



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: October 11, 2011

SUBJECT: Modification No. 2 to
Design Overlay Review No. 1256-07
Conditional Use Permit No. 685-07
Conditional Use Permit No. 686-07
Tentative Tract Map No. 70818

APPLICANT AND OWNER: Thomas Safran & Associates
Attn: Tyler Monroe
11812 San Vicente Boulevard, No. 600
Los Angeles, CA 90049

REQUEST: Modification to an approved development plan to
modify conditions regarding park fees and enhance
the architectural design by including a tower at the
southern end of the building

PROPERTY INVOLVED: 708-724 E. Carson Street and
21720-21814 S. Avalon Boulevard

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Vice-Chair Gordon			Schaefer
		Brimmer			Verrett
		Diaz			Williams
		Goolsby			

Item No. 9B

I. Introduction

The applicant and property owner, Tyler Monroe of Thomas Safran & Associates, is proposing a modification of the permit approved by the Planning Commission and Redevelopment Agency for development of a four-story, mixed-use project for 236 residential units, including 150 market-rate housing units, 86 affordable senior housing units, and retail and restaurant uses. The 4.29-acre project site is located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard.

The proposed modification would modify Condition No. 74 of Planning Commission Resolution No. 09-2266 regarding the park and recreation fee, and add Condition No. 129 to Planning Commission Resolution No. 08-2193 regarding a decorative 80-foot-high tower feature at the southern end of the building in accordance with Section 9138.17(D)(6)(e) of the Carson Municipal Code (CMC). The tower will include stationary bells that would be prohibited from ringing.

II. Background

On February 26, 2008, the Planning Commission approved a development plan for a four-story, mixed-use project for 236 residential units, including 150 market-rate condominium units, 86 affordable senior housing units, 20,245 square feet of retail use, and 8,518 square feet of restaurant use. The 4.29-acre project site is located on the southeast corner of Avalon Boulevard and Carson Street at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard. The project included:

- Design Overlay Review (DOR) No. 1256-07 for the project design;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

Due to market conditions, the applicant requested a modification (Modification No. 1 to DOR No. 1256-07, CUP No. 685-07, and CUP No. 686-07) to redesign the ground level to accommodate better flexibility for future commercial tenants. Modification No. 1 was approved by the Planning Commission on February 19, 2009.

IV. Analysis

Park and Recreation Fee

On August 25, 2009, the Planning Commission approved Tentative Tract Map (TTM) No. 70818 to subdivide 4.29 acres into two ground lots and seven airspace lots for the development of the mixed-use project. As part of TTM No. 70818, the applicant is required to pay park and recreation fees per Condition No. 74 of Resolution No. 09-2266:

- “74. Prior to recordation of the Final Map, the Developer shall pay \$4,672 per multi-family dwelling unit in Park and Recreation Fees for Phase 1. The Developer shall pay the remainder of the Park and Recreation fees



for Phase 2 prior to recordation of the Final Map." (Condition modified by Planning Commission at August 25, 2009 meeting)

The applicant has indicated that park and recreation fees are not typical of rental housing for income-restricted seniors and requests that the Planning Commission modify the condition to waive the fees for Phase 1. Since Phase 1 includes 86 units, this would amount to a savings of \$401,792. Additionally, the applicant is being credited for providing recreational facilities beyond that required under Section 9128.54. The courtyard at the podium level provides for a tot lot, swimming pool, spa, seating area, a trellis, walkways, and landscaping. As shown in Table 1, the original park and recreation fee for Phase 2 totaled \$700,800, however, the applicant will be credited for providing additional recreation area above what is required. Based on the credit, the park and recreation fee amounts to \$512,794.

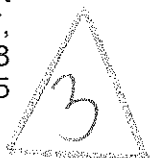
TABLE 1 – PARK AND RECREATION FEES FOR PHASE 2

Multi Family 5+ Units:	\$4,672/d.u.
<u>Phase II</u>	<u>150 units</u>
Park/Rec Fee:	\$700,800
Recreation Area Provided (Courtyard):	25,802 sq. ft.
<u>Recreation Area Required:</u>	<u>11,340 sq. ft.</u>
Excessive Area (Credit):	14,462 sq. ft.
<u>Credit Calculation:</u>	
14,462 sq. ft. @ \$13/sq. ft.:	-\$188,006
Original Park/Rec Fee:	\$700,800
<u>Credit (deduction):</u>	<u>-\$188,006</u>
Total Park/Rec Fee:	\$512,794

Condition No. 74 of Resolution No. 09-2266 will be amended to read, "Prior to recordation of the Final Map, the Developer shall pay \$512,794 in Park and Recreation Fees."

Bell Tower

The southern tower has been revised to include bells resulting in an increased height from approximately 72 feet to 80 feet. Section 9138.17(D)(6)(e) of the CMC allows the Planning Commission to approve an increased height up to 80 feet if exceptional design is provided. In this case, the applicant is proposing a bell tower. Due to concerns about noise, the applicant has agreed that the bell tower be stationary so



that noise is not produced. At a later date, the applicant may request the bells to be actively ringing subject to review and approval by the Planning Commission and notification to neighbors. Condition No. 129 to Resolution No. 08-2193 will be added to read, "The bell tower at the southern end of the building shall be stationary. No ringing is allowed unless previously approved by the Planning Commission at a public hearing with proper noticing given to residents within 500 feet of the property."

