



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 13, 2011
 SUBJECT: Design Overlay Review No. 1385-10
 APPLICANT: Juanita Myles
 30050 Via Borica
 Rancho Palos Verdes, CA 90275
 REQUEST: Approval to remodel an existing commercial building and convert an existing single-family dwelling to an office building in the MU-CS (Mixed-Use, Carson Street) zoning district and within the Carson Consolidated Redevelopment Project Area
 PROPERTY INVOLVED: 333-341 West 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. 11E

I. **Introduction**

The applicant, Juanita Myles, is requesting approval to convert an existing single-family dwelling to an office building including interior and exterior remodeling of the structure. In addition, the project includes exterior remodeling of an existing commercial building. Site upgrades will include new landscaping, removal of two pole signs and construction of a monument sign, repaving, parking striping and a trash enclosure.

The 0.4 acre project site is located on the northern side of Carson Street at 333 West Carson Street. The project site is zoned MU-CS (Mixed-Use-Carson Street) with a General Plan designation of Mixed-Use Residential and is within the Carson Consolidated Redevelopment Project Area. Surrounding land uses include a mobile home park to the north and west and apartments to the south and east.

Per Section 9182.09 – Conversion of Residential Structures to Commercial Uses – of the Carson Municipal Code (CMC), conversion of residential structures to commercial uses in commercial zones shall be subject to site development and design standards and approval of a Site Plan and Design Review per Section 9172.23 by the Planning Commission.

II. **Background**

The subject at 333 West Carson Street was originally developed with a single-family residence built in 1948. Various commercial uses have occupied the structure in the past; however, it has never been properly converted to a commercial building as required by Section 9182.09 - Conversion of Residential Structures to Commercial Uses – of the Carson Municipal Code. This section requires obtaining a Design Overlay approval from the Planning Commission to ensure all commercial standards are met when residential structures are converted to a commercial use. The property at 341 West Carson Street is developed with a commercial building built in 1948. A detached two-car garage was built in 1950. The applicant has applied for financial assistance through the Commercial Façade Improvement Program to pay for this remodeling effort. The exact amount of assistance will be determined when bids are obtained from contractors. It is anticipated that the applicant will finance an undetermined portion of the total project cost.

III. **Project Description**

The project will feature a remodeled retail building totaling 1,500 square feet and a converted residential-to-office building totaling 1,642 square feet. Both structures are one-story in height. The CMC requires ten parking spaces are required and eighteen spaces are provided. The remodeled retail building is currently used as a computer retail/repair store. The converted residential-to-



office building is currently vacant.

Vehicular access is provided on Carson Street by a single driveway. There is adequate pedestrian access from Carson Street into the property. Wheel stops will be provided for all parking spaces.

Project Design

Building Design

The project features a more contemporary style of architecture, which will feature cornices, lighting elements and metal awnings. Existing plaster and window trims will be painted. To make the residential building look like a commercial building: 1) a parapet will be added to hide the roof; 2) the parapet will be extended approximately 10 feet along the sides of the house to minimize the views from passing traffic; and surrounding properties (a same design theme is being used for the commercial building).

In addition, the converted residential structure will be made ADA (American Disabilities Act) compliant with renovated bathrooms, ADA-accessible doors and a concrete ADA ramp.

Site Improvements

The project will feature a new parking lot layout with 22 auto parking spaces and 2 handicapped spaces that will be restriped and provided with wheel stops. Other site improvements include new landscaping, a monument sign and a trash enclosure.

IV. Analysis

Per Section 9182.09 – Conversion of Residential Structures to Commercial Uses – of the CMC, conversion of residential structures to commercial uses in commercial zones shall be subject to site plan and design review pursuant to CMC 9172.23 as well as additional site development and design standards.

Design Overlay Review

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. Section 9172.23 (D) (1) states that a site plan and design overlay review application shall be submitted and recommended for approval if the project meets specified criteria as follows:

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



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 MU-CS (Mixed-Use – Carson Street) zone. The 0.4-acre project site is located on the northern side of Carson Street at 333 West Carson Street. The project site is zoned MU-CS (Mixed-Use–Carson Street) with a General Plan designation of Mixed-Use Residential and is within Redevelopment Project Area No. 1. Surrounding land uses include a mobile home park to the north and west and apartments to the south and east.

