° 14' 25" EAST 136.29 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 68.25 FEET THROUGH A CENTRAL ANGLE OF 31° 47' 24" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING RADIUS OF 85.50 FEET TO WHICH A RADIAL LINE TO SAID CURVE BEARS NORTH 58° 02' 42" EAST; THENCE SOUTHERLY ALONG SAID CURVE 36.68 FEET THROUGH CENTRAL ANGLE OF 24° 34' 54"; THENCE SOUTH 89° 40' 19" WEST 18.00 FEET; THENCE SOUTH 00° 19' 41" EAST 132.00 FEET; THENCE NORTH 89° 40' 19" EAST 18.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING RADIUS OF 124.50 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 88° 04' 54" WEST, THENCE SOUTHEASTERLY ALONG SAID CURVE 38.76 FEET THROUGH A CENTRAL ANGLE OF 17° 50' 15"; THENCE ALONG A RADIAL LINE TO SAID CURVE SOUTH 70° 14' 39" WEST 18.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 143.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 70° 14' 39" WEST;

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EXHIBIT "A" (continued)

THENCE SOUTHEASTERLY ALONG SAID CURVE 109.55 FEET THROUGH A CENTRAL ANGLE OF 43° 53' 32"; THENCE ALONG A RADIAL LINE TO SAID CURVE NORTH 26° 21' 07" EAST 18.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 124.50 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 26° 21' 07" WEST, THENCE EASTERLY ALONG SAID CURVE 57.87 FEET THROUGH A CENTRAL ANGLE OF 26° 37' 59"; THENCE NORTH 89° 43' 08" EAST 108.85 FEET; THENCE SOUTH 00° 16' 52" EAST 189.50 FEET TO THE SOUTHERLY LINE OF SAID LOT 54; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 43' 08" WEST 248.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE ALONG THE EASTERLY LINE OF SAID LOT 38 SOUTH 00° 14' 25" EAST 66.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 66.00 FEET OF SAID LOT 38; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 43' 08" WEST 317.64 FEET TO THE WESTERLY LINE OF THE EASTERLY ONE-HALF OF SAID LOT 38, THENCE ALONG SAID WESTERLY LINE NORTH 00° 13' 59" WEST 66.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 53; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 43' 08" EAST 67.49 FEET TO THE WESTERLY LINE OF THE EASTERLY 100.00 FEET OF THE WESTERLY 180.00 FEET OF SAID LOT 53; THENCE ALONG SAID WESTERLY LINE NORTH 00° 13' 59" WEST 522.54 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 522.54 FEET OF SAID LOT 53; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 43' 08" EAST 100.07 FEET TO THE EASTERLY LINE OF THE WESTERLY 180 FEET OF SAID LOT 53; THENCE ALONG SAID EASTERLY LINE NORTH 00° 14' 25" WEST 35.23 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 140 FEET OF SAID LOT 53; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 40' 35" EAST 60.00 FEET TO A LINE 60.00 FEET EASTERLY AND PARALLEL WITH THE EASTERLY LINE OF THE WESTERLY 180.00 FEET OF SAID LOT 53; THENCE ALONG SAID PARALLEL LINE NORTH 00° 14' 25" WEST 120.00 FEET TO THE SOUTHERLY LINE OF NORTH 20 FEET OF SAID LOT 53; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 40' 35" EAST 74.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL ABOVE IS ALSO BEING MORE PARTICULARLY DESCRIBED AS PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. 205-06, RECORDED MARCH 05, 2008 AS INSTRUMENT NO. 20080380799, OF OFFICIAL RECORDS.

**PARCEL 3:** (APN: 7335-010-905)

THE EAST 100 FEET OF THE WEST 180 FEET OF LOT 53 OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 522.53 FEET THEREOF.

**PARCEL 4:** (APN: 7335-010-904)

THE NORTH 140 FEET OF THE EASTERLY 60 FEET OF THE WESTERLY 240 FEET OF LOT 53, OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**EXHIBIT "B"**

**DESIGN OVERLAY REVIEW NO. 1404-11**

**CONDITIONAL USE PERMIT NO. 868-11**

**CONDITIONAL USE PERMIT NO. 869-11**

**TENTATIVE TRACT MAP NO. 71533**

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, and Conditional Use Permit No. 869-11, 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. Each extension of Tentative Tract Map No. 71533, provided for in the Subdivision Ordinance, must be accompanied by an extension of Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, and Conditional Use Permit No. 869-11. All extensions must be secured from the Planning Commission prior to expiration of this map.
3. 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. Prior to issuance of a building permit, the CC&Rs (Covenants, Conditions and Restrictions) shall be reviewed and approved by the City Attorney for form and content.
6. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
7. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.
8. The recorded map shall conform to the Conditions of Approval for the tentative map approved by the Planning Commission. Two copies of the finally recorded map shall be submitted to the Development Services Group.



9. 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.
10. 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.
11. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
12. 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.
13. 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.
14. 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.
15. 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. 1404-11, Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533. 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.

#### MIXED-USE BUILDINGS

16. Noise resulting from conduct of work within the commercial spaces shall be muffled so as not to become disruptive to residential units above or the surrounding neighborhood due to volume, tone, intermittence, frequency or shrillness.



17. Every use shall be operated in such a manner that it does not emit an obnoxious odor or fumes beyond the commercial space.
18. Every use shall be operated in such a manner that it does not emit smoke into the atmosphere.
19. Every use shall be operated in such a manner that it does not emit any dust or dirt into the atmosphere.
20. 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

21. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
22. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
23. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
24. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
25. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
26. Decorative colored concrete pattern shall occur at all driveway entrance areas.
27. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident 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. Preferential parking for alternative fuel vehicles shall be provided for guest and commercial parking spaces.

#### LANDSCAPING/IRRIGATION

28. 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.



29. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
30. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
31. 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.
32. 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.
33. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
34. A minimum of 38 specimen trees shall be provided for construction of 152 dwelling units per Section 9138.17(E)(d). Location and size shall be reviewed and approved by the Planning Division.

#### GRAFFITI LANDSCAPING

35. 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.
36. 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

37. 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.
38. 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.



39. 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.
40. For the mixed-use buildings, 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.
41. 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

42. 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.
43. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
44. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
45. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first reviewed and approved by the Planning Division. Substantial changes shall be reviewed and approved by the Planning Commission.

### SIGNS

46. All signs shall conform to the requirements of the 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

47. 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.
48. 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

49. 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.
50. 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

51. 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.
52. 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.
53. 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.
54. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.





55. All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site.
56. All construction related equipment shall use aqueous diesel fuel, a diesel particulate filter and cooled exhaust gas recirculation.
57. All construction vehicles tires shall be washed at the time these vehicles exit the project site.
58. All fill material carried by haul trucks and stock piles shall be covered by a tarp or other means.
59. Reduce speed on unpaved roads to less than 15 miles per hour (mph).
60. Supply lunch van to construction site for employees, to reduce vehicle trips.

Operations

*Service and Support Facilities (point sources)*

61. 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.
62. 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*

63. All residential and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
64. 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*

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

*Transportation System Management and Demand Management*

66. 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.
67. 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.



68. During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.
69. Applicant shall provide bicycle racks located at convenient locations throughout the project site.

#### CULTURAL RESOURCES

70. 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

71. 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.
72. 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

73. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the City's Noise Control Ordinance. No construction activities are permitted outside of these hours or on Sundays and federal holidays.
74. The following measures can be implemented to reduce potential construction noise impacts on nearby sensitive receptors:
  - a. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.



- b. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
  - c. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
  - d. A temporary construction barrier with a minimum height of six feet shall be installed along the northwestern, western, and southwestern boundaries to reduce construction noise level at the closest existing off-site residences without walls between them and the project site.
75. All residential structures along Carson Street shall have mechanical ventilation to ensure that windows can remain closed for a prolonged period of time in order to meet the City's interior-noise standard.

#### TRASH

76. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
77. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
78. 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.
79. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

#### THE GAS COMPANY

80. 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.
81. 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

82. The applicant shall comply with all requirements of the LA County Fire Department.



COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

83. 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

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

BUILDING AND SAFETY

85. A building permit may be issued prior to the recordation of the final map provided any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. and provided further, that the applicant shall execute an acknowledgment of acceptance of this fact.
86. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.

COUNTY OF LOS ANGELES – DEPARTMENT OF PUBLIC WORKS

Drainage

87. Prior to improvement plans approval:
- a. Contact the County of Los Angeles Department of Public Works' Design Division at (626) 458-7924 to obtain allowable discharge ( $Q_{allowable}$ ) for the proposed connection to Project No. 689 and to verify the tributary watershed. Flows in excess of  $Q_{allowable}$  must be detained/mitigated on-site.
  - b. Provide a permit from the County of Los Angeles Department of Public Works for proposed connection to Project No. 689 to the satisfaction of the Department of Public Works.
  - c. Contact the State Water Resources Control Board to determine if a Notice of Intent and a Stormwater Pollution Prevention Plan are required to meet National Pollutant Discharge Elimination System construction requirements for this site.
88. Prior to Building Permit:
- a. Prior to issuance of a building permit, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; and to comply with the National

Pollutant Discharge Elimination System and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

**Geology/Soils**

89. Soils engineering reports must be required prior to approval of building or grading plans.
90. At the grading plan stage, submit two sets of grading plans to the Department of Public Works' Geotechnical and Materials Engineering Division, Soils Section, for verification of compliance with County codes and policies.

**Grading**

**Requirements Prior to Grading Plan Approval:**

91. Provide approval of:
  - a. The latest drainage concept/hydrology/SUSMP/Low-Impact Development plan by the County of Los Angeles Department of Public Works' Land Development Division, Storm Drain and Hydrology Section.
  - b. The grading plan by Public Works' Geotechnical and Materials Engineering Division.
  - c. Permits and/or letters of nonjurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

**Requirements Prior to Final Map Recordation:**

92. Submit a grading plan for approval. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details, paved driveways, elevation and drainage of all pads; SUSMP and Low-Impact Development devices (if applicable); and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
93. A maintenance agreement or Covenant, Conditions, and Restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.