Building Design

The applicant has installed street furniture along the building frontage of the completed Phase 1, which includes trash receptacles, landscape pots, seats, and lighting to enhance the pedestrian environment. The theme of including street furniture will continue along the frontage of Phase 2, which is currently under construction. At previous meetings, staff mentioned that the pedestrian experience would be enhanced by providing various building materials including stone or brick veneer at the base. Although this is still an option that may be included in some portions of the building, the applicant prefers the use of street furniture as a means of enhancing the pedestrian environment. It is staff's opinion that this is an acceptable alternative since the pedestrian level along the street would still be enhanced.

V. Environmental Review

An Initial Study and Mitigated Negative Declaration were prepared for the original project in accordance with the California Environmental Quality Act (CEQA). On February 26, 2008, the Planning Commission adopted the Mitigated Negative Declaration based on findings that the proposed project would not create a significant environmental impact with the implementation of mitigation measures. The mitigation measures were included as conditions of approval in Resolution No. 08-2193. The proposed modification is not considered major and is covered under the adopted Mitigated Negative Declaration. No further environmental review is necessary.

VI. Conclusion

The proposed modification is in conformance with findings included in Resolution No. 08-2193, which approves the mixed-use development. The project will help create a distinctive mixed-use character on Carson Street, create a livable, pedestrian friendly downtown district near the civic core and facilitate with the redevelopment of currently underutilized and unattractive parcels located at the southeast corner of Carson Street and Avalon Boulevard. The proposed mixed-use project will provide affordable senior housing and family housing opportunities for the community. The proposed bell tower will be an attractive improvement to the building. Street furniture and other enhancements will provide an attractive environment along Carson Street and Avalon Boulevard for pedestrians.



VI. Recommendation

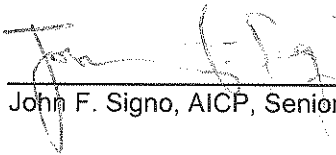
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** a minute resolution approving Modification No. 2 to Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, Conditional Use Permit No. 686-07, and Tentative Tract Map No. 70818;
- **AMEND** Condition No. 74 of Resolution No. 09-2266 to read, "Prior to recordation of the Final Map, the Developer shall pay \$512,794 in Park and Recreation Fees"; and
- **ADD** Condition No. 129 to Resolution No. 08-2193 to read, "The bell tower at the southern end of the building shall be stationary. No ringing is allowed unless previously approved by the Planning Commission at a public hearing with proper noticing given to residents within 500 feet of the property."

VII. Exhibits

1. Resolution No. 09-2266
2. Resolution No. 08-2193
3. Development Plans (under separate cover)

Prepared by:



John F. Signo, AICP, Senior Planner

Reviewed and Approved by:



Sheri Repp, Planning Manager



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-2266

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TENTATIVE TRACT MAP NO. 70818 FOR THE SUBDIVISION OF SEVEN (7) EXISTING LOTS INTO TWO (2) GROUND LOTS AND SEVEN (7) AIRSPACE LOTS FOR THE DEVELOPMENT OF A MIXED-USE PROJECT LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD

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

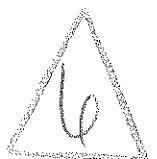
Section 1. An application was duly filed by the applicant, Thomas Safran & Associates, with respect to real property located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Tentative Tract Map No. 70818 for the subdivision of seven (7) existing lots into two (2) ground lots and seven (7) airspace lots in the MU-CS (Mixed-Use – Carson Street) zoning district and within Redevelopment Project Area No. 4.

A public hearing was duly held on August 25, 2009, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed tentative tract map would create a total of two (2) ground lots and seven (7) airspace lots from seven (7) existing lots for the development of a mixed-use project approved by the Planning Commission on February 26, 2008. The total area is 4.29 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.
- b) 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.
- c) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is an improvement to a blighted area that the Redevelopment Agency wants to improve.
- d) There will be adequate street access and traffic capacity on Avalon Boulevard and Carson Street, both of which are major highways 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.
- e) 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. The Planning Commission further finds that the proposed subdivision will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration adopted on February 26, 2008.

Section 5. Based on the aforementioned findings, the Commission hereby approves Tentative Parcel Map No. 70818 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 25th DAY OF AUGUST, 2009


CHAIRMAN

ATTEST:


SECRETARY



EXHIBIT "A"

LEGAL DESCRIPTION

PARCELS 1&2 OF LOT LINE ADJUSTMENT NO. 235-08, OR NO 20081992752, RECORDED ON 11/12/08.

ASSESSOR'S PARCEL NUMBER: 7332-001-001, 7332-001-002, 7332-001-003, 7332-001-004, 7332-001-900, 7332-001-901, 7332-001-902

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOMAS SAFRAN OWNED PARCELS

NORTH WESTERLY PORTION OF PROJECT SITE

PARCEL 1:

THAT PORTION OF LOT 56 OF TRACT 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.

