



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: March 27, 2012

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

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

REQUEST: One-year time extension for development of a mixed use development with 152 residences comprised of stacked flats, townhomes and detached units, and 13,313 square feet of commercial uses on 9.51 acres

PROPERTY INVOLVED: 616 E. Carson Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

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

Item No. 9C

I. Introduction

On June 28, 2011, the Planning Commission approved a project to construct a four-story mixed-use development on a 9.51-acre property (Resolution No. 11-2398). The applicant, Steve Roberts of Community Dynamics, representing CityView 616 East Carson LLC (CityView), partnered with the Carson Redevelopment Agency (RDA) through a disposition and development agreement (DDA) for the acquisition, development, construction and sale of the property located at 616 E. Carson Street. The site is in the MU-CS (Mixed Use – Carson Street) zoning district. The approval is for the following:

- Design Overlay Review (DOR) No. 1404-11: Site plan and design review for construction within the MU-CS zoning district. The RDA approved the DOR on July 19, 2011, and gave permission to the Planning Commission for any time extensions.
- Conditional Use Permit (CUP) No. 868-11: Construction of a multifamily, condominium development.
- CUP No. 869-11: Shared parking for the mixed use buildings, including the residential stacked flats, guest parking, retail, and restaurant uses.
- Tentative Tract Map (TTM) No. 71533: Subdivision creating 20 lots for development of the 9.51-acre mixed use project for 152 residences comprised of stacked flats, townhomes and detached units, 13,313 square feet of commercial uses, a recreation area, and private streets.

Project Description

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

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

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



II. Analysis

The applicant requests a one-year time extension in order to align the timing of the entitlement approvals with the project's construction schedule as defined in the DDA. Approval of the time extension will allow the applicant to commence construction in the second half of 2012. Development of the project will bring a homeownership community to the Carson Street corridor, strengthen the pedestrian-oriented downtown retail district, generate new jobs and housing opportunities, and transform the currently vacant site into a thoughtfully-designed and thriving new mixed-use community.

The proposed project is in conformance with the vision, goals and policies described within the General Plan, MU-CS (Mixed-Use – Carson Street) zone district, and the Carson Street Master Plan. The project will help create a distinctive character along Carson Street and assists the city in meeting its RHNA obligation as described in the Housing Element by providing 48 stacked flat condominiums exclusively for moderate-income buyers.

VI. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time for Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533; and
- **ADOPT** a minute resolution extending the approval to June 28, 2013

Exhibits

1. Letter from applicant requesting extension of time dated February 28, 2012
2. Agreement Accepting Conditions signed by applicant dated September 22, 2011
3. Planning Commission Resolution No. 11-2398
4. Redevelopment Agency Resolution No. 11-38

Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed and Approved by:


Sheri Repp Leadsman, Planning Officer



February 28, 2012

Mr. John Signo, Senior Planner
Planning Division
City of Carson
701 E. Carson Street
Carson, CA 90745

Re: 616 East Carson Street – Extension of Time

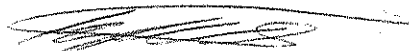
Dear John,

On behalf of CityView 616 East Carson LLC, enclosed is an application for a one-year extension of time for the 616 East Carson Street development's entitlements, including Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11 and Design Overlay Review No. 1404-11.

The extension of time is necessary in order to align the timing of the entitlement approvals with the project's construction schedule as defined by the Disposition and Development Agreement. With the requested extension, we intend to commence construction in the second half of 2012.

We look forward to bringing this state-of-the-art homeownership community to the Carson Street corridor, strengthening the pedestrian-oriented downtown retail district, generating new jobs and housing opportunities for Carson residents, and transforming this now vacant lot into a thoughtfully designed and thriving new mixed-use community.

Sincerely,



Stephen Roberts
Vice President, Development

Encl.