**Road**

94. Reconstruct/construct new driveways to meet current Americans with Disabilities Act requirements and to the satisfaction of the City of Carson.
95. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
96. Plant street trees along the property frontage on Carson Street to the satisfaction of the City of Carson. Existing trees in dedicated right of way shall be removed and replace if not acceptable as street trees.



97. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City of Carson.

**Sewer**

98. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with the City.
99. A sewer area study for the proposed subdivision (PC11-4AS CRSN, dated June 8, 2011) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by the City.
100. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
101. Easements are required, subject to review by the City, to determine the final locations and requirements.
102. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of the City.

**Water**

103. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
104. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each building.
105. Easements shall be granted to the appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.
106. Provide a "Verification" letter from the water purveyor indicating that if recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.

107. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance to the satisfaction of the City Engineer.

**Subdivision**

108. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a multi-family residential/commercial/private driveway and fire lane development for 20 lots.
109. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
110. If required, provide suitable turnaround and label the driveway as a private driveway and fire lane on the final map to the satisfaction of the Fire Department.
111. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
112. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
113. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
114. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
115. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.

**ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

116. 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.
117. 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.
118. 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.
119. 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.



120. A construction permit is required for any work to be done in the public right-of-way.
121. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
122. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
123. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
124. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
125. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
126. The Developer shall pay Park and Recreation Fees prior to the Final Map in the amount of \$710,144.00. Credit for additional open space areas may be deducted from this amount at the discretion of the City Engineer.
127. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval 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.
128. Prior to tentative map approval, 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.
129. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
130. 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.

131. 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.
132. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the Final Map:
133. The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract Map No. 71533 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the Tract Map.
134. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
135. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
136. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
137. At the time of approval of Final Map 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.

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

138. Final Map shall be recorded.
139. 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.

140. 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.

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

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

142. 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.

143. Repair any broken or lifted/sagged 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.

144. The Developer shall fill in any missing sidewalk within the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

145. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.

146. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.

147. Modify existing raised landscaped median along the frontage of the development on Carson Street to the satisfaction of the City Engineer.

148. 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.

149. 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.

150. 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.

151. 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.
152. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
  153. 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.
  154. Design and install traffic signal at main entrance of the proposed development with a maximum 40-foot-wide driveway, subject to review and approval of the City Engineer.
  155. Install striping and pavement legend per City of Carson standard.
  156. 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.
  157. 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.
  158. 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.
  159. 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)
  160. 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.
  161. 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.
  162. 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

163. 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.

CONDOMINIUMS/MULTI-FAMILY

164. The condominium project shall conform to all the development standards as outlined in Section 9128.15 and 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
165. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

166. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
- a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
    - i. \$250 per unit, but not less than
    - ii. \$3,000 for 10 or fewer units
    - iii. \$5,000 for 11 or greater units.
  - b. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
  - c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
  - d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.

- e. Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
  - i. \$2,000 per unit for the first 10 units;
  - ii. \$1,000 per unit for units above 10; and
  - iii. The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.
- f. The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
- j. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.
- k. The property shall be maintained in good order at all times. If said property is not maintained, the City of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.





FILED

MAR 07 2011

JOAN C. LOGAN  
REGISTRAR-RECORDER/COUNTY CLERK  
DEPUTY

NOTICE OF DETERMINATION

CEQA: California Environmental Quality Act

TO:  Office of Planning and Research  
State of California  
1400 Tenth Street  
Sacramento, CA 90815

Los Angeles County Registrar  
Recorder/County Clerk  
12400 E. Imperial Highway  
Norwalk, CA 90650

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: 616 E. Carson Street (CityView Project)

State Clearinghouse Number (If submitted to State Clearinghouse): n/a

Contact Person: John F. Signo, AICP, Senior Planner

Area Code/Telephone/Extension: (310) 952-1700 x1327 (jsigno@carson.ca.us)

Project Location: 616 E. Carson Street, Carson, CA 90745

Project Description:

The proposed use of the site is a pedestrian-oriented mixed-use development, including residential and neighborhood serving retail fronting Carson Street. The proposed project is for 152 residential units with 13,225 square feet of commercial uses and not less than 395 onsite parking spaces. The project consists of four floors of mixed-use buildings, three floors of three-story townhomes, two floors of two-story townhomes, and two-floors of single-family detached homes. The project includes amenities such as a recreation building, swimming pool, guest parking, an outdoor plaza, and landscaping.

This is to advise that the Carson Redevelopment Agency (Lead Agency) has approved a disposition and development agreement (DDA) for the above described project on February 16, 2011, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment with implementation of mitigation measures.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments and responses, if any, and record of project approval are available to the general public at: Carson City Hall, 701 E. Carson Street, Carson, CA 90745.

Date received for filing and posting at OPR or County Clerk:

Signature:

John F. Signo, AICP Senior Planner

Date: February 17, 2011

THIS NOTICE WAS POSTED  
ON MAR 07 2011

UNTIL APR 06 2011

REGISTRAR-RECORDER/COUNTY CLERK

11 0041100

EXHIBIT NO. 3 -

38

FILED

OCT 29 2010

MITIGATED NEGATIVE DECLARATION

DEAN C. LOGAN  
REGISTERED COUNTY CLERK  
L. ARTERBERRY  
DEPUTY

Project: 616 E. Carson Street (CityView Project)  
Applicant: CityView 616 East Carson, LLC (Attn: Stephen Roberts)  
Address: 2800 28<sup>th</sup> Street, Suite 206, Santa Monica, CA 90405

Project Description: The Development Services/Planning Division of the City of Carson is currently processing an application for the construction of a pedestrian-oriented mixed-use development, including residential and neighborhood serving retail fronting Carson Street. The applicant proposes two alternatives: (Alternative 1) 156 residential units with 14,350 square feet of commercial uses and not less than 409 onsite parking spaces; and (Alternative 2) 152 residential units with 13,225 square feet of commercial uses and not less than 395 onsite parking spaces. Each alternative consists of four floors of mixed-use buildings, three floors of three-story townhomes, two floors of two-story townhomes, and two-floors of single-family detached homes. The zoning is MU-CS (Mixed-Use-Carson Street) and the General Plan designates the land use as Mixed-Use Residential.

Project Location: 616 E. Carson Street, Carson, California 90745

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Development Services Group, 701 E. Carson Street, Carson, California, 90745. This document constitutes a Mitigated Negative Declaration.

Mitigation Measures: See Attachment  
Responsible Agencies: Los Angeles Regional Water Quality Control Board (LARWQCB)  
Trustee Agencies: None

Notice pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing is anticipated to be held in the City Hall Council Chambers, 701 E. Carson Street, Carson, California, in the first quarter of 2011 to consider this project. At that time, any interested person is welcome to attend and be heard on this matter. The property will be properly noticed and notices will be sent to all property owners and occupants within 500 feet of the property prior to the meeting.

Prior to the Public Hearing, the public is invited to submit written comments on this Mitigated Negative Declaration to Carson City Hall, Planning Division, 701 East Carson Street, Carson, California 90745 or phone (310) 952-1700 ext. 1327.

  
John F. Signo, AICP, Senior Planner

10 0039905

October 26, 2010  
THIS NOTICE IS POSTED  
ON OCT 29 2010  
UNTIL DEC 01 2010  
REGISTRAR-RECORDER/COUNTY CLERK

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## XIX. SUMMARY OF MITIGATION MEASURES

### Noise

#### Mitigation Measure N1: Construction Impacts

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the City's Noise Control Ordinance. No construction activities are permitted outside of these hours or on Sundays and federal holidays.

#### Mitigation Measure N2: Construction Impacts

The following measures can be implemented to reduce potential construction noise impacts on nearby sensitive receptors:

1. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
2. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
3. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
4. A temporary construction barrier with a minimum height of six feet shall be installed along the northwestern, western, and southwestern boundaries to reduce construction noise level at the closest existing off-site residences without walls between them and the project site.

#### Mitigation Measure N3: Outdoor Land Uses

All outdoor active-use areas (backyard, patio, or balconies, etc.) proposed within 69 feet of the Carson Street centerline requires a sound wall with a minimum wall height of 5 feet.

#### Mitigation Measure N4: Interior Noise

All residential structures along Carson Street shall have mechanical ventilation to ensure that windows can remain closed for a prolonged period of time in order to meet the City's interior-noise standard.

### Transportation/Traffic

#### Mitigation Measure T1

In order to mitigate a significant impact at the intersection of Carson Street and Avalon Boulevard, a traffic signal shall be installed at Carson Street and the main





entrance to the proposed project subject to review and approval by the City Traffic Engineer. A southbound right turn overlap phase shall be installed at the newly installed signal. This would require u-turns to be prohibited in the eastbound direction.

Mitigation Measure T2

The proposed project may require a conditional use permit (CUP) depending on final residency count and commercial tenancy. The CUP will require the applicant to demonstrate there is no substantial overlap of commercial uses in terms of hours of operation, and there is compatibility between parking for residential guests and retail uses.

Mitigation Measure T3

The proposed project shall incorporate bike racks and pedestrian walkways.





## ENVIRONMENTAL INFORMATION FORM

CEQA: California Environmental Quality Act

Date Filed: 9-15-10

### General Information - See Exhibit A

1. Name and address of developer or project sponsor:
2. Address of project:  
Assessor's Block and Lot Number:
3. Name, address, and telephone number of person to be contacted concerning this project:
4. Indicate number of the permit application for the project to which this form pertains:
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
6. Existing zoning district:
7. Proposed use of site (Project for which this form is filed):

### Project Description - See Exhibit A

8. Site size.
9. Square footage.
10. Number of floors of construction.
11. Amount of off-street parking provided.
12. Attach plans.
13. Proposed scheduling.
14. Associated projects.
15. Anticipated incremental development.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Change in ocean, bay, lake stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Relationship to a larger project or series of projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>


**Environmental Setting - See Exhibit A**

- 33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
- 34. Describe the surrounding properties, including information on plant and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, set-back, rear yards, etc.) Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

**Certification**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 9-15-10

Signature:   
Stephen Roberts

**Exhibit A**  
**Answers to Environmental Information Form**  
**September 15, 2010**

**General Information**

1. Name and address of developer or project sponsor:

CityView 616 East Carson, LLC  
2800 28<sup>th</sup> Street, Suite 206  
Santa Monica, CA 90405

2. Address of project:

616 East Carson Street  
Carson, CA 90745

Assessor's Block and Lot Number:

7335-011-900; 7335-010-904; 7335-010-905; 7335-010-907; 7335-010-908

3. Name, address and telephone number of person to be contacted concerning this project:

Stephen Roberts  
Vice President, Development  
CityView 616 East Carson, LLC  
2800 28<sup>th</sup> Street, Suite 206  
Santa Monica, CA 90405  
(310) 399-9555 x204 phone  
(310) 399-9777 fax

4. Indicate the number of the permit application for the project to which this form pertains:

Permit application number to be assigned by the City of Carson.