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 56, DISTANT THEREON NORTHERLY 543.19 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT TO A POINT IN THE EASTERLY LINE OF THE WESTERLY 25.00 TO FEET OF SAID LOT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED AS PARCEK 19-27, IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED FEBRUARY 24, 2965, AS INSTRUMENT NO. 3153, IN BOOK D-2809, PAGE 543, OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF LOT 56, A DISTAINCE OF 135.00 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF LAND DESCRIBED IN THE DEED TO JOHN D. CALAS AND KAY CALAS, RECORDED JULY 30, 1963, AS INSTRUMENT NO. 126, IN BOOK D-2122, PAGE 392 OF SAID OFFICIAL RECORDS; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID LAND OF CALAS, A DISTANCE OF 135.00 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 23-27 IN THE HEREINBEFORE MENTIONED DEED TO THE COUNTY OF LOS ANGELES, THENCE ALONG THE BOUNDARIES OF SAID PARCEL 23-27 WESTERLY A DISTANCE OF 118.00 FEET AND SOUTHWESTERLY, A DISTANCE OF 24.05 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 23-27; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE HERINBEFORE METIONED PARCEL 19-27, A DISTANCE OF 118.00 FEET TO THE TRUE POINT OF BEGINNING.)

Parcel 3:

THE EASTERLY 45.00 FEET OF THE PORTION OF LOT 56 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 RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 56, DISTANT THEREON NORTH 543.19 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE EASTERLY PARALLEL WITH AND DISTANT WESTERLY 100 FEET, MEASURED ALONG AND PARALLEL WITH NORTHERLY LINE OF SAID LOT FROM EASTERLY LINE OF SAID LOT 56; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE NORTHERLY LINE OF SAID LOT 26, IN THE SOUTHERLY LINE OF CARSON STREET; THENCE WESTERLY ALONG SAID STREET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG LUCILE STREET, NOW AVALON BOULEVARD, 155 FEET TOP TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THENORTHERLY 20.00 FEET THEREOF.

REDEVELOPMENT AGENCY OWNED PARCELS

SOUTHERLY 252.00 FEET OF PROJECT SITE

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

THE NORTH 126 FEET OF THE SOUTH 252 FEET OF LOT 56 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 THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENT OF RECORD.

THE NORTH LINE THEREOF TO BE PARALLEL WITH THE SOUTH LINE OF SAID LOT.

EXCEPT THE WESTERLY 25 FEET OF THE NORTHERLY 126 FEET OF THE SOUTHERLY 252 FEET OF LOT 56, TRACT NO. 2982, AS SHOWN ON MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION WITHIN THE WESTERLY 15 FEET OF THE NORTHERLY 63 FEET OF THE SOUTHERLY 252 FEET OF SAID LOT.

PARCEL 2

THE NORTH 63 FEET OF THE SOUTH 126 FEET OF LOT 56 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 RECORDER OF THE COUNTY OF LOS ANGELES.



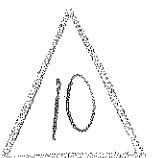
PARCEL 3

THE SOUTH 63 FEET OF LOT 56 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.

THE NORTH LINE THEREOF TO BE PARALLEL WITH THE SOUTH LINE OF SAID LOT.

EXCEPT THE EASTERLY 10 FEET OF THE WESTERLY 25 FEET OF THE SOUTHERLY 63 FEET OF LOT 56, TRACT NO. 2982, AS SHWON ON MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES.

APN: 7332-001-900; 7332-001-901; 7332-001-902



CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 70818

GENERAL CONDITIONS

1. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
2. Conditions set forth in Planning Commission Resolution No. 08-2193 adopted on February 26, 2008, approving Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 shall apply to this proposed subdivision unless specifically modified, added, or deleted herein. In the event that a previously approved condition(s) conflicts with a condition(s) contained herein, the condition(s) contained herein shall control.
3. Final map recordation cannot occur until the developer has sole ownership of the entire site, including those lands currently owned by the Carson Redevelopment Agency. In the event the developer fails to consolidate the site under one ownership and this tentative map expires, a new tentative map would have to be submitted for review and approval.
4. A copy of the CC&Rs (Conditions, Covenants, and Restrictions) shall be submitted to the Planning Division for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and address issues dealing with property maintenance of parking and common areas.
5. 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.
6. On the date a subsequent tentative map or tentative parcel map is approved for this site, any previously approved but unrecorded maps shall become null and void.
7. The recorded map shall conform to the tentative map approved by the Planning Commission and to the Conditions of Approval. Two copies of the final recorded map shall be submitted to the Economic Development Group.



8. The final map shall be recorded with the County Recorder within two years of the Planning Commission's approval of the tentative map, unless an extension is granted.
9. Each extension of Tentative Tract Map No. 70818, provided for in the Subdivision Ordinance, must be secured from the Planning Commission prior to expiration of this map.
10. The applicant shall file an Affidavit of Acceptance with the Planning Division within 30 days of receipt of the signed Planning Commission resolution. The applicant shall record said Affidavit and these conditions of approval in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Planning Division within 30 days of receipt of the Redevelopment Agency resolution.
11. If any condition herein is violated, or if any law, statute or ordinance is violated, the permit shall lapse provided the applicant has been given written notice to cease such violation and has failed to do so for a period of 30 days.
12. Minor lot line adjustments may be made to the satisfaction of the Planning Manager prior to the final approval of the map by the City Council.
13. The pad elevation on the grading plan shall not differ by more than six inches with the approved Tentative Parcel Map without approval by the Development Services Group.
14. 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 Tentative Tract Map No. 70818. 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.

