



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 11, 2011

SUBJECT: Design Overlay Review 1427-11, Conditional Use Permit No. 886-11, and Vesting Tentative Tract Map No. 71493

APPLICANT: Olson Urban Housing, LLC  
3010 Old Ranch Parkway, Suite 100  
Seal Beach, CA 90740

REQUEST: Approve a design overlay review application, a conditional use permit, and a tract map for a 12-unit affordable housing project on a site located in the RM-25-D (Residential Multiple Family – 25 units per acre – Design Overlay) zoning district

PROPERTY INVOLVED: 2535-2569 E. Carson Street

#### 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. 11-B**

## I. Introduction

*Date Application Received:* November 3, 2010

- Design Overlay Review No. 1427-11
- Conditional Use Permit No. 886-11
- Vesting Tentative Tract Map No. 71493

*Property Owner*

- Carson Redevelopment Agency, One Civic Plaza, Carson, CA 90745

*Project Applicant*

- The Olson Company  
3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740-2751

*Project Address*

- 2535-2569 E. Carson Street, Carson, CA

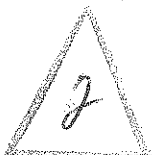
*Project Description*

- The applicant requests the approval of Design Overlay Review (DOR) No. 1427-11, Conditional Use Permit (CUP) No. 886-11, and Vesting Tentative Tract Map No. 71493 to allow the development of a 12-unit detached condominium affordable housing project, on a site located in the RM-25-D (Residential Multiple Family – 25 units per acre – Design Overlay Review) zoning district.
- The Carson Redevelopment Agency will provide financial assistance for the proposed 12-units to be developed as a moderate income housing project.

## II. Background

*Use of Property*

- The subject property is 40,075 square feet or 0.92 acre and is currently vacant.
- On November 24, 2009, the Planning Commission recommended approval to the City Council of General Plan Amendment No. 87-09 to change the General Plan land use designation from General Commercial to High Density Residential and Zone Change Case No. 162-09 to change the zone from CG-D (Commercial General-Design Overlay) to RM-25-D (Residential Multiple Family – 25 units per acre – Design Overlay) for properties located at 2535-2569 E. Carson Street.
- On February 2, 2010, the City Council approved Resolution No. 10-003 for General Plan Amendment No. 87-09 and Ordinance No. 10-1441 for Zone Change Case No. 162-09 thereby facilitating the proposed 12-unit detached condominium affordable housing project.



*Previously Approved Discretionary Permits*

- There are no prior discretionary permits on this property.

*Public Safety Issues*

- There are no public safety/code enforcement issues on this property.

**III. Analysis**

*Location/Site Characteristics/Existing Development*

- The subject property is located at 2535-2569 East Carson Street.
- The subject site is vacant and the lot is approximately 40,075 square feet or 0.92 acre.
- Residential uses surround the subject property to the north and south. Commercial uses are located to the east. The Alameda Corridor railway is located to the west across Alameda Street.

*Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned RM-25-D (Residential Multiple Family-25 units per acre-Design Overlay Review) and surrounding properties are zoned RS (Residential Single Family), CG-D (Commercial General-Design Overlay) and RM-25 (Residential Multiple Family-25 units per acre).
- The subject property has a General Plan Land Use designation of High Density Residential.
- The subject site is located within the Consolidated Redevelopment Project Area.

*Proposed Project*

- The proposed project consists of a 12 unit two-story detached condominium affordable housing project. The project offers two floor plans both with three bedrooms, two and one half baths and a two-car attached garage. Plan "A" offers 1,251 square feet of floor area and Plan "B" offers 1,259 square feet of floor area.
- The project includes a vehicular entrance gate with a 47-foot wide driveway approach serving as ingress and egress for the project. The shared driveway will be twenty-two feet wide with a Fire Department emergency access gate on the easterly side of the site.
- No vehicle parking will be allowed in the shared private driveway to facilitate Fire Department emergency vehicle response access.
- The project provides 10 guest parking spaces to service the 12 units.
- The city's Traffic Engineer reviewed the proposed interior circulation and parking areas and deemed them as adequate and in compliance with the CMC.
- The existing traffic signal servicing the Alameda Street connection off Carson Street will be upgraded to the satisfaction of the city Traffic Engineer.
- The project includes a seven-foot-high perimeter block wall along the street and perimeter. The proposed wall along Carson Street will have an evergreen vine to provide aesthetic landscaping relief and to discourage graffiti.