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

Design Overlay Review, Conditional Use Permit, and Tentative Tract Map to be approved by the City of Carson.



6. Existing zoning district:

Mixed-Use - Carson Street (MU-CS)

7. Proposed use of site (Project for which this form is filed):

The proposed use of the site is a pedestrian oriented mixed-use development including residential and neighborhood serving retail fronting Carson Street. Included herewith are two alternatives - Alternative 1, which includes 156 residential units and 14,350 sqft of retail, and Alternative 2, which includes 152 residential units and 13,225 sqft of retail.

**Project Description**

8. Site size: 9.63 acres

9. Square footage:

Alternative 1: 210,921 residential sqft and 14,350 commercial sqft (please see Exhibit B for detailed calculation of residential sqft)

Alternative 2: 205,814 residential sqft and 13,225 commercial sqft (please see Exhibit C for detailed calculation of residential sqft)

10. Number of floors of construction:

Mixed-Use Buildings: Four (4) floors  
Three-Story Townhomes: Three (3) floors  
Two-Story Townhomes: Two (2) floors  
Single Family Detached Homes: Two (2) floors

11. Amount of off street parking provided:

Alternative 1: 409 parking spaces  
Alternative 2: 395 parking spaces

12. Attach plans:

Plans for Alternative 1 and Alternative 2 are attached herewith.

13. Proposed scheduling:

It is anticipated that the project will be built out in five phases including one phase of site improvements (rough grading, sewer and water improvements, street and storm drain, curb and gutter, dry utilities) followed by four phases of vertical construction.



Construction is anticipated to begin in Q3 2011 and construction is anticipated to be complete in Q3 2014.

14. Associated projects:

N/A

15. Anticipated incremental development:

The proposed development is located in the Mixed-Use Carson Street (MU-CS) zoning district. Over time, this project will be one of many developments that achieve the goals of the Carson Street Mixed-Use District Master Plan to deliver a pedestrian oriented mixed-use environment through the build out of the Carson Street corridor.

16. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents, and type of household size expected.

Please see Exhibits B and C which provide detailed breakdowns of the number of units, unit sizes, currently anticipated sales pricing and expected household size for each residential unit type for Alternative 1 and Alternative 2, respectively.

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

Alternative 1: 14,350 sqft of neighborhood oriented commercial space.

Alternative 2: 13,225 sqft of neighborhood oriented commercial space.

18. If industrial, indicate type, estimated employment per shift, and loading facilities.

N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

N/A

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

N/A

**Explanation for any “Yes” Answers to Questions 21-32:**

32. Relationship to a larger project or series of projects.

The proposed development is located in the Mixed-Use Carson Street (MU-CS) zoning district. Over time, this project will be one of many developments that achieve the goals of the Carson Street Mixed-Use District Master Plan to deliver a pedestrian oriented mixed-use environment through the build out of the Carson Street corridor.

**Environmental Setting**

33. Describe the project site.

The project site is a flat, infill property and was previously developed as the Avalon Carson Mobile Home Park and is now vacant. Trailer pads and street improvements remain on the site. There are no known plants, animals, cultural, historical or scenic aspects of the project site. An aerial photograph showing the project site is provided as Exhibit D. Additionally, a Phase I Environmental Site Assessment dated 1.29.10 prepared by Applied Environmental Technologies, Inc. and a Geotechnical Investigation dated 12.19.02 prepared by Geolabs-Westlake Village and a Geotechnical Letter of Opinion dated 2.8.10 prepared by Gorian & Associates are submitted herewith.

34. Describe the surrounding properties.

The project site is an infill parcel surrounded by residential uses to the south (mobile and single family homes) and the west (mobile homes and multiple-family residential), a commercial shopping center to the east anchored by Ralphs supermarket, and the site is bordered by Carson Street to the north. North of Carson Street, the site is bordered by a mixed-use residential commercial (the Villagio development) a vacant parcel and single story commercial uses. An aerial photograph showing the surrounding properties is provided as Exhibit D.



# Exhibit B

CityView 616 East Carson, LLC  
 KTG # 20090134

Revised: September 13, 2010

Site Area: 9.63 Acres  
 Density: 16.20 DU/Acre

## Unit Mix / Project Data - Alternative 1

	Unit Name	Unit Type	Unit Living Area (SF)	Private Deck Area (SF)	# Units	%	Total Unit Area (GSF)	Household Size	Sales Pricing	Unit Mix				
										1-BR	2-BR	3-BR	4-BR	
Mixed-Use Bldgs.	Flat 1	1-BR / 1-BA	697	36	15	29%	10,455	1.5	\$ 236,000	15				
	Flat 2	2-BR / 2-BA	1,027	36	25	48%	25,675	2.0	\$ 279,000		25			
	Flat 3A	3-BR / 2-BA	1,392	36	6	12%	8,352	3.0	\$ 341,000			6		
	Flat 3B	3-BR / 2-BA	1,366	36	6	12%	8,196	3.0	\$ 333,000			6		
	Flats Subtotal					52	100%	52,678			15 29%	25 48%	12 23%	
3-Story THs	TH Plan 1	2-BR / 2.5 BA	1,365		24	31%	32,760	2.5	\$ 380,000		24			
	TH Plan 2	3-BR / 2.5 BA	1,536		24	31%	36,864	3.0	\$ 385,000			24		
	TH Plan 3	3-BR / 2.5 BA	1,511		22	28%	33,242	3.0	\$ 398,000			22		
	TH Plan 4	3-BR / 2.5 BA	1,547		8	10%	12,376	3.0	\$ 406,000			8		
	TH Subtotal					78	100%	115,242				24 31%	54 69%	
SFD & 2-Story THs	Plan 1	3-BR / 2.5 BA	1,407		3	12%	4,221	3.5	\$ 438,000			3		
	Plan 2	4-BR / 2.5 BA	1,608		8	31%	12,864	4.0	\$ 479,000				8	
	Plan 3	4-BR / 3 BA	1,688		11	42%	18,568	4.0	\$ 493,000				11	
	Plan 3 (TH)	4-BR / 3 BA	1,837		4	15%	7,348	4.0	\$ 493,000				4	
	SFD & 2-Story TH Subtotal					26	100%	43,001					3 12%	23 88%
Project Total					156		210,921				15 10%	49 31%	69 44%	23 15%



# Exhibit C

CityView 616 East Carson, LLC  
 KTG# # 20090134

Revised: September 13, 2010

Site Area: 9.63 Acres  
 Density: 15.78 DU/Acre

## Unit Mix / Project Data - Alternative 2 (Easement)

	Unit Name	Unit Type	Unit Living Area (SF)	Private Deck Area (SF)	# Units	%	Total Unit Area (GSF)	Household Size	Sales Pricing	Unit Mix				
										1-BR	2-BR	3-BR	4-BR	
Mixed-Use Bldgs.	Flat 1	1-BR / 1-BA	697	36	17	35%	11,849	1.5	\$ 236,000	17				
	Flat 2	2-BR / 2-BA	1,027	36	20	42%	20,540	2.0	\$ 279,000		20			
	Flat 3A	3-BR / 2-BA	1,392	36	6	13%	8,352	3.0	\$ 341,000			6		
	Flat 3B	3-BR / 2-BA	1,366	36	5	10%	6,830	3.0	\$ 333,000			5		
	Flats Subtotal					48	100%	47,571			17 35%	20 42%	11 23%	
3-Story THs	TH Plan 1	2-BR / 2.5 BA	1,365		24	31%	32,760	2.5	\$ 380,000		24			
	TH Plan 2	3-BR / 2.5 BA	1,536		24	31%	36,864	3.0	\$ 385,000			24		
	TH Plan 3	3-BR / 2.5 BA	1,511		22	28%	33,242	3.0	\$ 398,000			22		
	TH Plan 4	3-BR / 2.5 BA	1,547		8	10%	12,376	3.0	\$ 406,000			8		
	TH Subtotal					78	100%	115,242				24 31%	54 66%	
SFD & 2-Story THs	Plan 1	3-BR / 2.5 BA	1,407		3	12%	4,221	3.5	\$ 438,000			3		
	Plan 2	4-BR / 2.5 BA	1,608		8	31%	12,864	4.0	\$ 479,000				8	
	Plan 3	4-BR / 3 BA	1,688		11	42%	18,568	4.0	\$ 483,000				11	
	Plan 3 (TH)	4-BR / 3 BA	1,837		4	15%	7,348	4.0	\$ 483,000				4	
	SFD & 2-Story TH Subtotal					26	100%	43,001					3 12%	23 88%
Project Total					152		205,814				17 11%	44 20%	68 45%	23 15%

# Exhibit D



CITY OF CARSON OWNER'S STATEMENT

SUBDIVISIONS

(For parcel and tract maps only)

DATE	<u>March 17, 2011</u>	TENTATIVE MAP NO.	<u>71533</u>
ZONING-PRESENT:	<u>MU-CS</u>	PROPOSED:	<u>MU-CS</u>
MAP BOOK #:	<u>35</u>	PAGE #:	<u>31</u>
ACRES:	<u>9.51</u>	LOTS-EXISTING:	<u>4 parcels</u>
		PROPOSED:	<u>20 lots</u>
		PARCEL #:	<u>Portions of Lots 38, 53 and 54 (see legal desc.)</u>

LEGAL DESCRIPTION (ALL OWNERSHIP COMPRISING THE PROPOSED LOTS.) (USE EXTRA SHEETS IF NECESSARY.)