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

The design and architecture of the proposed development conforms to all the applicable design and development standards of the City of Carson's MU-CS (Mixed-Use – Carson Street) Zoning Ordinance, with the exception of the following deviations: street frontage, building height, parking, and lighting.

Pursuant to Section 9138.17(D)(2) of the CMC, building frontage can be modified by the Planning Commission. Pursuant to Section 9182.41 of the CMC, nonconforming building height of less than 18 feet will be allowed to continue. To meet parking (carpool, vanpool, bicycle) and lighting requirements, conditions of approval will be added to the resolution.

The project features a more contemporary style of architecture, which will feature cornices, lighting elements and metal awnings. Existing plaster and window trims will be painted. To convert the residential building to a commercial building: 1) a parapet will be added to hide the roof; 2) the parapet will be extended approximately 10 feet along the sides of the building to minimize the views from passing traffic and surrounding properties (a same design theme is being used for the commercial building). In addition, the building will be made ADA (American Disabilities Act) compliant with renovated bathrooms, ADA-accessible doors and a concrete ADA ramp.

The project will feature a new parking lot layout with 18 auto parking spaces including 2 handicapped spaces that will be restriped and



provided with wheel stops. Other site improvements include new landscaping, a monument sign and a trash enclosure.

The project will be compatible with the existing and anticipated development of the area.

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

The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone. Vehicular access is provided on Carson Street at a single driveway. There is adequate pedestrian access from Carson Street into the property. In addition, wheel stops will be provided for all parking spaces.

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

The project features building-mounted signage above the proposed business shops as well as a monument sign. An existing sign on the west elevation of PC Warehouse shall be removed. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

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

Pursuant to the Carson Street Master Plan and the MU-CS (Mixed-Use – Carson Street) zoning district, future development shall promote the creation of a distinct district along the Carson Street corridor with a “main street” character. The proposed remodel project is therefore in conformance with the Carson Street Master Plan as it will help create a distinctive character on Carson Street, create a livable, pedestrian district and facilitate with the redevelopment of a currently underutilized and unattractive parcel.

Applicable Zoning Ordinance Regulations – Section 9182.09 - Conversion of Residential Structures to Commercial Uses

Pursuant to Section 9182.09 of the CMC, the following table summarizes the proposed project’s consistency with current site development and design standards for commercial zones for the proposed conversion:

Applicable Zoning Section	Compliant	Non-Compliant	Comments
Mandatory Standards.			
Site Plan and Design Review	x		Subject to Planning Commission approval of proposed height.
Site Development Standards and General Development Standards for Commercial Zones	x		See <i>Other Development Standards</i> Section below.
Termination of Existing Nonconforming Uses	x		Residential structure to be converted to commercial office
Design Standards - The following design standards shall, to the extent feasible, apply to conversion of residential structures to commercial uses in commercial zones			
Architectural Compatibility	x		See <i>Design Overlay Review</i> Section above
Façade treatment / compatibility	x		See <i>Design Overlay Review</i> Section above
Roof compatibility	x		See <i>Design Overlay Review</i> Section above
Window/Door Compatibility	x		See <i>Design Overlay Review</i> Section above
Awning compatibility	x		See <i>Design Overlay Review</i> Section above

Other Development Standards

The project complies with the majority of development standards per the MU-CS (Mixed-Use – Carson Street) Zoning Ordinance with the exception of the deviations from Section 9138.17 (D), Site Requirements, listed below.

- Street Frontage: Pursuant to Section 9138.17(D)(2) of the CMC, minimum building frontage shall be seventy (70) percent of the lot width unless modified by the Planning Commission pursuant to Section 9172.23. The current building frontage is 78 feet while 84 feet is required. This standard however is applied to new buildings in order to create a



“Main Street” appearance with store frontage exceeding parking lot frontage along Carson Street.