BUILDING AND SAFETY

15. 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.



16. 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

17. Prior to final map approval, a drainage concept and Standard Urban Stormwater Mitigation Plan (SUSMP), Will Serve letter from the water purveyor, and revised tentative map shall be reviewed and approved. Final map approval will not be granted until the items listed above have been received and found satisfactory.
18. A grading plan and soils report shall be submitted and approved prior to approval of the final map. The grading plans must show and callout the construction of the drainage devices and details, paved driveways, elevation and drainage of all pads, and SUSMP devices. The applicant shall show and callout all existing easements on the drainage plan and obtain the easement holder approvals prior to grading plan approval.

Roads

19. Provide a property line return radius of 27 feet plus additional right of way for a corner cut-off at the intersection of Avalon Boulevard and Carson Street to the satisfaction of the City Engineer.
20. Dedicate vehicular access rights on Avalon Boulevard and Carson Street.
21. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Avalon Boulevard and Carson Street.
22. Reconstruct driveways and existing curb ramp to meet current Americans with Disabilities Act requirements to the satisfaction of the City Engineer.
23. Construct driveways along the property frontage on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer.
24. Close the raised median on Carson Street to the satisfaction of the City Engineer.
25. Repair any displaced, broken, or damaged curb, gutter, sidewalk and pavement along the property frontage on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer.
26. Plant street trees on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer. Existing trees in dedicated, or to be dedicated, right of way shall be removed if not acceptable as street trees.
27. Comply with any additional requirements, if any, as means of mitigating any traffic impacts. Detailed signing and striping plans and/or traffic and lighting plans may be required.



28. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring along the property frontage on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer. Submit street lighting plans, along with existing and/or proposed underground utilities plans, as soon as possible for review and approval to the County of Los Angeles Department of Public Works' Traffic and Lighting Division, Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The operation and maintenance of the street lights on the private and future street shall remain the responsibility of the developer/property owner/Home Owners' Association until such time as the street(s) are accepted for maintenance by the City Engineer. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future street lights on adjacent public roadways.
- c. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - i. Request the street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii. Provide business/property owner's name(s), mailing address(3s), site address, Assessor Parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - iii. Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements with any questions at (626) 300-4726.
- d. The annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the



assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- e. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

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

Sewer

30. All requirements of the Los Angeles County Department of Public Works and City of Carson Engineering Division regarding sewer use shall be met.

Water

31. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels 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.
32. There shall be filed with the City Engineer a statement from the water purveyor indicated 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 lot.
33. Submit landscape and irrigation plans for each open space 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

34. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a mixed-use project for two ground-level lots and seven airspace lots. Two of the airspace lots are underground.
35. 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.
36. If required, provide suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the Fire Department.
37. 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.
38. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
39. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
40. Remove the existing building prior to final map approval. Demolition permits are required from Public Works' Building and Safety District office.
41. 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.
42. A final guarantee will be required at time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
43. 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 Registrar-Recorder/County Clerk's office.

Storm Drain and Hydrology

44. A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to tentative map approval.
45. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention



basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets.

46. Prior to tentative map approval for drainage, submit a revised exhibit map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.

Grading

47. A revised tentative map and/or exhibit map is required to show the following additional items:
- a. Pad elevations for all proposed street level/underground lots (Ground level lot Nos. 1 & 2, and lot Nos. 3 & 4).
 - b. Earthwork volume.
 - c. Benchmark information.
 - d. All existing on-site public and private easements with names of the holder, document numbers and recorded dates. Label all easements as "to remain," "to be relocated," or "to be abandoned."
 - e. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension and curve data.
 - f. Disclose grading quantities shown on the tentative map and subdivision application (grading quantities shall cut, fill and over-excavation).
 - g. The tentative map appears only showing the proposed precise building pad elevations, it is recommended to show the existing topography, the rough grading/proposed pad elevation, and the location of the underground building footprint on the revised tentative map.



CITY ENGINEERING DIVISION

(Note: The following conditions shall be completed, unless otherwise completed as part of DOR No. 1256-07.)

48. 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.
49. 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.
50. 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.
51. 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.
52. A construction permit is required for any work to be done in the public right-of-way.
53. Prior to final map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
54. Prior to final 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.
55. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided prior to tentative map approval. 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.
56. 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.
57. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required prior to Final Map approval.
58. 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

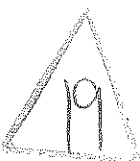


approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.

59. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of street light operation and maintenance. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the approval of the Final Map. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. *(annexation procedure is approximately 12-month)*
60. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
61. 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:
 - a. *The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract Map No. 70818 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.*
62. 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.
63. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
64. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
65. 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.
66. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 10-ft of additional right-of-way abutting the development along Avalon Blvd. New Right-of-Way line shall be 60-ft from existing centerline. Length of dedication is approximately 250-ft south of the southerly curb line of Carson Street. Developer shall include dedication on the Final Map.
67. Prior to final map approval, dedicate a 5'x15' easement for future bus shelter along Carson Street adjacent to the proposed development.