Legal description attached as Exhibit "A"

DOMESTIC WATER SOURCE: Private water company COMPANY: California Water Service Company, Rancho Dominguez District

METHOD OF SEWAGE DISPOSAL: Public sewer

SANITATION DISTRICT: County Sanitation Districts of Los Angeles County, District No. 8

GRADING OF LOTS BY APPLICANT? YES  NO  (SHOW NECESSARY GRADING DESIGN ON TENTATIVE MAP.)

RECORD OWNER (S)

SUBDIVIDER

APPLICANT'S AGENT

(ENGINEER, LICENSED SURVEYOR, OTHER)

NAME Carson Redevelopment Agency NAME CityView 616 East Carson, LLC NAME Advanced Engineering & Consulting, Inc.

ADDRESS One Civic Plaza, Suite 500 ADDRESS 2800 28th Street, Suite 206 ADDRESS 9040 Independence Avenue

CITY Carson, CA CITY Santa Monica, CA CITY Canoga Park, CA

ZIP 90745 ZIP 90405 ZIP 91304

PHONE 310-233-4800 PHONE 310-399-9555 x204 PHONE 818-885-5000 x105

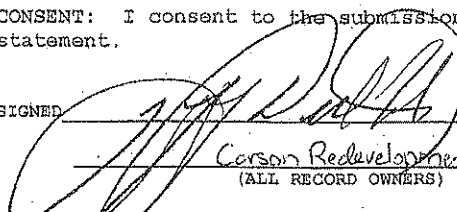
(ATTACH SEPARATE SHEET IF NECESSARY, INCLUDING THE NAMES AND ADDRESSES OF MEMBERS OF PARTNERSHIPS, JOINT VENTURES, AND OFFICERS AND/OR DIRECTORS OF CORPORATIONS.) See Exhibit "C" attached

CONSENT: I consent to the submission of the tentative map accompanying this statement.

SIGNED

DATE

3-15-11


  
Carson Redevelopment Agency  
 (ALL RECORD OWNERS)

CERTIFICATION: I hereby certify that the above information is correct to the best of my knowledge.

SIGNED

DATE

16 MARCA 11

  
Advanced Engineering + Consulting, Inc.  
 (APPLICANT'S AGENT)



**EXHIBIT "B"**  
**DESCRIPTION OF PROPOSED COMMUNITY**

**Development Concept**

The land planning and architectural character proposed at 616 East Carson Street owe much to the City of Carson's vision for this site and the Mixed-Use District Master Plan developed for the area. In keeping with this vision, retail and commercial uses line the Carson Street frontage.

To ensure a pleasant, walkable and pedestrian friendly environment, shops will line Carson Street punctuated by a plaza suitable for outdoor café or restaurant seating and gathering space. These shops serve as the base for the mixed use buildings that line the street edge. Above them, three-stories of condominium living give the development a decidedly urban feel.

In the interior of the site, the personality changes slightly to reflect a less dense character, while maintaining the desired "in-town" disposition. The arrangement of residences insures a wide degree of pedestrian connectivity and delivers more than twice the recreational open space the City requires through a combination of community amenities and landscaped paseos, drawing homeowners outdoors and fostering interaction among neighbors.

Architecturally, the development is an urban village. Carson lends itself to a timeless urbanism that draws inspiration from "Main Street" examples throughout Southern California. While the architecture draws inspiration from these main streets, it is important that these buildings speak to our time as well. Far from historic replicas, these buildings will embrace a bygone era, but with a sense of hope for the future and a look ahead.

**Community Description**

CityView 616 East Carson LLC proposes to deliver a mixed-use community comprised of 152 residences and 13,313 square feet of ground level retail fronting Carson Street on a now-vacant 9.51 acre property located at 616 East Carson Street.

The entry drive will be a signalized intersection to allow efficient vehicle ingress and egress from Carson St., as well as a safe pedestrian connection to the Villaggio and future development north of Carson Street. In addition to on-street parallel parking on Carson Street, three parking lots are available for retail patrons and residential guests, two of which are located south of the mixed-use buildings and accessed from the entry drive.

The site design emphasizes pedestrian connectivity, as generous landscaped paseos within the development provide pedestrian access throughout the site, to the new sidewalk adjacent retail on Carson Street, and to the existing Ralphs shopping center to the east. The site's proximity to the civic center, nearby retail, and transit provides the opportunity to get to and from jobs, shopping and services on foot.



Vehicular access to the townhomes and detached homes is provided via a looped road, and the homes along the edges of the community front onto the looped road to provide a residential street feel. The looped road also features parallel parking for homeowner guests.

The common amenities, which will be monitored and maintained by a homeowners association, will promote a healthy, active lifestyle and a strong sense of community. The focal point is a centrally located recreation center including a club house, pool and deck, and a tot lot. To meet the needs of the families in the vicinity of the two-story townhomes and detached homes, a second children's play area is located at the southern end of the central paseo. All told, the community offers more than twice the recreational open space required by the City.

The site design responds to the surrounding built environment, as the architectural massing cascades from 4-story mixed-use buildings along Carson Street to 3-story townhomes in the center of the site, to 2-story detached product along the southern border of the site, which will relate to the existing one and two story homes south of the development site.

### **Residential Product Types**

To cater to a wide range of potential buyers within Carson and surrounding communities, the residential program delivers a mix of flats, townhomes and detached product which together provides an array of 1-4 bedroom, 1-3 story residences at a variety of price points:

- **Stacked Flats:** Forty eight (48) single level condominium residences from 1-3 bedrooms between 697 to 1,392 sqft. Designed to meet the needs of young singles and couples buying for the first time and looking to be part of a dynamic mixed-use living environment, as well as seniors seeking to downsize from older homes to more efficient living spaces that will be easier to maintain.
- **Townhomes:** Seventy eight (78) three-story attached townhomes with 2 and 3 bedroom plans ranging from 1,389 to 1,547 sqft, and eleven (11) two-story attached townhomes with 4 bedroom plans ranging from 1,608 to 1,712 sqft with private yards. The townhomes are designed to meet the needs of young families who have, or plan to have, children.
- **Detached Homes:** Fifteen (15) two-level detached homes with 3 and 4 bedroom layouts ranging from 1,428 to 1,725 sqft, each with a private yard. The detached homes primarily attract more established families.
- **Floor Plan Design:** All floor plans are designed to be open and efficient, and to provide safe and functional homes for families:
  - The floor plans introduce great spaces, such as combining the living and dining room into a single open space.
  - Kitchens are directly adjacent to the dining areas, which flow into the living rooms.



- 9' high ceilings maximize volume and introduce abundant natural light.
- Rooms are arranged from public functions on the lower floors to more private uses upstairs.
- Bedrooms are clustered so parents and children will be in close proximity to one another. Yet parents enjoy their own master bathroom suite and walk-in closet.
- Ample windows allow homeowners to observe community activity in the common paseos, to greet neighbors and watch their children playing.

### Key Attributes

The development has been carefully and comprehensively designed to deliver an outstanding living environment for homeowners, to respect neighboring properties, and to create a dynamic mixed-use environment along Carson Street for the entire Carson community to enjoy. That said, we believe that it is important to highlight a few specific attributes of the proposal:

- **Recreational Open Space:** The community features a 2,000 sqft community room, 7,000 sqft pool and deck area, and an additional 72,000 sqft of common landscaped area, which significantly exceeds the 34,000 sqft of recreational open space that the City's zoning code requires.
- **Affordable Units:** Fifteen percent (15%) of the residential units will be affordable to moderate income households, who are anticipated to include police and fire department employees, service and health care workers, and school teachers. Of the 152 residential units, a total of 23 units are designated affordable. The affordable units will be located in the stacked flats, distributed throughout the stacked flats in proportion to the unit mix, and the affordable units shall be indistinguishable from the market rate units with respect to design and standard builder-provided specifications.
- **Sustainable Design:** The following features will minimize the environmental footprint of the development and reduce both the ongoing energy use, water use and maintenance and care costs to homeowners:
  - The homes will be engineered to outperform California's already stringent Title 24 energy efficiency standards by more than 15%, allowing the homes to be ENERGY STAR qualified and certified.
  - All landscape will be specified, planted and irrigated in accordance with xeriscape design principles to minimize water usage.
- **Livability:** The proposed design program achieves many of the "Livable Communities" planning concepts that the Carson General Plan identifies as goals in its Land Use Element (Goal LU-15). Specifically, the development program:
  - Locates housing, jobs, shopping and services within easy walking distance of each other,



- Provides a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in Carson,
  - Features public and common open areas that are easily visible from the homes,
  - Is a pedestrian-oriented design connecting the site to nearby developments and reducing dependence on vehicle travel,
  - Provides for the efficient use of water through a drought tolerant landscape design program, and
  - Is designed to be extremely energy efficiency.
- **Universal Design:** The stacked flat condos, as well as one of the two-story townhome and detached floor plans provide at least one full bedroom and bathroom on the first level to meet the needs of buyers without the ability to walk stairs, and/or to cater to multigenerational families with a household member, such as a grandparent, who is unable to use stairs on a daily basis.
  - **Maintenance:** The new community's homeowners' association (HOA) will ensure the proper ongoing maintenance of the mixed-use buildings, recreational amenities, landscaped paseos and other common areas.