- The project will offer a picnic area with barbeque facilities, and a trash receptacle in the western portion of the property.
- Each unit will have a small private open space separated by a wood fence. Common areas within the community will be landscaped with small trees, shrubs and flowers. Homeowners will be able to customize their private yards and all common areas will be maintained by a Homeowners Association.
- Landscaping will include Crape Myrtle trees fronting Carson Street and Leyland Cypress trees (three per unit) along the northern property line in the rear to provide screening for adjoining single-story residences north of the project site.
- Vesting Tentative Tract Map No. 71493 was reviewed at a Subdivision Review Committee meeting with LA County Department of Public Works and resulted in the issuance of a letter dated August 29, 2011(attached) determining that the proposed Vesting Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and recommending conditions for the final map approval.
- There are no adverse impacts expected from this project that would significantly affect adjoining residential areas.

#### *Applicable Zoning Ordinance Regulations*

The proposed project is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) and Conditional Use Permit (CUP) procedures as provided in Section 9172.23 and Section 9172.21, respectively.

#### *Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.



Furthermore, under CMC Section 9125.91 regarding residential projects that include affordable and/or senior citizen households, the Planning Commission may allow deviations from the following development standards:

- a) Site Requirements in CMC 9125.2, 9125.3 and 9125.4;
- b) Residential Site Plan Standards in Division 6 of this Part;
- c) Vehicular Parking, Loading and Maneuvering Areas development standards in CMC 9162.1 and 9162.21; and
- d) The following portions of CMC 9128.15 for residential condominiums and CMC 9128.54 for Multiple-Family Dwellings: Private Open Space, Length of and Separation between Buildings, Landscaping Requirements, Recreational Facilities.

The CMC further states that any deviations from the requirements of the Zoning Ordinance should not significantly reduce or alter the design of the project to the extent that overall qualities of the architecture and site plan are compromised.

The following deviations are requested:

1. **Front yard setback:** The zoning ordinance requires a 20-foot setback. The proposed project includes a 5.4-foot setback from the front property line.
2. **Rear yard setback:** The zoning ordinance requires a 15-foot rear yard setback. The proposed project has a 10-foot setback with exception to Unit 6 which has a 5-foot setback.
3. **Wall height:** The zoning ordinance does not permit walls greater than 3½ feet in height in the front yard and 6 feet in height in the side and rear yards. The proposed project has a 7-foot-high perimeter wall for privacy and noise attenuation along Carson Street and the side and rear perimeters.
4. **Private open space:** The zoning ordinance requires useable open space of 150 square feet for each two (2) or more bedroom units. Proposed Units 6, 7 and 8 have 145 square feet of useable.
5. **Drive aisle:** The zoning ordinance requires a minimum 24-foot driveway aisle for two-way traffic in a residential common driveway for five (5) or more units. The project has a 22-foot driveway aisle. The driveway/fire lane has been reviewed and approved by the LA County Fire Department.

The requested deviations described above meet the intent of CMC 9125.91 and the intent of California Senate Bill 1818 which allows for deviations of development standards for affordable housing projects.



*Required Findings: Conditional Use Permit*

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

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

The required findings pursuant to Section 9172.21(D) can be made in the affirmative.

**IV. Environmental Review**

Pursuant to Section 15332 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA) Guidelines the proposed 12-unit condominium project is considered an in-fill development project that is not expected to generate significant adverse effects on the environment and is therefore categorically exempt from CEQA.

**V. Recommendation**

That the Planning Commission:

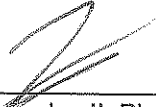
- **APPROVE** Design Overlay Review Application No. 1427-11, Conditional Use Permit No. 886-11, Vesting Tentative Tract Map No. 71493; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1427-11, TO THE CARSON REDEVELOPMENT AGENCY AND APPROVING CONDITIONAL USE PERMIT NO. 886-11 AND VESTING TENTATIVE TRACT MAP NO. 71493 FOR A 12-UNIT AFFORDABLE HOUSING PROJECT LOCATED AT 2535-2569 E. CARSON STREET."