EXHIBIT NO. 1 -

4

**AGREEMENT ACCEPTING CONDITIONS
CITY OF CARSON PLANNING COMMISSION**

For and in consideration of the grant by the city of Carson Planning Commission, at its meeting of June 28, 2011, approved your request for Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533, and recommended approval of Design Overlay Review No. 1404-11 to the Redevelopment Agency, subject to the conditions in Resolution No. 11-2398. The Carson Redevelopment Agency, at its meeting of July 20, 2011, approved your request for Design Overlay Review No. 1404-11, subject to the conditions in Resolution No. 11-38. For and in consideration of the grant by the city of Carson Planning Commission and Redevelopment Agency, I (we), the undersigned do(es) hereby agree to all conditions set forth in the Resolutions. The Resolutions and Conditions of Approval of the discretionary permit(s) govern the use and/or development of the property identified and described below.

Address: 616 East Carson Street.

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

Applicant: CityView 616 East Carson, LLC, Attn: Steve Roberts, Community Dynamics, 2800 28th Street, Suite 206, Santa Monica, CA 90405.

Property Owner(s): CityView 616 East Carson, LLC, Attn: Steve Roberts, Community Dynamics, 2800 28th Street, Suite 206, Santa Monica, CA 90405.

This agreement shall run with the land and shall bind upon Declarant, its successors and assigns, and any future owners, encumbrancers and their successors or assigns, and shall continue in effect until otherwise released by the authority of the relevant agency of the city of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Notice of Agreement.

CITY OF CARSON

By: Denise Bothe
Title: Denise Bothe, Planning Secretary
Date: August 22, 2011

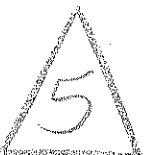
Dated this 22 day of September, 2011
By: Stephen Roberts
Applicant (Type or Print)

[Signature]
Applicant (Signature)

Dated this ____ day of _____, 2011
By: _____
Property Owner (Type or Print)

Property Owner (Signature)

EXHIBIT NO. 2 -



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-2398

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 868-11, CONDITIONAL USE PERMIT NO. 869-11, AND TENTATIVE TRACT MAP NO. 71533, AND RECOMMENDING TO THE CARSON REDEVELOPMENT AGENCY APPROVAL OF DESIGN OVERLAY REVIEW NO. 1404-11 FOR THE CONSTRUCTION OF A MIXED USE PLANNED DEVELOPMENT WITH COMMERCIAL USES AND 152 RESIDENCES COMPRISED OF STACKED FLATS, TOWNHOMES, AND DETACHED UNITS ON 9.51 ACRES FOR A PROPERTY LOCATED AT 616 E. CARSON STREET

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

Section 1. An application was duly filed by the applicant, Steve Roberts on behalf of CityView 616 East Carson, LLC, with respect to real property located at 616 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of:

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

A public hearing was duly held on June 28, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. Pursuant to Section 9138.17(C) of the Carson Municipal Code (CMC), all uses within the MU-CS zoning district are subject to site plan and design review per Section 9172.23, and a conditional use permit (CUP) is required for shared parking and development of a multifamily, mixed-use community within the MU-CS zoning district, subject to the required findings contained in Section 9172.21(D). A tentative map is subject to the requirements of Section 9203.1 et seq. The Planning Commission finds that:

1. The proposed project is consistent and adheres to the Carson General Plan Mixed Use-Residential land use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed project is consistent with the development standards of the MU-CS (Mixed-Use – Carson Street) zoning district. The proposed project



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

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

3. The design and architecture of the proposed development conform to all the applicable design and development standards for the MU-CS (Mixed-Use – Carson Street) zoning district, with exception to the building frontage along Carson Street, location of parking in front of the building, tandem parking, side yard setbacks, building height, and private open space. The project complies with Section 9126.91 of the CMC, in that 15 percent, or 23 units, of the total residences will be for affordable to moderate income households. These units are stacked flats located in the mixed-use buildings. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the development standards. This is consistent with the purpose of SB 1818 which encourages the development of affordable housing by allowing for incentives or concessions. Pursuant to Section 9138.17(D)(6)(e), the Planning Commission may approve building-mounted architectural features that exceed the standard height requirements if those features provide exceptional design. The proposed mixed use buildings along Carson Street each have a tower element near the main driveway entrance that will enhance the appearance of the overall development. The tower elements exceed the maximum 55-foot height requirement, but cover 8% of the vertical plane along Carson Street which meets the requirements of Section 9138.17(D)(6)(e). The tower elements will improve the appearance along Carson Street and are compatible with the intended development for the area.

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

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



requirements for each individual land use. Thus, shared parking for the mixed use buildings can be supported.