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

68. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.



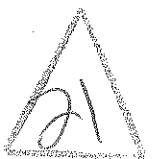
69. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
70. The Developer shall submit improvement plans to the 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 along Avalon Blvd and along Carson Street
 - b. Sewer Main Improvements (if any) along Avalon Blvd and along Carson Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Avalon Blvd and along Carson Street as determined by the aforementioned requirement.
71. 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.
72. Proof of Worker's Compensation and Liability Insurance.
73. ~~For Phase 2, the Developer shall pay \$4,672 per multi-family dwelling unit in Park and Recreation Fees.~~ [Stricken at August 25, 2009 Planning Commission meeting]

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

74. Prior to recordation of the Final Map, the Developer shall pay \$4,672 per multi-family dwelling unit in Park and Recreation Fees for Phase 1. The Developer shall pay the remainder of the Park and Recreation fees for Phase 2 prior to recordation of the Final Map.
75. Final Map shall be recorded.
76. 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.
77. Repair any broken or raised sidewalk, curb and gutter along Avalon Blvd and along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
78. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard, Carson Street Mixed Used Master Plan and to the satisfaction of the City Engineer.



79. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134 and Carson Street Mixed Used Master Plan.
80. Install irrigation system for the purpose of maintaining the parkway trees.
81. Modify existing raised landscaped median along the frontage of the development along Avalon Blvd and along Carson Street to the satisfaction of the City Engineer.
82. 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.
83. 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.
84. 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.
85. Modify existing wheelchair ramp at the corner of Avalon Blvd and Carson Street per City of Carson Standard, in compliance with ADA requirements.
86. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
87. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified by the City Traffic Engineer.
88. Paint curbs red along Avalon Blvd and 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.
89. 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.
90. 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.
91. 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)
92. 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.



93. 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.
94. 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.

CITY REVENUE DIVISION

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

COUNTY OF LOS ANGELES – FIRE DEPARTMENT

96. All conditions required by the County of Los Angeles Fire Department shall be met. Fire Department conditions are on file at the City Planning Division.



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-2193

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1256-07, CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE CONSTRUCTION OF A 236-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD.

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

Section 1. An application was duly filed by the applicant, Thomas Safran Associates, with respect to real property located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard as described in Exhibit "A" attached hereto, requesting the approval of a 236-unit residential mixed-use development on 4.29 acres. The request includes:

- Design Overlay Review (DOR) No. 1256-07 for development within the Mixed-Use – Carson Street (MU-CS)_Corridor;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

A public hearing was duly held on February 26, 2008, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. Pursuant to Section 9138.17.C of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per Section 9172.23. Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D). Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. 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 mixed-use development is consistent with development standards of the recently adopted MU-CS (Mixed-Use – Carson Street) zone. The proposed project will be a focal point at the corner of Avalon Boulevard and Carson Street, and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Avalon Boulevard and Carson Street, which provides an urban presence and pedestrian-oriented amenities.



2. The design and architecture of the proposed development conforms to all the applicable design and development standards of the MU-CS (Mixed-Use – Carson Street) zone, with exception to building height, floor area ratio (FAR), density, private open space, and parking. The project complies with Section 9126.91 of the CMC, in that 36 percent of the units are affordable senior citizen households. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the development standards relating to FAR, density, private open space, and parking. In addition, CUP No. 685-07 for shared parking is being proposed to address the number of parking spaces.

3. The project is pedestrian oriented as the building is oriented toward the street and restaurant and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The design and architecture of the project features a very eclectic style of architecture, combining European influences in each section of the elevations. A clock tower is proposed at the intersection of Avalon Boulevard and Carson Street and 86 senior housing units will be located on the northern portion of the development. The remaining elevation along Avalon Boulevard contains a variety of architectural building sections to break the long elevation. The first floor of the building features a different veneer for each building section in addition to canvas awnings, plaster coated foam trim, recessed aluminum storefronts and decorative entry signage per tenant. The remainder of the building includes 25-year dimensional shingle roofing with decorative ridgeline; decorative cornice and wrought iron railing; vinyl French doors; and stucco banding throughout. The project includes ample side and rear yard setbacks, lush landscaping, and adequate design amenities. Conditions of approval have been included to mitigate potential conflicts between the commercial and residential uses.

4. The proposed mixed-use project is compatible with similar approved housing projects and anticipated development within the MU-CS (Mixed-Use – Carson Street) zone. The redevelopment of the project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The mixed-use project will be a catalyst to future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development of the area.

5. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone, with the exception of required guest and senior housing parking stalls. The findings under Conditional Use Permit (CUP No. 685-07) will address these deviations. Customer and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. A condition will be placed that delivery of merchandise be limited to off-peak hours to the extent feasible. Senior and condominium resident parking located in the subterranean garage also provide adequate and safe circulation of vehicles and pedestrians on site. Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development.