**VI. Exhibits**

1. Resolution
2. Development plans
3. CMC 9126.91
4. LA County Department of Public Works letter dated August 29, 2011
5. Zoning/vicinity 500 foot radius map




Prepared by:

  
Zak Gonzalez II, Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp Loadsman, Planning Officer



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 11-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1427-11, TO THE CARSON REDEVELOPMENT AGENCY AND APPROVING CONDITIONAL USE PERMIT NO. 886-11 AND VESTING TENTATIVE TRACT MAP NO. 71493 FOR A 12-UNIT AFFORDABLE HOUSING PROJECT LOCATED AT 2535-2569 E. CARSON STREET**

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

**Section 1.** An application was duly filed by the applicant, Olson Urban Housing, LLC, with respect to real property located at 2535-2569 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of a 12-unit affordable housing project to be located within the RM-25-D (Residential Multiple Family-25 units per acre-Design Overlay) zoning district and the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on October 11, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

**Section 3.** The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential and commercial uses and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) Interior circulation and street access is not anticipated to generate significant adverse effects to adjacent public streets based on the city's Traffic Engineer review. The subject property is located in a residential area with commercial uses to the east.
- d) There are no signs intended for the proposed project. Business signs will be reviewed and approved by staff administratively for conformance with requirements in the Carson Municipal Code (CMC).





- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the CMC.
- f) The use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(D), "Conditional Use Permit," and Section 9172.23 (D), "Site Plan and Design Review," can be made in the affirmative.
- g) The proposed Vesting Tentative Tract Map No. 71493 was reviewed at a Subdivision Review Committee meeting with LA County Department of Public Works after which it was determined that the proposed map meets the requirements of local ordinances and the State Subdivision Map Act. Adequate conditions were prepared for final map approval.
- h) Approval of the proposed project is also consistent with the General Plan Housing Element goals and policies encouraging the development of moderate income housing within the city of Carson.

**Section 4.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and is therefore categorically exempt.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1427-11 to the Carson Redevelopment Agency and approves Conditional Use Permit No. 886-11 and Vesting Tentative Tract Map No. 71493 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 11<sup>th</sup> DAY OF OCTOBER, 2011.**

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

**ATTEST:**

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



# EXHIBIT "A"

Map Book #: 7316

Page #: 009

Parcel #: 902, 903, 904, 905, 906, 907, 908, 909

Map Book #: 7316

Page #: 010

Parcel #: 918, 919, 920, 921, 922, 923, 924

## Legal Description:

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

### PARCEL 1:

**PARCEL 1-A: (Assessor's Parcel No.: 7316-010-918)**

LOTS 906, 907, 908, 909 AND 910 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL 1-B: (Assessor's Parcel No.: 7316-010-919)**

LOT 911 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL 1-C: (Assessor's Parcel No.: 7316-010-920 and 921)**

LOTS 912 AND 913 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL1-D: (Assessor's Parcel No.: 7316-010-922)**

LOT 914 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL1-E: (Assessor's Parcel No.: 7316-010-923)**

LOT 915 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

**PARCEL 2: (Assessor's Parcel No.: 7316-010-924 and 7316-009-902)**

LOTS 916, 917 AND 918 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM BY THE DEED RECORDED SEPTEMBER 11, 1992, AS INSTRUMENT NO. 92-1700996, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 916 AND 917 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF



MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, WITHIN A STRIP OF LAND 76 FEET WIDE LYING 38 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CARSON STREET, AS SAID LAST MENTIONED CENTERLINE IS SHOWN ON MAP OF TRACT NO. 11900, FILED IN BOOK 256, PAGE 7 OF SAID MAPS, WITH THE CENTERLINE OF BATAAN AVENUE, AS SAID LAST MENTIONED CENTERLINE IS SHOWN ON SAID LAST MENTIONED MAP; THENCE SOUTH 0° 10' 14" EAST ALONG SAID LAST MENTIONED CENTERLINE 8.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 46' 43" 20.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 500 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 08' 25" A DISTANCE OF 158.30 FEET.