**EXHIBIT "C"**  
**NAMES AND ADDRESSES OF MEMBERS OF JOINT VENTURE**

Subdivider: CityView 616 East Carson, LLC  
2800 28th Street, Suite 206  
Santa Monica, CA 90405  
(310) 399-9555 phone  
(310) 399-9777 fax

Joint Venture Members of Subdivider:

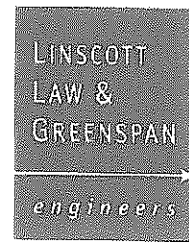
ComDyn Carson, LLC  
2800 28th Street, Suite 206  
Santa Monica, CA 90405  
(310) 399-9555 phone  
(310) 399-9777 fax

CityView 616 East Carson Investor, LLC  
10877 Wilshire Blvd, Suite 1200  
Los Angeles, CA 90024  
(310) 566-8700 phone  
(310) 566-8701 fax





John's Copy



May 17, 2011

Mr. Stephen Roberts  
CityView 616 East Carson, LLC  
2800 28th Street, Suite 206  
Santa Monica, CA 90405

LLG Reference No. 2.10.3175.1

Subject: **Revised Shared Parking Analysis**  
**616 E. Carson Street Mixed-Use Development**  
**Carson, California**

Engineers & Planners  
Traffic  
Transportation  
Parking

Linscott, Law &  
Greenspan, Engineers  
1580 Corporate Drive  
Suite 122  
Costa Mesa, CA 92626  
714.641.1587 T  
714.641.0139 F  
www.llgengineers.com

Pasadena  
Costa Mesa  
San Diego  
Las Vegas

Dear Mr. Roberts:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this *revised* Shared Parking Analysis for the 616 E. Carson Street Mixed-Use Development (herein after referred to as proposed Project) in the City of Carson, California. This parking analysis has been updated to address comments of City staff as provided by Mr. Richard Garland, City Traffic Engineer, on May 12, 2011. *Figure 1*, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project site and depicts the surrounding street system.

The parking analysis for the proposed Project is based on the City of Carson requirements in comparison to parking demand forecast based on the methodology outlined in the Urban Land Institute's (ULI) *Shared Parking, 2<sup>nd</sup> Edition*. The shared parking evaluation has been prepared to satisfy Mitigation Measure T2 of the *Initial Study/Mitigated Negative Declaration for 616 E. Carson Street* prepared by the City of Carson. Mitigation Measure T2 reads as follows:

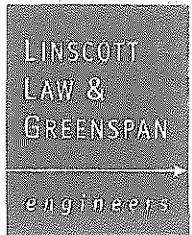
*The proposed project may require a conditional use permit (CUP) depending on the final residency count and commercial tenancy. The CUP will require the applicant to demonstrate there is no substantial overlap of commercial uses in terms of hours of operation, and there is compatibility between parking for residential guests and retail uses.*

Our analysis, findings, and conclusions are described in detail in the following sections of this report.

- Philip M. Linscott, PE (1924-2000)
- Jack M. Greenspan, PE (Ret.)
- William A. Law, PE (Ret.)
- Paul W. Wilkinson, PE
- John P. Keating, PE
- David S. Shender, PE
- John A. Boarman, PE
- Clare M. Look-Jaeger, PE
- Richard E. Barretto, PE
- Keil D. Maberry, PE

EXHIBIT NO. 5 -





## PROJECT DESCRIPTION

The Project site is a roughly square-shaped, 9.57-acre vacant parcel of land located on the south side of Carson Street, approximately 300 feet west of the Carson Street/Avalon Boulevard intersection in the City of Carson, California. *Figure 2* presents the Project site plan prepared by KTGy, the project architects. Access to the Project site will be provided via a full access signalized driveway on Carson Street.

Based on information provided by CityView 616 East Carson, LLC, the project applicant, and review of the project site plan, the proposed Project includes the development of a pedestrian-oriented mixed-use community with residential and neighborhood serving retail/restaurant uses fronting Carson Street and a townhome / single family detached (SFD) housing community located at the rear of the property. *Table 1*, located at the rear of this letter report, summarizes the square-footage, dwelling unit, and parking information for the proposed Project.

The proposed mixed-use component of the Project includes the development of two residential/commercial buildings with 48 condominium units and 13,313 square-feet (SF) of commercial floor area consisting of 8,883 SF of retail shop space and a 4,430 SF restaurant. A total of 167 parking spaces will be provided for the mixed-use building, of which 98 spaces are resident-only parking, and 69 spaces are allocated for use by retail/restaurant customers and employees, as well as condominiums guests. Although not counted as a part of the Project's parking supply, it is anticipated that twelve (12) parallel parking spaces on Carson Street along the project frontage will be constructed in conjunction with the proposed Project. This parking will be available for use by the general public, inclusive of customers and guests of the proposed mixed-use building.

The townhome component of the Project includes development of a 104-unit residential community consisting of 78 three-story townhome units, 11 two-story townhome units and 15 single-family detached homes, each with a two-car garage, and a recreation / community building with a pool. Circulation for the townhome / SFD community will be provided by a private two-lane "looped" roadway that can be accessed from Carson Street. Guest parking will be provided via 29 parallel parking spaces located along the private "looped" roadway.



## PARKING SUPPLY-DEMAND ANALYSIS

The parking analysis for the proposed Project involves determining the expected parking needs, based on the size and type of proposed development components, versus the parking supply. For this parking analysis, two methods were used to estimate the peak parking demands of the proposed Project. These methods include:

- Application of City code requirements (which typically treat each use in the retail center as a “stand alone” use at maximum demand);
- Application of shared parking usage patterns by time-of-day (which recognizes that the parking demand for each land use component varies by time of day, day of week, and/or month of year).

### Code Parking Requirements

As a benchmark, the parking requirements for the proposed Project were calculated based on the City’s requirements as outlined in *Section 9138.17 MU-CS (Mixed-Use Carson Street)* and *Section 9162.21 – Parking Spaces Required* of the City of Carson Municipal Code and comparing it to the proposed parking supply. The City’s Municipal Code specifies the following parking requirements for residential, retail, and restaurant uses:

- Residential:
  - One (1) covered parking space for every studio
  - Two (2) covered parking spaces for each unit with one or more bedrooms
  - One (1) guest parking space for each four (4) units.
- Retail sales and services: one (1) space for each three hundred square feet (SF) of gross floor area (GFA), with a minimum of five (5) parking spaces provided.
- Dining and Drinking Establishments: one (1) space for each 100 SF of GFA, with a minimum of 10 parking spaces provided.

*Table 2* summarizes the parking requirements for the proposed Project using the above-referenced City code parking ratios. As shown, based on application of the City’s parking code, the proposed mixed-use building requires a total of 182 spaces. Of this total, 108 spaces are required for the residential component (96 resident spaces and 12 guest spaces), and 74 spaces are required for the retail component. With a proposed resident-only parking supply of 98 spaces, the City’s parking code requirement of 96

spaces is satisfied. However, with a combined code parking requirement of 86 spaces for residential guest parking and the proposed retail/restaurant uses, a parking deficiency of 17 spaces is calculated when compared to a “shared” parking supply of 69 spaces.

Direct application of the City’s code to the proposed 104-unit townhome / SFD community results in a code-parking requirement of 234 spaces, of which 208 spaces are required for residents and 26 spaces are required for guests. With a proposed parking supply of 237 spaces, the proposed townhome / SFD community satisfies the City’s parking code requirements and is projected to have a parking surplus of 3 guest spaces.

However, as previously mentioned, there is an opportunity to share parking spaces based on the utilization profile of each land use component of the Project. The following sections calculate the peak parking demand requirements for the proposed mixed-use building based on the shared parking methodology approach.

### **Shared Parking Analysis**

To assess the adequacy of parking for the retail/restaurant component and the condominium guests of the Project’s mixed-use buildings, the shared parking methodology was utilized. Since the proposed townhome / SFD community satisfies the City’s code parking requirements, a shared parking assessment is not necessary.

According to the Urban Land Institute’s (ULI’s) *Shared Parking 2<sup>nd</sup> Edition* publication, shared parking is defined as parking space that can be used to serve two or more individual land uses without conflict or encroachment. The ULI *Shared Parking* publication provides hourly parking accumulation rates for residential and retail uses, as well as other uses to include office, theatre, restaurant, hotel, etc. expressed as a percentage of the peak demand for the day. The latest ULI procedures also separate visitor/customer versus employee parking demand for each land use.

### **Shared Parking Rationale and Basis**

Accumulated experience in parking demand characteristics indicates that a mixing of land uses results in an overall parking need that is less than the sum of the individual peak requirements for each land use. Due to the mixed-use characteristics of the proposed Project, opportunities to share parking can be expected. The objective of this shared parking analysis is to forecast the peak parking demand for the proposed Project based on the combined demand patterns of different land uses at the site.

Shared Parking calculations recognize that different uses often experience individual peak parking demands at different times of day, or days of the week, or even months of the year. When uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding parking profiles (by time of day, week, and year), rather than individual peak ratios as represented in the City of Carson Municipal Code.

There is an important common element between the traditional "code" and the Shared Parking calculation methodologies; the peak parking ratio, or "highpoint" for each land use's parking profile, typically equals the "code" parking ratio for that use. The analytical procedures for Shared Parking Analyses are well documented in the *Shared Parking, 2<sup>nd</sup> Edition* publication by the Urban Land Institute (ULI).

Shared parking calculations for the analysis utilize hourly parking accumulations developed from field studies of single developments in free-standing settings, where travel by private auto is maximized. These characteristics permit the means for calculating peak parking needs when land use types are combined. Further, the shared parking approach will result, at other than peak parking demand times, in an excess amount of spaces that will service the overall needs of the project.

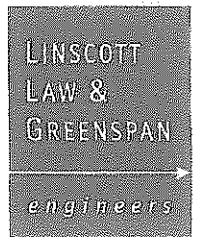
Key inputs in the shared parking analysis for each land use include:

- Peak parking demand by land use for visitors and employees.
- Captive versus non-captive parking demand.
- Adjustments for alternative modes of transportation.
- Hourly variations of parking demand.
- Weekday versus weekend adjustment factors
- Monthly adjustment factors to account for variations of parking demand over the year.
- City of Carson Parking Ratios.

#### Shared Parking Ratios and Profiles

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this analysis and applied to the mixed-use residential/retail building of the proposed Project are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2<sup>nd</sup> Edition*. The ULI publication presents hourly parking demand profiles for seven general land uses: office, retail, restaurant, cinema, residential (Central Business District: CBD and non-CBD), hotel (consisting of separate factors for guest rooms, restaurant/lounge, conference room, and convention





area). These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis of this project. *Table 3* summarizes the weekday and weekend hourly parking demand profiles / time of day factors for the proposed Project uses (i.e. retail, restaurant and residential land uses).