- Building Height: Pursuant to Section 9138.17(D)(6d) of the CMC, building height shall be a minimum of 18 feet. Current heights of both buildings are below 18 feet in height. Section 9182.41 of the Carson Municipal Code (CMC), Nonconformity Requiring Capital Expenditure to Conform, allows “lawfully established site development, improvements, buildings and/or structures which become nonconforming with respect to site development regulations” to continue.
- Parking (Section 9138.17(D)(12j-k)): A minimum of 5 percent of total stalls for preferred parking for carpools/vanpools shall be provided. In addition, bicycle parking shall be provided for at least 5 percent of the total number of stalls in all parking lots. To comply with Code requirements, conditions of approval have been added to the resolution.
- Lighting (Section 9138.17 (D)(13)): Storefront entries shall be illuminated. A condition of approval will be added to require entry illumination for the retail building.

Funding

Because this is a façade improvement project that will involve City funds, certain portions of the project may not get built if it is determined that they are not within the proposed budget. A condition of approval will be added requiring Planning Commission review for substantial changes as determined by staff. If the changes are not substantial, then staff would approve the proposed changes.

V. Environmental Review

The proposed interior and exterior remodel and related site upgrades of an existing commercial and residential building is exempt from the provisions of the California Environmental Quality Act – Section 15301 – Existing Facilities.

VI. Recommendation

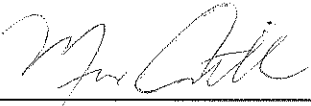
That the Planning Commission:

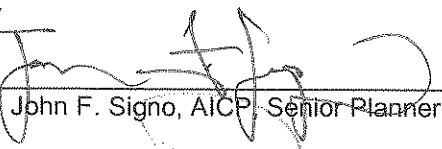
- **APPROVE** Design Overlay Review No. 1385-10, subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1385-10 TO THE CARSON REDEVELOPMENT AGENCY TO REMODEL AN EXISTING COMMERCIAL BUILDING AND CONVERT AN EXISTING SINGLE-FAMILY DWELLING TO AN OFFICE LOCATED AT 333 WEST CARSON STREET.”



VII. Exhibits

1. Zoning Map
2. Proposed Resolution
3. Proposed Development Plans (submitted under separate cover)

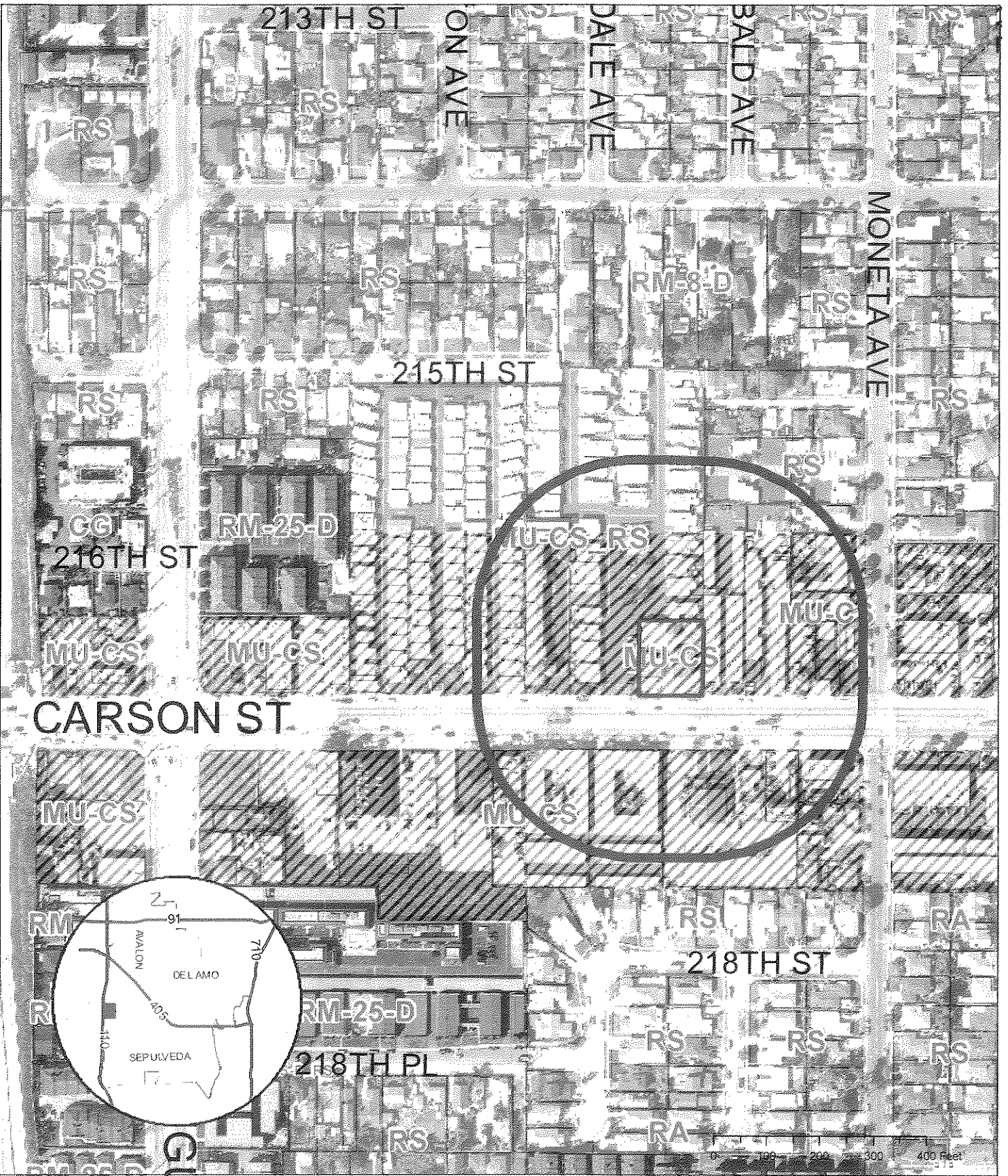
Prepared by: 
Max Castillo, Assistant Planner