**PARCEL 3:** (Assessor's Parcel No.: 7316-009-903 to 906, inclusive)

LOTS 919, 920, 921 AND 922 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

**PARCEL 4:**

**PARCEL4-A:** (Assessor's Parcel No.: 7316-009-907 and 908)

LOTS 923 AND 924 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, SUBJECT TO RESTRICTIONS, RESERVATIONS AND ENCUMBRANCES IF ANY OF RECORD.

**PARCEL 4-B:** (Assessor's Parcel No.: 7316-009-909)

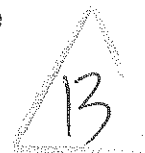
LOT 925 OF TRACT 9720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

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**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1427-11**  
**CONDITIONAL USE PERMIT NO. 886-11**  
**VESTING TENTATIVE TRACT MAP NO. 71493**

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Design Overlay Review No. 1427-11 and Conditional Use Permit No. 886-11 said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Design Overlay Review and Conditional Use Permits shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. 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.

8. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
9. The owner/applicant shall comply with LA County Department of Public Works letter dated August 29, 2011, regarding recommended conditions for final map approval for proposed Vesting Tentative Tract Map No. 71493.
10. The proposed project is for the development of 12 residential units. No signage shall be displayed other than for address identification and safety purposes.
11. Additional architectural enhancements shall be incorporated into Unit Nos. 7 and 12 as shown on the site plan for walls facing Carson Street. Enhancements may include window trim, shutters, or decorative beams. Review and approval shall be provided to the Planning Division prior to plan check submittal to the Building and Safety Division.
12. Decorative concrete material shall be provided at the main entrance and at the circular turnaround area to the satisfaction of the Planning Division. The site plan shall be revised to demonstrate compliance prior to plan check submittal to the Building and Safety Division.
13. The owner/applicant shall obtain Fire Department approval of the proposed security gate and access device.
14. Entry gates shall not project into the public right-of-way. Gates shall be designed as slide gates or shall swing into the subject property.
15. The owner/applicant shall install new landscaping with trees, shrubs, flowers, and evergreen ground cover with an automatic irrigation sprinkler system. A landscape plan shall be prepared and reviewed and approved by the Planning Division.
16. Crape Myrtle trees in 24-inch boxes shall be planted along the Carson Street frontage. Leyland Cypress trees in 24-inch boxes shall be planted along the north property line (three per unit) to provide screening from the proposed two story homes to the adjoining single story residential development to the north.
17. The owner/applicant shall have the option to negotiate with the adjoining property owners to the north to plant Leyland Cypress trees in their rear yards. However, if the planting is not permitted by the adjoining rear property owners, owner/applicant (the Olson Company) shall plant three Leyland Cypress trees per unit. The subject trees shall be planted within three months from the date of the project's final approval.



18. 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. 1427-11, Conditional Use Permit No. 886-11 and Vesting Tentative Tract Map No. 71493. 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 or 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.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

19. 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.
20. 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.
21. 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.
22. 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.
23. A construction permit is required for any work to be done in the public right-of-way.
24. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required. Developer/Owner shall be responsible for ownership and maintenance of on-site drainage facilities.
25. The Developer shall pay \$56,064.00 (\$4,672/D.U.) in Park and Recreation Fees prior to the approval of the Final Map. A credit (amount to be determined) may apply as deemed appropriate by the City Engineer.
26. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
  - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.



27. Prior to tentative map approval, The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
28. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
29. 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.
30. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
31. At the time of approval of Final Map and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCAD format to the Engineering Services Division.

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

32. Final Map shall be recorded.
33. 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.
34. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
  - a. Street Improvements (*if any*) along Carson Street
  - b. Sewer Main Improvements (*if any*) along Carson Street as determined by the
  - c. Aforementioned sewer area study.
  - d. Storm Drain Improvements (*if any*) along Carson Street as determined by the aforementioned requirement.
35. 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.