6. Based on Section 9138.17 (Mixed-Use – Carson Street) of the CMC, Section D (12), 690 parking spaces are required for the mixed-use development which includes commercial, restaurant, resident guest and residential uses. As the project contains more than 10% affordable, senior housing units, it qualifies for a reduction in the required parking for senior housing. As such, the applicant proposes a 0.7 ratio for 85 of the senior housing units and a 0.75 ratio for overall guest parking. Based on this reduced ratio, 558 parking spaces would be



required for the project. The maximum parking demand as identified in the shared parking analysis for the project would be 566 parking spaces before shared parking factors are considered. A total of 580 parking spaces are proposed on site, which includes 202 parking spaces on the ground level for commercial and residential guest parking and 378 subterranean parking spaces (78 for senior residents and 300 for condominium residents). Based on these findings, it is anticipated that the project, even at peak lunch periods, will be able to provide adequate on-site parking.

7. The project features building mounted signage above the proposed business shops. A specific sign program shall be developed for the project subject to the review and approval of the Planning Commission prior to the issuance of building permits for the project. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

8. The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.

9. Approval of the Conditional Use Permit is contingent upon the City Council's approval of the final subdivision map. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 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 26th DAY OF FEBRUARY, 2008.

ATTEST:


SECRETARY


CHAIRMAN

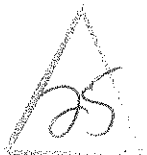


EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1:

The Easterly 45.00 feet of the portion of Lot 56 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, described as follows:

Beginning at a point in the Westerly line of said Lot 56, distant thereon North 543.19 feet from the Southwesterly corner of said Lot; thence Easterly parallel with the Northerly line of said Lot 56 to a point in a line drawn parallel with and distant Westerly 100 feet, measured along and parallel with the Northerly line of said Lot from the Easterly line of said Lot 56; thence Northerly along said parallel line to the Northerly line of said Lot 26, in the Southerly line of Carson Street; thence Westerly along said Street to the Northwest corner of said Lot; thence Southerly along Lucile Street, now Avalon Boulevard, 155 feet to the true point of beginning.

Except therefrom the Northerly 20.00 feet thereof.

Parcel 2:

That portion of Lot 56 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, described as follows:

Beginning at a point in the Westerly line of said Lot 56, distant thereon Northerly 504 feet from the Southwest corner of said Lot, said point of beginning being also the Northwest corner of that parcel of land, as provided to E. William Ulrich, et al., by deed recorded in Book 2009, Page 251, of Official Records; thence Northerly along Lucile Street, 39.19 feet; thence Easterly parallel with the Northerly line of said Lot 56 to a point in a line drawn parallel with and distant Westerly 100 feet, measured along and parallel with the Northerly line of said Lot 56, from the Easterly line of said Lot; thence Southerly along said parallel line to the Northerly line of said land of Ulrich, et al.; thence Westerly along the Northerly line of said land to the point of beginning.

Except therefrom the 10 feet of the Westerly 25 feet.

Parcel 3:

The North 63 feet of the South 504 feet of Lot 56 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, the North line thereof to be parallel with the South line of said Lot.

Parcel 4:

The North 63 feet of the South 441 feet of Lot 56 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, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 10 feet.

Also except therefrom 50% of all mineral rights, as reserved in the deed from Helen J. Ryder, a married woman as her sole and separate property and B. E. Ryder, her husband also known as Bayard Edward Ryder, recorded in Book 21221, Page 358, Official Records.

Parcel 5:

The North 63 feet of the South 378 feet of Lot 56 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, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 25 feet.

Parcel 6:

The North 63 feet of the South 315 feet of Lot 56 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, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 25 feet.

Parcel 7:

That portion of Lot 56 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, described as follows:

Beginning at a point in the South boundary line of Carson Street, distant 100 feet West from the intersection of the East boundary line of said Lot with the said South boundary line of Carson Street; thence South parallel with the East boundary line of said Lot, to the North boundary line of the lands conveyed to E. William Ulrich, et al., recorded in Book 2009, Page 251, Official Records; thence East along the North boundary of the lands so conveyed to the East line of said Lot 56; thence North along the East line of said Lot to the intersection with South



File No: 06157517

boundary line of Carson Street; thence West along the South boundary line of Carson Street, 100 feet to the point of beginning.

Except therefrom the Northerly 20.00 feet thereof.

Assessor's Parcel Number: **7332-001-002; 7332-001-003;**
7332-001-004



EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1:

The North 126 feet of the South 252 feet of Lot 56 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 therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry, as reserved in instrument of record.

The North line thereof to be parallel with the South line of said Lot.

Except the Westerly 25 feet of the Northerly 126 feet of the Southerly 252 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of maps, in the Office of the County Recorder of said County.

Also except therefrom that portion within the Westerly 15 feet of the Northerly 63 feet of the Southerly 252 feet of said Lot.

Parcel 2:

The North 63 feet of the South 126 feet of Lot 56 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, the North line thereof to be parallel with the South line of said Lot.

Except the Easterly 10 feet of the Westerly 25 feet of the Northerly 63 feet of the Southerly 126 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of Maps, in the Office of the Recorder of the County of Los Angeles.

Parcel 3:

The South 63 feet of Lot 56 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.

The North line thereof to be parallel with the South line of said Lot.

Except the Easterly 10 feet of the Westerly 25 feet of the Southerly 63 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of maps, in the Office of the Recorder of the County of Los Angeles.