Reviewed by: 
John F. Signo, AICP, Senior Planner

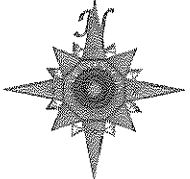
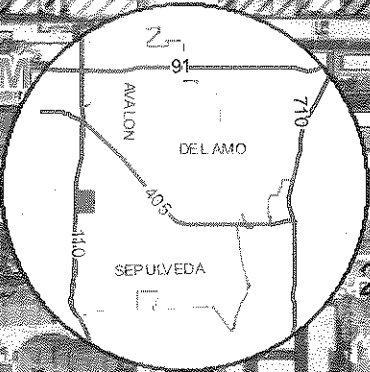
Approved by: 
Sheri Repp-Loadsmen, Planning Officer

MC/d138510_333WCarson_p





CARSON ST



City of Carson
 300 Foot Radius Map
 333 W Carson Street

EXHIBIT NO. 1 -



Date Plotted: Tuesday, November 22, 2011
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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1385-10 TO THE CARSON REDEVELOPMENT AGENCY TO REMODEL AN EXISTING COMMERCIAL BUILDING AND CONVERT AN EXISTING SINGLE-FAMILY DWELLING TO AN OFFICE LOCATED AT 333 WEST 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, Juanita Myles, with respect to real property located at 333 West Carson Street as described in Exhibit "A" attached hereto, requesting the approval to remodel an existing commercial building and to convert an existing single-family dwelling to an office building on a 0.4 acre site in the MU-CS (Mixed-Use, Carson Street) zoning district and within the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on December 13, 2011, 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. Per Section 9182.09 – Conversion of Residential Structures to Commercial Uses – of the Carson Municipal Code (CMC), conversion of residential structures to commercial uses in commercial zones shall be subject to site plan and design review pursuant to CMC 9172.23 as well as additional site development and design standards. The Planning Commission finds that:

1. The proposed project is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed project is consistent with development standards of the MU-CS (Mixed-Use – Carson Street) zone. The 0.4-acre project site is located on the northern side of Carson Street at 333 West Carson Street. The project site is zoned MU-CS (Mixed-Use–Carson Street) with a General Plan designation of Mixed-Use Residential. Surrounding land uses include a mobile home park to the north and west and apartments to the south and east.