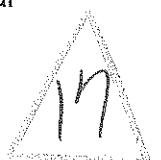




36. Proof of Worker's Compensation and Liability Insurance.

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

37. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
38. Plant parkway grass along Carson Street to the satisfaction of the City Engineer.
39. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
40. Open area between the back of the sidewalk and the property line shall be landscaped to the satisfaction of the planning division.
41. Existing Fence encroaching into the public right-of-way shall be relocated/removed from the public right-of-way.
42. Install streetlights on concrete poles with underground wiring along Carson Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
43. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
44. Upgrade existing traffic signal to the satisfaction of the Traffic Engineer.
45. Comply with additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
46. Install striping and pavement legend per City of Carson standard.
47. Paint Curbs Red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
48. 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.
  - a. Comply with mitigation measures recommended by the water purveyor.
49. 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.
50. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)



51. 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.
52. 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.
53. 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.
54. Owner/applicant to comply with any fire flow/fire hydrant L.A. County Fire Department conditions.

#### BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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

#### CONDOMINIUMS/MULTI-FAMILY

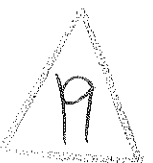
55. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
56. The multi-family project shall conform to all the development standards as outlined in Section 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
57. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.
58. All air conditioners shall be located interior to the building.
59. All Conditions of Approval shall be contained within the CC&Rs.
60. All alleys shall be of concrete material.
61. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group 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 that the project will be architecturally compatible with the surrounding neighborhood. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map (condominiums).



62. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

63. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
- a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
    - i. \$250 per unit, but not less than
    - ii. \$3,000 for 10 or fewer units
    - iii. \$5,000 for 11 or greater units.
  - b. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
  - c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
  - d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
  - e. Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
    - i. \$2,000 per unit for the first 10 units
    - ii. \$1,000 per unit for units above 10
    - iii. The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual



agreement of two of the three parties at which time any remaining funds shall be returned to the developer.

- f. The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
- j. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.
- k. The property shall be maintained in good order at all times. If said property is not maintained, the City of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.



district, or where other means are established which will ensure the permanent reservation and perpetual maintenance of required open space.

**§ 9126.91 Site Planning and Design – Residential Projects That Include Affordable and/or Senior Citizen Households.**

A. Residential projects that include affordable and/or senior citizen households shall be those projects in which a minimum of ten (10) percent of the units are provided for affordable and/or senior citizen households.

1. “Affordable households” shall mean and include “very low income,” “lower income,” “low income” or “moderate income” households defined as follows:

“Very low income households” shall mean those households with an income that is fifty (50) percent or less of the “area median family income” published approximately annually by the State Department of Housing and Community Development Department (HCD) based on information provided by the Federal Department of Housing and Urban Development (HUD).

“Lower income households” shall mean those households with an income that is more than fifty (50) percent or sixty (60) percent or less of the “area median family income” published annually by HCD based on information provided by HUD.

“Low income households” shall mean those households with an income that is more than sixty (60) percent or eighty (80) percent or less of the “area median family income” published annually by HCD based on information provided by HUD.

“Moderate income households” shall mean those households with an income that is more than eighty (80) percent or one hundred twenty (120) percent or less of the “area median family income” published annually by HCD based on information provided by HUD.

2. “Senior citizen households” shall mean those households in which the residents are persons at least fifty-five (55) years of age.

B. Maximum Monthly Rents or Mortgage Payments and Terms of Affordability. The maximum monthly rents or mortgage payments for “affordable” and “senior citizen” units are as follows:

Income Category	Maximum Monthly Rent or Mortgage Payment
Very low income	$(.5 \times \text{area median family income} \times .3)$ 12
Lower income	$(.6 \times \text{area median family income} \times .3)$ 12
Low income	$(.8 \times \text{area median family income} \times .3)$ 12
Moderate income	$(1.2 \times \text{area median family income} \times .3)$ 12
Senior citizen	No income limitation

The affordable or senior citizen units must be kept as affordable or senior citizen units per the following chart:

Type of Unit	Owner Occupied	Rental
	Minimum Time	Minimum Time
Affordable	15 years*	30 years
Senior citizen	15 years*	30 years

\*Or such other time length as determined by the Planning Commission.

The above formulas shall also consider the number of bedrooms per unit.