File No: 06157518

Assessor's Parcel Number: **7332-001-005; 7332-001-006**
7332-001-007

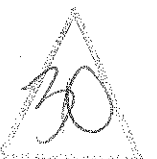


EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel A:

That portion of Lot 56 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.

Beginning at a point in the Westerly line of said Lot 56, distant thereon Northerly 543.19 feet from the Southwesterly corner of said Lot; thence Easterly, parallel with the Northerly line of said Lot to a point in the Easterly line of the Westerly 25.00 feet of said Lot, said point being the Southeasterly corner of the land described as Parcel 19-27, in the deed to the County of Los Angeles, recorded February 24, 1965, as Instrument No. 3153, in Book D-2809, Page 543, of Official Records of said County, said point being also the true point of beginning of this description; thence continuing Easterly, parallel with the Northerly line of Lot 56, a distance of 135.00 feet, more or less, to the Southwesterly corner of the land described in the deed to John D. Calas and Kay Calas, recorded July 30, 1963, as Instrument No. 126, in Book D-2122, Page 392, of said Official Records; thence Northerly, along the Westerly line of said land of Calas, a distance of 135.00 feet to the Southeasterly corner of the land described as Parcel 23-27 in the hereinbefore mentioned deed to the County of Los Angeles; thence along the boundaries of said Parcel 23-27 Westerly a distance of 118.00 feet and Southwesterly, a distance of 24.05 feet to the most Southerly corner of said Parcel 23-27; thence Southerly along the Easterly line of the hereinbefore mentioned Parcel 19-27, a distance of 118.00 feet to the true point of beginning.

Parcel B:

The Westerly 15.00 feet of that portion of Lot 56 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, described in the deed to Herbert V. Souders, et ux., recorded August 20, 1938, as Instrument No. 992, in Book 15995, Page 182, Official Records, in the Office of the County Recorder of said County.

Assessor's Parcel Number: **7332-001-001**



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1256-07

CONDITIONAL USE PERMIT NO. 685-07

CONDITIONAL USE PERMIT NO. 686-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, said permit(s) shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The architectural feature at the northwestern portion of the building and all other structures that exceed the height requirement shall be revised to meet the height requirement as described in Section 9138.17(D)(6) of the Carson Municipal Code, unless an ordinance amendment is approved by the City which allows for such architectural features to exceed the height requirement.
4. Prior to issuance of a building permit, a tentative tract map shall be submitted to the City for subdivision of the residential units and commercial tenant spaces. The tract map shall be recorded with the County Recorder's office prior to issuance of certificate of occupancy.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$50.00 (fifty dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
7. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of



notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,876.75 pursuant to SB 1535. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

8. 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.
9. 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.
10. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
11. 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.
12. 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.
13. 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.
14. 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. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.



PARKING

15. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
19. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
20. Decorative colored concrete pattern shall occur at all driveway entrance areas.
21. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles.
22. Changes to the commercial tenant uses shall warrant review and approval by the Planning Division for compliance with the shared parking requirements. The Planning Division shall review commercial tenancy changes to ensure that hours of operations between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Planning Commission.

LANDSCAPING/IRRIGATION

23. 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.
24. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
25. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
26. 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.



27. 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.
28. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

GRAFFITI LANDSCAPING

29. 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.
30. 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

31. 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.
32. 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.
33. 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.
34. 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.
35. 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

36. 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.
37. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
38. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
39. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

SIGNS

40. Identification signs shall conform to the requirements of the sign program and shall be approved by the Planning Division prior to the issuance of a building permit(s). The sign plan 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 to the extent feasible. A temporary sign shall also be erected before and during construction which describes the project and displays building elevations.

FENCES/WALLS

41. 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.
42. 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

43. A precise lighting plan shall conform to the requirements of the Carson Municipal Code and shall be submitted showing all proposed street, walkway, and recreational area lighting, subject to the approval of the Planning Division.
44. 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 – MITIGATION MEASURES

Construction

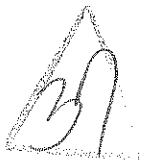
45. Use zero Volatile Organic Compounds (VOC) content architectural coatings on buildings. These reduce VOC (ROG) emissions by 95% over conventional architectural coatings. The following websites provide lists of manufacturers and major brand names:



- 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.
46. 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.
47. 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.
48. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.
49. All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site.
50. All construction related equipment shall use aqueous diesel fuel, a diesel particulate filter and cooled exhaust gas recirculation.
51. All construction vehicles tires shall be washed at the time these vehicles exit the project site.
52. All fill material carried by haul trucks and stock piles shall be covered by a tarp or other means.
53. Reduce speed on unpaved roads to less than 15 miles per hour (mph).
54. Supply lunch van to construction site for employees, to reduce vehicle trips.

Operations

Service and Support Facilities (point sources)



55. 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.
56. 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

57. All residents and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
58. 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

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

Transportation System Management and Demand Management

60. 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.
61. 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.
62. During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.
63. Applicant shall provide bicycle racks located at convenient locations throughout the project site.

CULTURAL RESOURCES – MITIGATION MEASURES

64. 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 – MITIGATION MEASURES

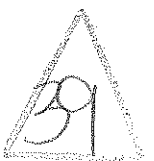
65. Prior to issuance of building permits, the Building Department shall review and approve all structural plans to assure compliance with the seismic safety design parameters set forth in the most current version of the City's Building Code. Compliance with these requirements would ensure implementation 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.
66. 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.