Since one of the components for the proposed Project is retail space, the ULI retail use profiles are applied directly to the City's retail parking ratio of 1 space per 300 SF (or 3.33 spaces per 1000 SF when converted to number spaces per 1000 SF of GFA). Peak demand for retail uses occurs between 1:00 PM–4:00 PM on weekdays, and 2:00 PM–4:00 PM on weekends.

For this analysis, the restaurant use profile for a fine/casual dining restaurant was utilized. Like the retail profiles, the restaurant profiles are derived exactly from the ULI baseline. The restaurant-parking ratio utilized in this analysis exactly matches the City code of 1 space per 100 SF (or 10 spaces per 1000 SF when converted to number of spaces per 1000 SF of GFA). According to the *Shared Parking* publication, casual/fining dining restaurant uses are shown to experience peak demand between 7:00 PM and 10:00 PM on weekdays, and 8:00 PM and 9:00 PM on weekends.

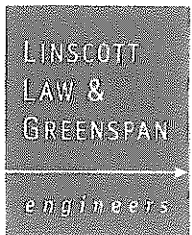
For residential uses, peak demand for guests/visitors occurs between 7:00 PM-11:00 PM on both weekdays and weekends. The ULI residential guest demand profile was applied to the mixed-use residential/retail building of proposed Project.

Please note that for this analysis, a 5% conservative parking reduction was utilized to account for alternative modes of travel (i.e. transit, bicycle, pedestrian traffic) given the site's central location, pedestrian proximity to significant housing units and direct access to public transit on Carson Street and Avalon Boulevard. Further, a 10% parking reduction was applied to account for the mixed-use nature of the Project which allows the opportunity for residents of the mixed-use building and townhome / SFD community to patronize the retail and restaurant uses without having to utilize their vehicle. These reductions are consistent with prior traffic and parking analyses prepared for the Project.

*Shared Parking Assessment and Conclusions*

A summary of the peak month peak hour parking demand for the Project, as well as the parking rates, mode adjustments and non-captive ratios utilized in this shared parking analysis are summarized in *Table 4* using the *ULI Shared Parking Model*. ULI has developed their own parking rates based on empirical data from many





different land uses. However, LLG modified the rates within the ULI model to reflect the City of Carson Parking Code, but converted the City's parking ratios to "number of spaces per 1000 SF of GFA" to match in the "input parameters" of the ULI model (e.g. 1 space per 300 SF is equivalent to 3.33 spaces per 1000 SF, while 1 space per 100 SF is equivalent to 10 spaces per 1000 SF).

As shown in *Table 4*, during the weekday, the peak month (December) parking demand is forecast to occur at 7:00 PM, with a peak demand of 65 spaces consisting of a customer/guest parking demand of 54 spaces and an employee parking demand of 11 spaces. With a shared parking supply of 69 spaces, a parking surplus of 4 spaces is forecast.

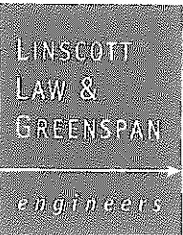
For a weekend day, further review of *Table 4* indicates that the Project will experience a peak parking demand at 7:00 PM with a combined demand of 69 spaces, consisting of customer/guest parking demand of 57 spaces and an employee parking demand of 12 spaces. With a shared parking supply of 69 spaces, the peak weekend parking demand for the Project is satisfied.

A summary of the peak month (December) hourly shared parking demand for the Project is presented in *Table 5*. The parking accumulation characteristics and parking demand are presented for the Project's mixed-use building between the hours of 6:00 AM to midnight, with the overall peak, AM peak, PM peak and evening peak parking demands noted in the last four columns of the table. A review of *Table 5* indicates that AM peak, PM peak and Evening (Overall) peak parking demand for the Project during a weekday and weekend day occurs at 11:00 AM, 5:00 PM and 7:00 PM, respectively. *Figures 3* and *4* graphically illustrate the weekday and weekend hourly parking demand forecast for the peak month (December), respectively. Each land use component and its corresponding hourly Shared Parking demand for customers and employees, which were presented in *Table 5*, are depicted in these two figures relative to the proposed shared parking supply of 69 spaces.

Based on the results of this shared parking assessment, we conclude that adequate parking will be provided for the retail/restaurant component and the condominium guests of the Project's mixed-use building. With a proposed shared parking supply of 69 spaces and peak parking demand of 69 spaces, the Project's forecast peak parking demand is satisfied. In addition, while not necessary to satisfy the project's peak parking demand, the 12 on-street parking spaces on Carson Street, to be constructed by the Project, would be available for use by customers and guests of the proposed mixed-use building.



Mr. Stephen Roberts  
May 17, 2011  
Page 8



We appreciate the opportunity to prepare this parking analysis for the proposed 616 E. Carson Mixed-Use Project. Should you have any questions or need additional assistance, please do not hesitate to call me at (714) 641-1587.

Sincerely,  
Linscott, Law & Greenspan, Engineers

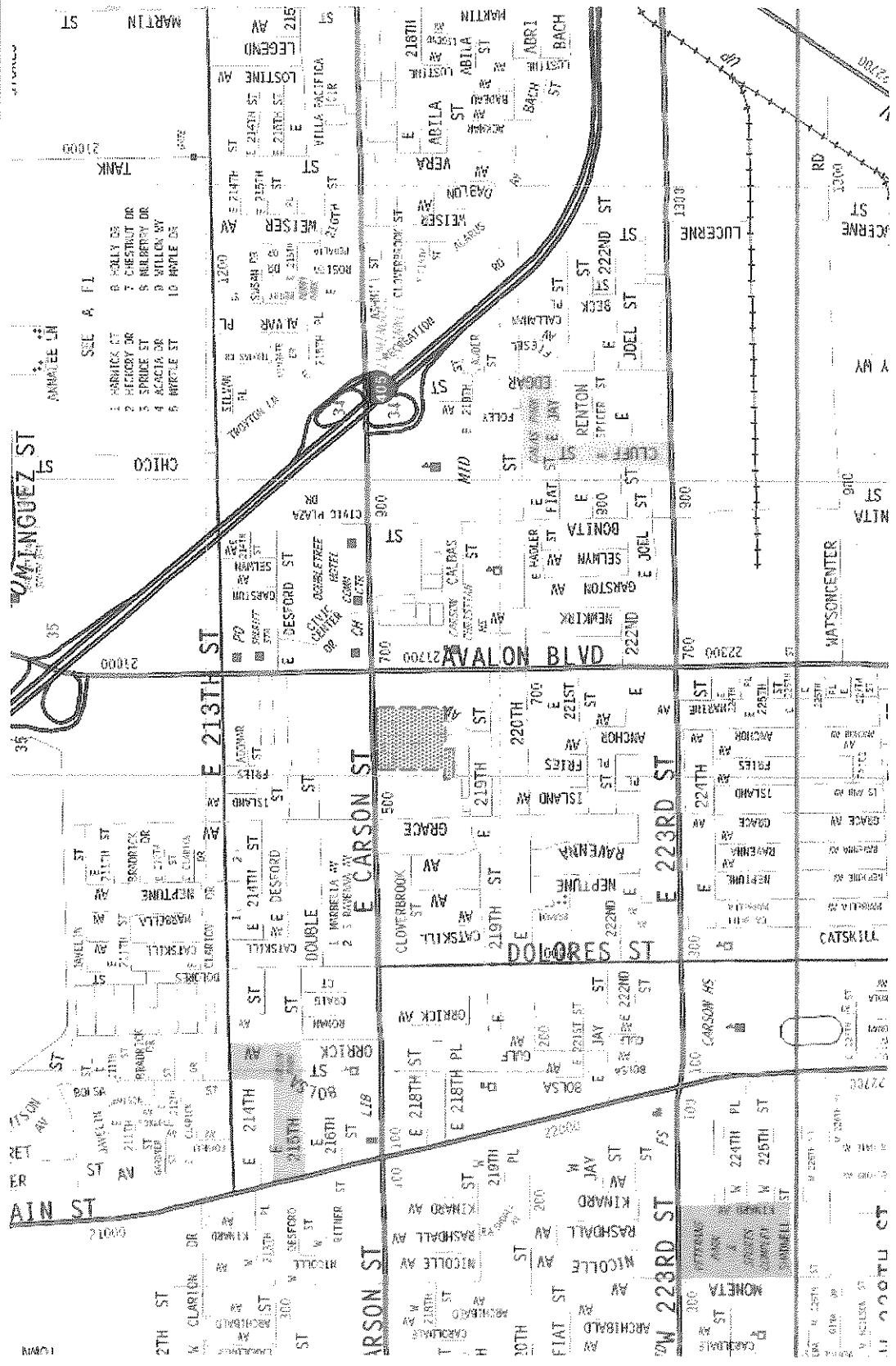
A handwritten signature in black ink, appearing to read "Richard E. Barretto".

Richard E. Barretto, P.E.  
Principal

Attachments








**FIGURE 1**  
VICINITY MAP  
616 E. CARSON MIXED USE, CARSON

SOURCE: THOMAS BROS.