C. Deviations and Conditions.

1. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the following development standards:

a. Site Requirements in CMC 9125.2, 9125.3 and 9125.4;

b. Residential Site Development Standards in Division 6 of this Part; and

c. Vehicular Parking, Loading and Maneuvering Areas development standards in CMC 9162.1 and 9162.21.

d. The following portions of CMC 9128.15 for Residential Condominiums and CMC 9128.54 for Multiple-Family Dwellings: Private Open Space, Length of and Separation Between Buildings, Landscaping Requirements, Recreational Facilities.

2. The approving authority may impose additional requirements as Conditions of Approval if it finds in writing that such deviations and additional requirements are justified in order to achieve



one (1) or more of the objectives listed in CMC 9126.9(B).

3. As a guideline to be used in considering development plans for residential projects qualifying under this Section, the approving authority shall utilize the development criteria as provided for in CMC 9128.16 and 9128.55 in addition to the following criteria:

The project should be a comprehensive and integrated design, providing for its own open space, landscaping, recreational facilities, off-street parking and amenities for contemporary living. Any deviations from the requirements of the Zoning Ordinance should not significantly reduce or alter the design of the project to the extent that overall qualities of the architecture and site plan are compromised.

Architectural unity and harmony should be achieved both within the project and between the project and the surrounding community so that the project does not constitute a disruption to the established fabric of the community. The height of proposed structures should be compatible with the existing and anticipated development within the area. To the extent feasible, structures should be designed to reduce height adjacent to existing buildings of smaller scale and the public right-of-way.

Consideration should be given to innovative design which effectively provides for residential projects of higher density while assuring adequate fire protection, water supply, vehicular and pedestrian circulation and other public services.

In designing projects which are intended for affordable residential development, consideration may be given to a reduction in lot area, configuration and street frontage for single-family residential lots. The design of the subdivision should be compatible with existing single-family developments within the immediate neighborhoods. Lot sizes should not be less than four thousand (4,000) square feet in area and should provide sufficient widths and street frontages to allow for adherence to minimum front, side and rear yard setback requirements. The single-family homes should utilize innovative design concepts which create an attractive neighborhood. (Ord. 92-972, § 2)

### Division 7. Environmental Effects

#### § 9127.1 Exterior Lighting.

All lighting of buildings, landscaping, parking lots and similar facilities shall be directed away from all adjoining and nearby residential property. Such lighting shall be arranged and controlled so as not to create a nuisance or hazard to traffic or to the living environment. This Section is also applicable to arc lights, search lights and similar lighting devices.

### Division 8. Special Requirements for Certain Uses

#### Residential Condominiums\*

\* Per CMC 9191.162, CMC 9128.11 through 9128.17 apply to residential stock cooperatives. (Ord. 85-720, § 16)

#### § 9128.11 Intent and Purpose.

Residential condominium projects may require that numbers of householders, with vested ownership in their respective dwelling units, live in close proximity to one another. Condominium projects also require that such owners be bound together in an Association which is responsible for the maintenance, management and possible reconstruction of improvements within the common area of the project. This mix of individual and common ownership is different from conventional and familiar patterns of housing in the City. The unique status of residential condominium projects tends to magnify the effects associated with higher urban densities to the point where they may lead to conditions of mismanagement, neglect and blight that impact upon the public health, safety, welfare and economic prosperity of the larger community. To ensure that such problems are avoided in both the short and long term, it is the express intent of the City to treat residential condominiums differently from apartments and other like structures. Pursuant to such intent and in order to provide guidance in the consideration of proposed condominium projects, the purposes of CMC 9128.11 through 9128.17 are as follows:

To ensure that the significance of the fragmented pattern of condominium ownership with respect to long-range planning, unforeseen change and maintenance of the City's housing stock is not





GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

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CITY OF CARSON

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE. LD-4

August 29, 2011

Mr. Zak Gonzalez II  
Associate Planner  
City of Carson  
701 East Carson Street  
Carson, CA 90749-2224

Dear Mr. Gonzalez:

### TRACT NO. 71493 (REVISION 2)

We reviewed Tract No. 71493 (Revision 2) and it appears to meet the requirement of local ordinances and the Subdivision Map Act.