HAZARDS AND HAZARDOUS MATERIALS – MITIGATION MEASURES

67. As a condition to the issuance of grading and shoring permits for the Econo Lube site and the site of the former cleaners, (the Econo Lube contaminated with fuel and the cleaners contaminated with PCE above actionable levels), the developer shall provide the City with a plan of action for remediation that has been approved by the Los Angeles Regional Water Quality Control Board or other lead agency. Upon the developer's completion of the remediation in accordance with the approved plan, including the installation of water monitoring wells (to the extent required) and the delivery of the contaminated soil removal completion report prepared by the developer's State-licensed consultant, the City shall issue the building permit for those sites.
68. As a condition to issuance of a certificate of occupancy for the buildings to be constructed on those sites, the developer shall deliver a No Further Action letter from the Regional Water Quality Board or other lead agency in connection with the soils remediation. Developer shall diligently pursue a No Further Action letter with respect to the groundwater in a timely manner.
69. Prior to the issuance of any grading permit for residential/commercial development at the subject site, the City shall obtain evidence of issuance of a "No Further Action" letter or clearance from the LARWQCB, to certify that any contaminated portions of the site have been addressed.

NOISE

70. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.
71. All equipment maintenance activities shall be performed within the center of the project site as is practical.
72. Stationary equipment such as concrete pumps, generators and compressors shall be located more than 200 feet from the nearest residential uses. Alternately, they may be located behind a structure or temporary noise barrier constructed of minimum 3/4" thick plywood with no gaps or cracks that blocks line of site between the residential uses within 200 feet of the unit and the unit itself.



73. Mechanical ventilation shall be provided for all dwelling units along Avalon Boulevard and Carson Street. This will enable residents to close all windows to achieve the City's interior noise level standard of 45 dBA CNEL or less. Compliance with this requirement shall be shown on the architectural plans, prior to issuance of building permits.
74. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.

TRANSPORTATION/TRAFFIC

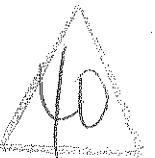
75. Dedicate right-of-way on the east side of Avalon Boulevard south of Carson Street to accommodate the construction of a right-turn lane on the northbound approach of the Avalon Boulevard/Carson Street intersection, subject to approval by the City Engineer.
76. Reconstruct the median on Avalon Boulevard south of Carson Street to provide a left-turn pocket at the project's commercial driveway, subject to approval by the City Engineer.
77. Reconstruct the median on Carson Street east of Avalon Boulevard to eliminate the existing median opening, subject to approval by the City Engineer.

TRASH

78. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
79. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
80. 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.
81. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

THE GAS COMPANY

82. 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.
83. 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

84. The required fire flow for this development is 3,750 gallons per minute for 3 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
85. Upgrade 3 hydrants measuring 6" x 4" x 2-1/2", conforming to current AWWA standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
86. Provide evidence on LACoFD fire flow form, Form No. 196, that the hydrant(s) and available flow rate(s) meet LACoFD requirements prior to issuance of certificate of occupancy. Provide a separate detailed drawing for all proposed gates.
87. Verify location and flow test of all existing fire hydrants on the east side of Avalon Boulevard, and the south side of Carson Street within 200 feet of lot frontage. Additional requirements may apply when information on hydrant locations and fire flow availability is received and reviewed.
88. The applicant shall comply with all other requirements of the LA County Fire Department.

COUNTY SANITATION DISTRICTS - COUNTY OF LOS ANGELES

89. 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

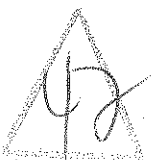
90. Any hazardous wastes/materials encountered during construction shall be remediated in accordance with local, state, and federal regulations.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

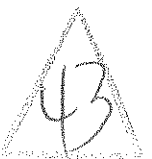
91. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
92. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
93. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.



94. 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.
95. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
96. Repair any broken or raised sidewalk, curb and gutter along Avalon Boulevard and along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
97. The Developer shall 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.
98. 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.
99. 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 28 feet.
100. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
101. 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.
102. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
103. If necessary, modify existing wheelchair ramp at the corner of Avalon Boulevard and Carson Street per City of Carson Standard, in compliance with ADA requirements.
104. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (Annexation procedure is approximately 12-month)



105. All new utility lines, along Avalon Boulevard and along Carson Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
106. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
107. Plant parkway grass along Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
108. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Avalon Boulevard and along Carson Street.
109. Modify existing raised landscaped median along the development on Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
110. Install striping and pavement legend per City of Carson standard.
111. Paint curbs red along Avalon Boulevard and along Carson Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
112. 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.
113. 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.
114. 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.
115. 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 issuance of Certificate of Occupancy.
116. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
117. Comply with mitigation measures recommended by the water purveyor.
118. 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 along Avalon Boulevard and along Carson Street

119. At the time of approval 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.
120. The Developer shall submit a copy of approved plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
121. A construction permit is required for any work to be done in the public right-of-way.
122. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
123. Street shall be slurry sealed from median-to-curb when medians are existing or as approved by the Engineer in the field. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
124. 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.
125. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
126. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
127. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

128. 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.