2 The design and architecture of the proposed development conforms to all the applicable design and development standards of the City of Carson's MU-CS (Mixed-Use – Carson Street) zoning district, with the exception of the following deviations: street frontage, building height, parking, and lighting.

a. Pursuant to Section 9138.17(D)(2) of the CMC, existing building frontage is adequate and can remain indefinitely. Pursuant to Section 9182.41 of the CMC, nonconforming building height of less than 18 feet will be allowed to

continue. To meet parking and lighting requirements, conditions of approval have been added to the resolution.

The project features a more contemporary style of architecture, which will feature cornices, lighting elements and metal awnings. Existing plaster and window trims will be painted. In addition, the converted residential structure will be made ADA (American Disabilities Act) compliant with renovated bathrooms, ADA-accessible doors and a concrete ADA ramp.

The project will feature a new parking lot layout with 18 auto parking spaces including 2 handicapped spaces that will be restriped and provided with wheel stops. Other site improvements include new landscaping, monument sign and a trash enclosure.

The project will be compatible with the existing and anticipated development of the area.

3. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone. Vehicular access is provided on Carson Street at a single driveway. There is adequate pedestrian access from Carson Street into the property. In addition, wheel stops will be provided for all parking spaces.

4. The project features building mounted signage above the proposed business shops as well as a monument sign. An existing sign on the west elevation of PC Warehouse shall be removed. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

5. Pursuant to the Carson Street Master Plan and the MU-CS (Mixed-Use – Carson Street) zoning district, future development within such a zone shall promote the creation of a distinct district along the Carson Street corridor with a “main street” character. The proposed remodel project is therefore in conformance with the Carson Street Master plan as it will help create a distinctive character on Carson Street, create a livable, pedestrian district and facilitate with the redevelopment of a currently underutilized and unattractive parcel.

6. Pursuant to Section 9182.09 - Conversion of Residential Structures to Commercial Uses - of the CMC, the proposed project is consistent with current site development and design standards for commercial zones for the proposed conversion.

7. Pursuant to the Redevelopment Plan for the Consolidated Redevelopment Project Area, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the project consists of a conforming and compatible commercial operation and improvement to the site, the proposed project is consistent with the general intent of the Redevelopment Plan for the area.

8. Because this is a façade improvement project that will involve City funds, certain portions of the project may not get built if it is determined that they are not within the proposed budget. A condition of approval will be added requiring Planning Commission review for substantial changes as determined by staff. If the changes are not substantial, then staff would approve the proposed changes.

Section 4. The Planning Commission further finds the proposed use will not alter the residential and commercial character of the surrounding area and meets or exceeds all City standards for protection of the environment. The proposed project for the remodel of existing



residential and commercial buildings is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15301, Existing Facilities.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1385-10 to the Carson Redevelopment Agency 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.

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF DECEMBER, 2011.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

PARCEL 2 OF PARCEL MAP NO. 20611, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 227, PAGES 32 AND 33, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1385-10

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1385-10, said permit 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 applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. 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.
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 by the Planning Commission.
6. 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.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. 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.
9. 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.
10. 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.

11. 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. 1385-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

12. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
17. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
18. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

19. 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.
20. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
22. 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.
23. 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.
24. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

GRAFFITI LANDSCAPING

25. 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.
26. 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.).

AESTHETICS

27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
28. 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

29. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone. Signs shall be reviewed and approved by the Planning Division prior to installation.
30. The applicant shall provide building mounted signage above the proposed business shops and a monument sign. An existing sign on the west elevation of PC Warehouse shall be removed.

FENCES/WALLS

31. 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.

LIGHTING

32. 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.
33. Per Section 9138.17 (D) of the Carson Municipal Code, the applicant shall provide illumination for all storefront entries.

TRASH

34. Trash enclosure design shall be approved by the Planning Division prior to issuance of any building permit(s).

PUBLIC SAFETY - CITY OF CARSON

35. Ensure compliance with current seismic mitigation codes.

BUILDING AND SAFETY

36. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

37. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
38. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

39. A construction permit is required for any work to be done in the public right-of-way.



40. 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.
41. The Owner 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 (contact Joaquin Herrera at 626-300-4770).

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

42. 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.