We recommend the following for inclusion in the conditions of final map approval.

#### Drainage

#### Requirements Prior to Improvement Plans Approval:

Comply with the requirements of the drainage concept/hydrology study/Standard Urban Stormwater Mitigation Plan (SUSMP); which was approved on August 18, 2011, to the satisfaction of the County of Los Angeles Department of Public Works' Land Development Division, Storm Drain and Hydrology Section.

#### Requirements Prior to Building Permit:

Prior to issuance of building permits, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the street overflow and ponding; to protect lots from high velocity scouring action; and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and SUSMP requirements.

EXHIBIT NO. 4 -



### Geology/Soils

1. At the grading plan stage, submit two sets of grading plans to the Department of Public Works' Geotechnical and Materials Engineering Division, Soils Section, for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan.

### Grading

#### Requirements Prior to Grading Plan Approval:

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

#### Requirements Prior to Final Map Recordation:

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





### Road

1. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and driveway apron (if applicable) along the property frontage on Carson Street to the satisfaction of the City of Carson.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Carson Avenue.
3. Reconstruct sidewalk, driveways, and curb ramps on Carson Street along the property frontage to meet current Americans with Disabilities Act requirements and to the satisfaction of the City of Carson.
4. Construct driveway approaches at the site to the satisfaction of the City of Carson.
5. Plant street trees along the property frontage on Carson Street to the satisfaction of the City of Carson. Any existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
6. Construct the main gated entrance with a minimum turnaround radius of 32 feet and adequate stacking distance to the satisfaction of the City of Carson. The details of the gated access, as shown on the site plan, are not necessarily approved.
7. All gates at the driveways should slide or swing away from the direction of travel outside of the public right of way.
8. A full-scale (40:1) signing and striping plan will be required for the modification of the existing striping to all left-turn ingress into the project driveway.

### Sewer

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with the City.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
3. Easements are required, subject to review by the City Engineer to determine the final locations and requirements.



Sewer (cont.)

4. A sewer area study for the proposed subdivision (PC11-5AS CRSN, dated July 14, 2011) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the City Engineer. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by the City.

Water

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance, to the satisfaction of the City Engineer.
5. Depict all line-of-sight easements on the landscaping and grading plans.



Water (cont.)

6. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of the City Engineer. The recycled water irrigation systems shall be designed and operated in accordance with all local and State codes as required per Section 7105.6.3, Chapter 71, of Title 26-Building Code.

Subdivision

1. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium project for 12 units.
2. 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.
3. 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.
4. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of an owners' association, comprised of the owners of the parcels, responsible for the maintenance of the common areas.
5. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
6. Provide address information in Microsoft Excel format to the satisfaction of the City Engineer.
7. 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.
8. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.



Mr. Zak Gonzalez II  
August 29, 2011  
Page 6

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.

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:

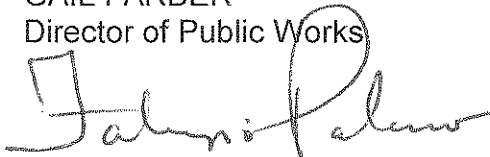
The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract No. 71493 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the tract.

Please forward a copy of the conditions of tentative approval to this office for our use.

If you have any questions, please contact Mr. Henry Wong of our Subdivision Mapping/Transportation Planning and Subdivision Review Section at (626) 458-4910 or [hwong@dpw.lacounty.gov](mailto:hwong@dpw.lacounty.gov).