**KEY**  
 = PROJECT SITE



NO SCALE

LINSCOTT  
LAW &  
GREENSPAN  
engineers

59

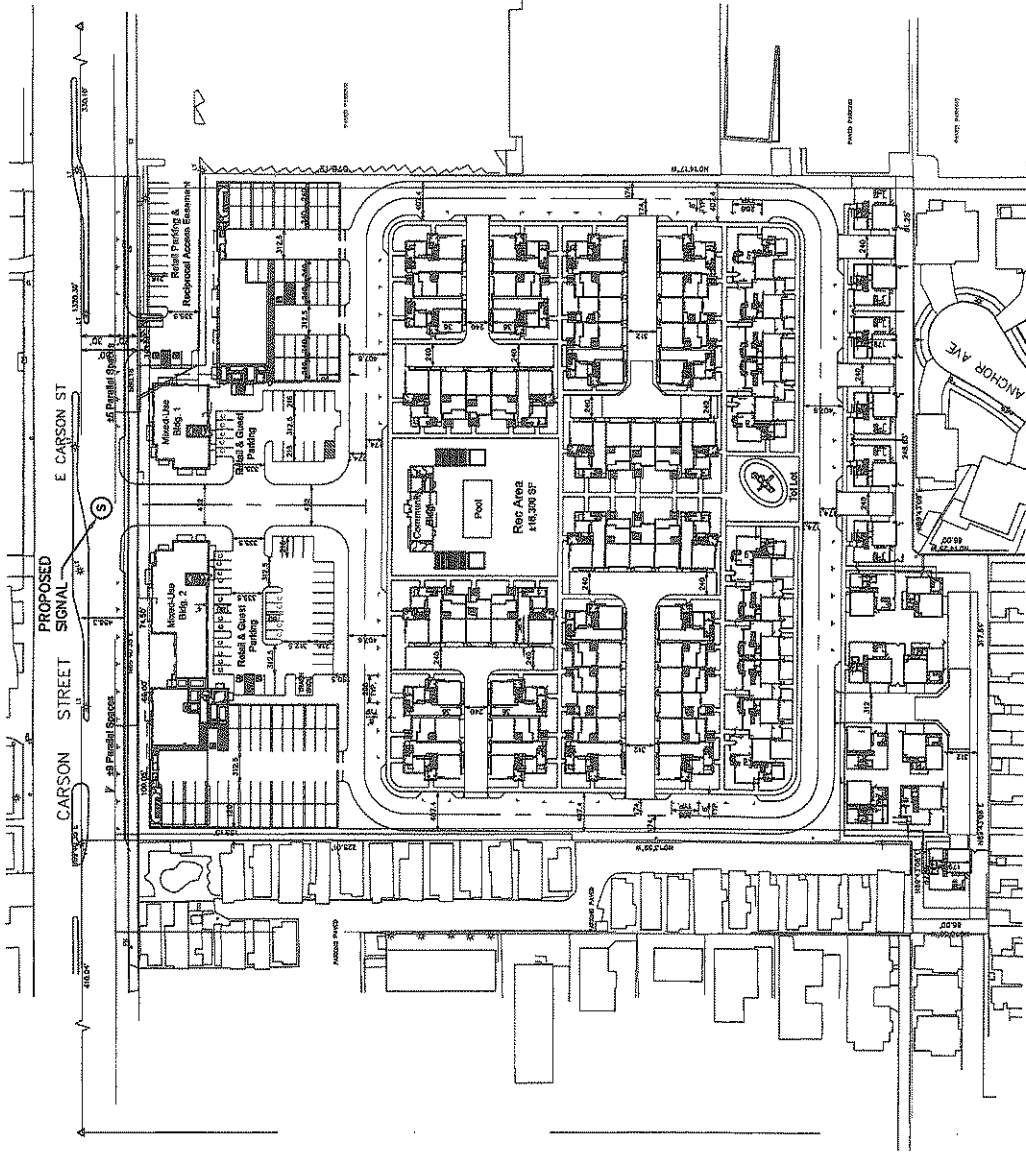


FIGURE 2

PROPOSED SITE PLAN  
616 E. CARSON MIXED USE, CARSON

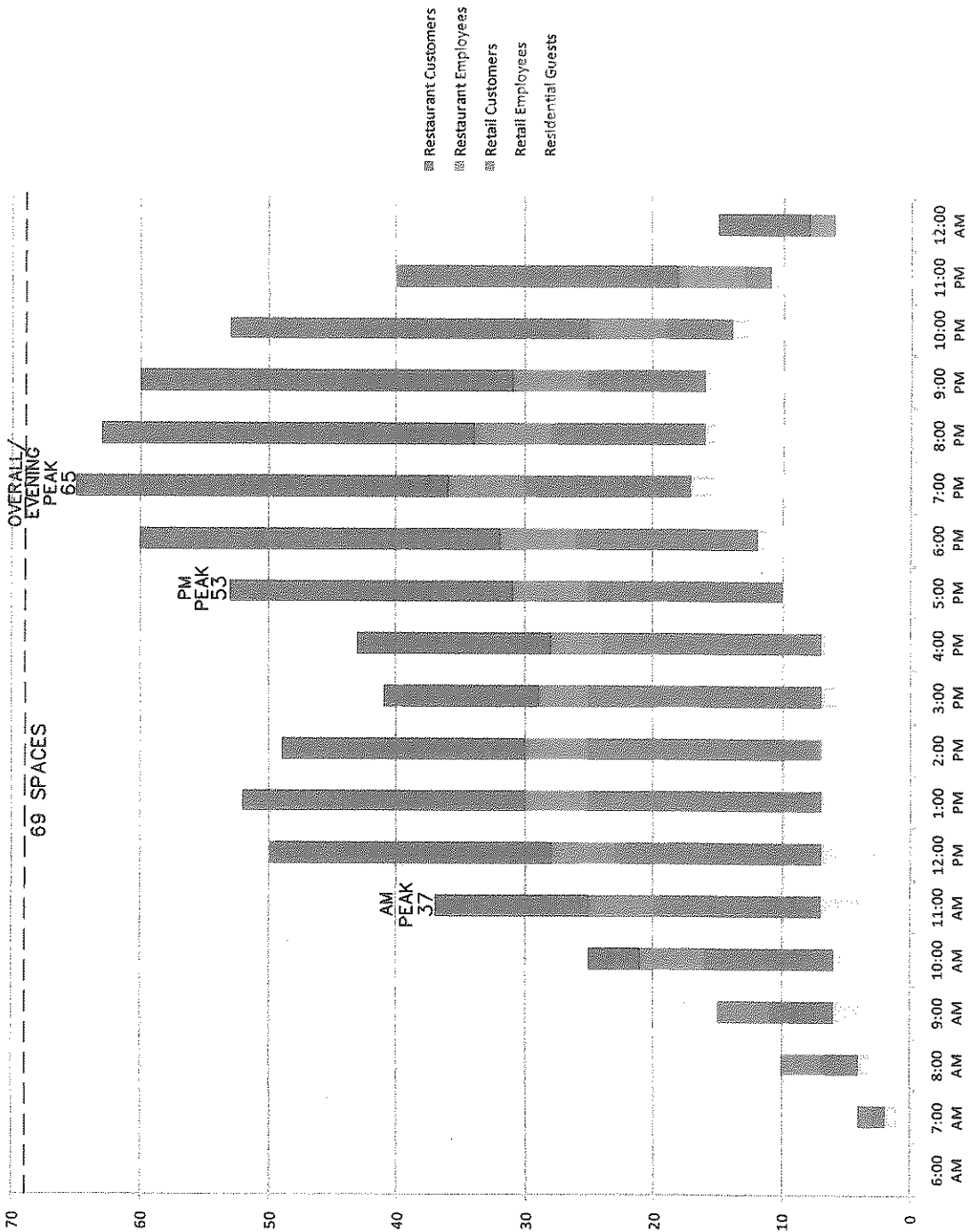
SOURCE: KTG ARCHITECTURE+PLANNING



NO SCALE



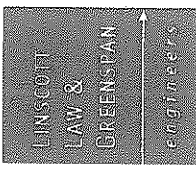
666



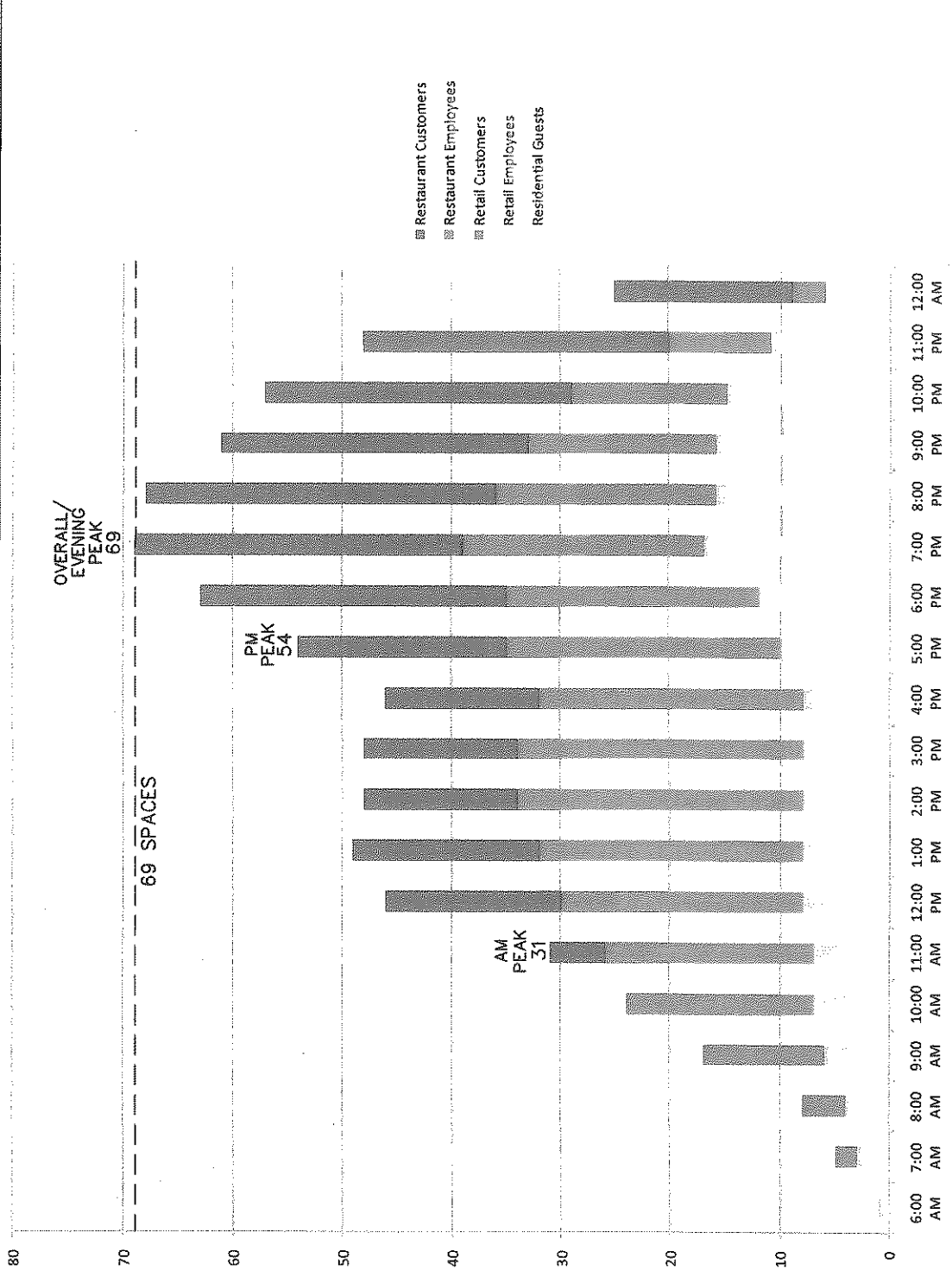
**FIGURE 3**  
**PEAK MONTH (DECEMBER) WEEKDAY**  
**PEAK PARKING DEMAND BY HOUR**  
 616 E. CARSON MIXED USE, CARSON