Very truly yours,

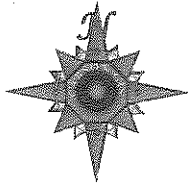
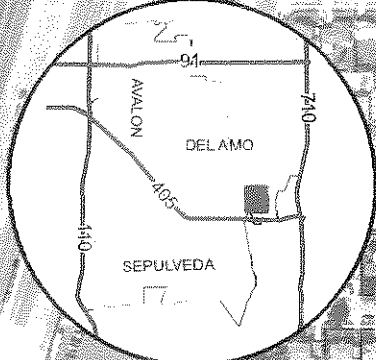
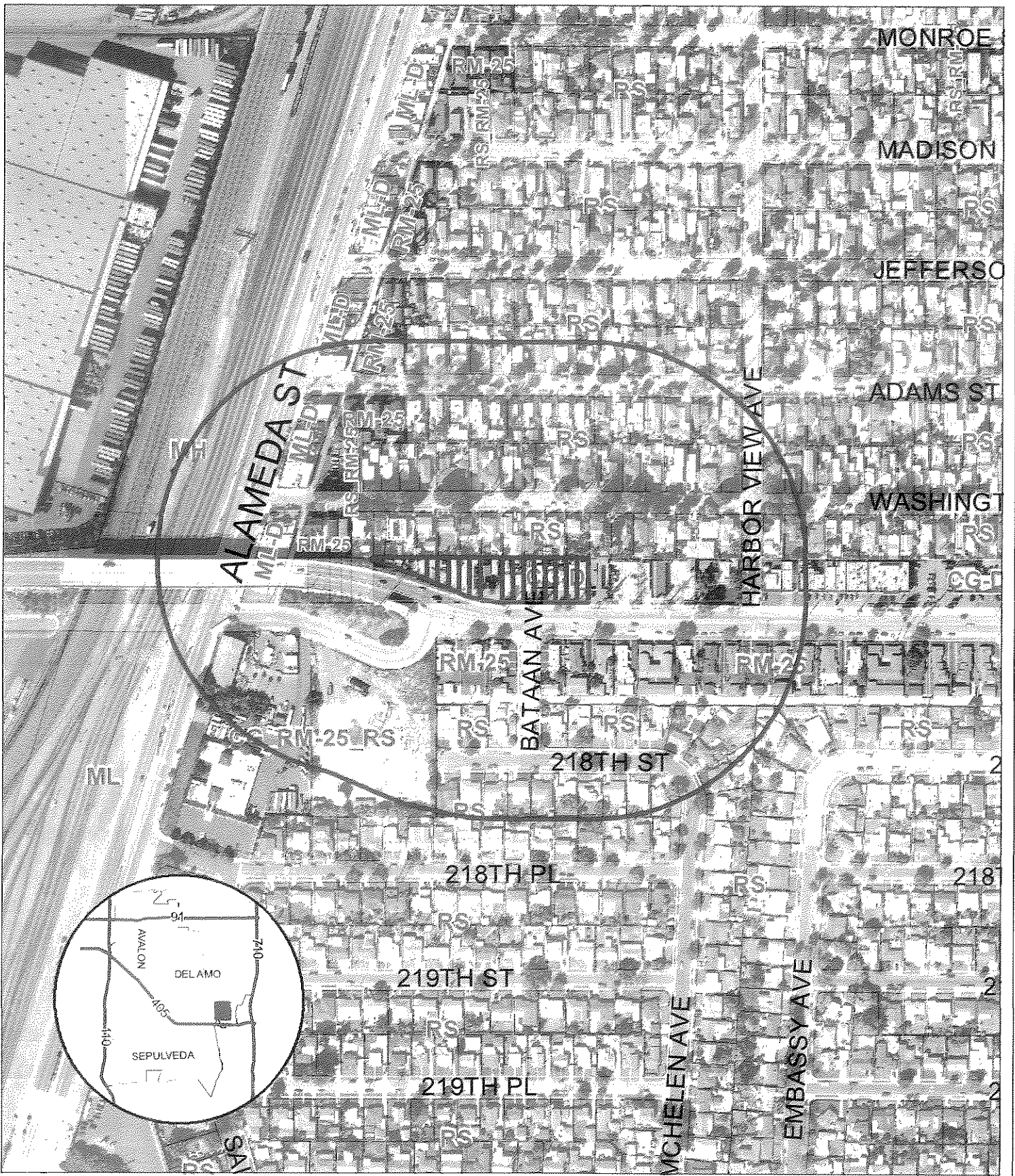
GAIL FARBER  
Director of Public Works



for ANTHONY E. NYIVIH  
Assistant Deputy Director  
Land Development Division

HW:ca  
TR71493L-REV2.DOC





City of Carson  
 500 Foot Radius Map  
 2535-2569 E Carson St

EXHIBIT NO. 5 -

29