NO SCALE



67



**FIGURE 4**  
**PEAK MONTH (DECEMBER) WEEKEND**  
**PEAK PARKING DEMAND BY HOUR**  
 616 E. CARSON MIXED USE, CARSON



LINSCOTT  
 LAW &  
 GREENSPAN  
 ENGINEERS

TABLE 1  
PROJECT DEVELOPMENT SUMMARY<sup>1</sup>  
616 E. CARSON STREET MIXED-USE DEVELOPMENT

Project Description	Total Development – Square footage (SF) / Dwelling Units (DU) / Parking Supply
<i>Mixed-Use Buildings</i>	
▪ Residential Condominiums	48 DU
▪ Retail Shops	8,883 SF
▪ Restaurant	<u>4,430</u> SF
Total Retail/Restaurant floor area	13,313 SF
▪ Parking Supply	
○ Residents	98 spaces
○ Retail / Guests	<u>69</u> spaces
○ Totals	167 spaces
<i>Residential Townhome Community</i>	
▪ Three-Story Townhomes	78 DU
▪ Two-Story Townhomes	11 DU
▪ Single-Family Residential	<u>15</u> DU
Total Residential	104 DU
▪ Parking Supply	
○ Residents	208 spaces
○ Guest	<u>29</u> spaces
○ Totals	237 spaces

Notes:

- DU = dwelling unit
- SF = square foot of development

<sup>1</sup> Source: Project Summary, prepared by KTG/CityView 616 East Carson, LLC, dated March 7, 2011.

**TABLE 2**  
**CITY CODE PARKING REQUIREMENTS**  
**616 E. CARSON STREET MIXED-USE DEVELOPMENT**

Project Description	Development – Square footage (SF) / Dwelling Units (DU)	City of Carson Code Parking Ratio	Spaces Required	Spaces Provided	Parking Surplus/ Deficiency
<b><u>616 E. Carson Mixed-Use Building</u></b>					
▪ Condominiums	48 DU	2 spaces per unit	96	98	+2
▪ Guest Parking	48 DU	1 space per 4 units	12	0	-12
<i>Residential Subtotal</i>			108	98	-10
▪ Retail	8,883 SF	1 spaces per 300 SF – GFA	30	30	0
▪ Restaurant	4,430 SF	1 spaces per 100 SF – GFA	44	39	-5
<i>Retail/Restaurant Subtotal</i>			74	69	-5
<b>Total</b>			182	167	-15
<b><u>616 E. Carson Townhome Community</u></b>					
▪ Three-Story Townhomes	78 DU	2 spaces per unit	156	156	0
▪ Two-Story Townhomes	11 DU	2 spaces per unit	22	22	0
▪ Single-Family Residential	15 DU	2 spaces per unit	30	30	0
▪ Guest parking	104 DU	1 space per 4 units	26	29	+3
<b>Total</b>			234	237	+3

Source: City of Carson Municipal Code, Section 9138.17 MU-CS (Mixed-Use Carson Street) and Section 9162.21 – Parking Spaces Required.

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TABLE 3  
HOURLY PARKING DEMAND PROFILES / TIME OF DAY FACTORS

	Time-of-Day Factors for Weekday Demand																		
	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Shopping Center - December	1%	5%	15%	30%	55%	75%	100%	90%	100%	100%	100%	95%	85%	75%	65%	50%	30%	10%	0%
Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	75%	65%	50%	30%	10%	0%
Fine/Casual Dining Restaurant	0%	0%	0%	0%	15%	40%	65%	75%	80%	80%	75%	50%	40%	100%	100%	100%	100%	95%	75%
Employee	0%	20%	50%	75%	80%	90%	90%	80%	80%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Residential	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	80%	100%	100%	100%	80%	50%

	Time-of-Day Factors for Weekend Demand																			
	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	
Shopping Center - December	1%	5%	10%	35%	60%	70%	85%	85%	95%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	50%	35%	15%	0%
Fine/Casual Dining Restaurant	0%	0%	0%	0%	0%	15%	50%	50%	55%	45%	45%	45%	60%	90%	100%	100%	90%	90%	50%	0%
Employee	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Residential	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	80%	50%	

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5/17/2011

TABLE 4  
PEAK MONTH (DECEMBER) PEAK HOUR SHARED PARKING DEMAND SUMMARY  
SHARED PARKING DEMAND SUMMARY

Land Use	Project Data Quantity Unit	PEAK MONTH: DECEMBER -- PEAK PERIOD: 7 PM, WEEKEND										Weekday		Weekend		Peak Hr		Peak Hr		Estimated		Estimated	
		Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	/ksf GLA	Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	/ksf GLA	Peak Hr Adj	7 PM	Peak Hr Adj	7 PM	Estimated Parking Demand	Peak Mo Adj	December	Estimated Parking Demand	Peak Mo Adj	December
Community Shopping Center (<400 ksf)	8,883 sf GLA	0.60	0.95	1.00	0.57	0.64	0.95	1.00	0.64	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	5	1.00	1.00	5	1.00	1.00
Fine/Casual Dining Restaurant	4,430 sf GLA	7.63	0.95	0.90	6.52	8.50	0.95	0.90	7.27	7.27	0.90	1.00	0.95	1.00	0.95	1.00	29	1.00	1.00	30	1.00	1.00	
Residential, Owned, Shared Spaces	48 units	1.37	0.95	1.00	1.30	1.50	0.95	1.00	1.43	1.43	1.00	1.00	1.00	1.00	1.00	1.00	6	1.00	1.00	7	1.00	1.00	
Reserved	2 sp/unit	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	0.97	1.00	0.97	1.00	0	1.00	1.00	0	1.00	1.00	
Guest	48 units	2.00	1.00	1.00	2.00	2.00	1.00	1.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	12	1.00	1.00	12	1.00	1.00	
		0.25	1.00	1.00	0.25	0.25	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	54	Customer/Guest	Employee	57	Customer/Guest	Employee	
																	11	Employee	Reserved	12	Employee	Reserved	
																	65	Reserved	Total Demand	69	Total Demand	69	
																	68	Total Supply	Total Supply	68	Total Supply	68	
																	4	Surplus/Deficiency	Surplus/Deficiency	0	Surplus/Deficiency	0	

Shared Parking Reduction 24%

20%

72





5/17/2011

TABLE 5  
PEAK MONTH HOURLY SHARED PARKING DEMAND FORECAST

		December																										
		Weekday Estimated Peak-Hour Parking Demand																										
Monthly Adj.		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	Overall Pk	AM Peak Hr	11 AM	PM Peak Hr	5 PM	Eve Peak Hr	7 PM	
100%	Community Shopping Center (<400 ksf)	-	1	3	5	10	13	16	18	18	17	15	14	13	12	9	6	2	2	2	13	13	13	13	13	15	13	13
100%	Employee	-	1	2	4	4	5	5	5	5	5	5	5	5	4	4	2	1	1	1	5	5	5	5	5	5	5	
100%	Fine/Casual Dining Restaurant	-	-	-	-	-	12	22	19	12	15	22	28	29	29	28	22	7	7	7	29	29	29	22	22	29	29	
100%	Employee	-	1	3	4	5	5	5	5	4	4	6	6	6	6	6	6	5	2	2	6	6	6	6	6	6	6	
100%	Guest	-	1	2	2	2	2	2	2	2	2	2	7	12	12	12	10	6	6	6	12	12	12	10	6	6	6	
	Customer	-	2	5	7	16	27	40	39	32	34	42	49	54	53	50	45	34	33	54	54	54	54	42	42	54	54	
	Employee	-	2	5	8	9	10	10	10	9	9	11	11	11	10	10	8	6	2	11	11	11	11	10	6	2	11	
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TOTAL DEMAND	-	4	10	15	25	37	50	52	49	41	43	60	65	63	60	53	40	15	65	65	65	65	53	40	15	65	

ULI base data have been modified from default values.  
Footnote(s):

		December																									
		Weekend Estimated Peak-Hour Parking Demand																									
Monthly Adj.		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	Overall Pk	AM Peak Hr	11 AM	PM Peak Hr	5 PM	Eve Peak Hr	7 PM
100%	Community Shopping Center (<400 ksf)	-	1	2	7	12	14	17	19	21	21	19	18	16	13	10	7	3	3	15	15	15	14	14	18	15	15
100%	Employee	-	1	2	4	5	5	6	6	6	6	6	5	5	4	4	3	1	1	5	5	5	5	5	5	5	
100%	Fine/Casual Dining Restaurant	-	-	-	-	-	5	16	17	14	14	14	19	28	30	28	28	28	16	30	30	30	30	19	19	30	30
100%	Employee	-	1	2	4	5	5	5	5	5	5	5	7	7	7	7	7	7	6	7	7	7	7	7	7	7	
100%	Guest	-	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	6	6	6	6	2	2	6	6
	Customer	-	3	4	9	14	21	35	38	37	37	35	42	51	57	50	47	41	22	57	57	57	57	42	42	57	57
	Employee	-	2	4	8	10	10	11	11	11	11	11	12	12	12	11	11	10	7	12	12	12	12	10	7	12	12
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL DEMAND	-	5	8	17	24	31	48	49	48	48	46	54	63	69	61	57	48	25	69	69	69	69	54	48	25	69

ULI base data have been modified from default values.

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