6. The project meets the requirements for compact spaces, parking stall size, and backup space. As the project contains affordable housing, it qualifies for a deviation from the tandem parking requirements of the CMC. As such, the applicant proposes 50 percent of the total parking for the mixed use buildings as tandem parking, which exceeds the 25 percent requirement described in Section 9138.17(D)(12)(b). Parking for residential guests and commercial uses will be provided as standard stalls with 22 of the 69 stalls, or 31%, provided as compact spaces as permitted under Section 9138.17(D)(12)(e). Garage parking for the Plan 2 townhome units in the three-story buildings will also be tandem. However, this accounts for only 10 percent of the total parking for the townhomes and detached units, which meets the CMC requirement.

7. For the townhome and detached unit, each has its own two-car garage. The project provides 29 parallel parking spaces for visitors throughout the looped road with two additional spaces in the rear of the site. A recreation area is centrally located at the end of the main entrance and provides a community building, swimming pool, and cabanas. Thus, the project offers adequate parking and many amenities for future residents of the development. In addition, adequate vehicular and pedestrian circulation is provided via driveways and walkways.

8. The proposed project is compatible with similar approved housing projects and anticipated development within the MU-CS zone. Specifically, the Villagio development located to the north across Carson Street, the Related development located a block to the west, and the City Center development located a block to the east are all developments consistent with the Carson Street Master Plan and compatible with the proposed project. The redevelopment of the vacant project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The proposed project will be a catalyst for future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development for the area.

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

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

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



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

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

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

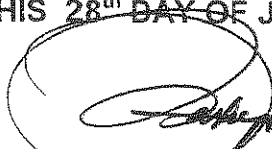
Section 4. On February 16, 2011, the Carson Redevelopment Agency adopted a Mitigated Negative Declaration for the proposed project pursuant to the California Environmental Quality Act (CEQA) guidelines and determined the project would not have a significant effect on the environment with implementation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

Section 5. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533, and recommends approval to the Carson Redevelopment Agency of Design Overlay Review No. 1404-11, 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 28th DAY OF JUNE, 2011



CHAIRMAN

ATTEST:



SECRETARY

LEGAL DESCRIPTION

EXHIBIT "A"

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

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

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

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

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

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

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

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

10

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

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

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

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

EXCEPT THE SOUTH 522.53 FEET THEREOF.

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

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



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1404-11

CONDITIONAL USE PERMIT NO. 868-11

CONDITIONAL USE PERMIT NO. 869-11

TENTATIVE TRACT MAP NO. 71533

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, and Conditional Use Permit No. 869-11, said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Each extension of Tentative Tract Map No. 71533, provided for in the Subdivision Ordinance, must be accompanied by an extension of Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, and Conditional Use Permit No. 869-11. All extensions must be secured from the Planning Commission prior to expiration of this map.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. Prior to issuance of a building permit, the CC&Rs (Covenants, Conditions and Restrictions) shall be reviewed and approved by the City Attorney for form and content.
6. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
7. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.
8. The recorded map shall conform to the Conditions of Approval for the tentative map approved by the Planning Commission. Two copies of the finally recorded map shall be submitted to the Development Services Group.



9. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
10. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
11. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
12. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
13. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
14. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
15. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

MIXED-USE BUILDINGS

16. Noise resulting from conduct of work within the commercial spaces shall be muffled so as not to become disruptive to residential units above or the

surrounding neighborhood due to volume, tone, intermittence, frequency or shrillness.

17. Every use shall be operated in such a manner that it does not emit an obnoxious odor or fumes beyond the commercial space.
18. Every use shall be operated in such a manner that it does not emit smoke into the atmosphere.
19. Every use shall be operated in such a manner that it does not emit any dust or dirt into the atmosphere.
20. Permanent exterior security grills shall not be permitted. Roll down security grills that conceal storefront windows are strongly discouraged. Interior security grills must recess completely into pockets that conceal the grill when it is retracted. Roll-down security grills and housings must be completely concealed from the street by awnings or canopies. Security grills should not be visible during hours of operation.

PARKING

21. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
22. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
23. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
24. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
25. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
26. Decorative colored concrete pattern shall occur at all driveway entrance areas.
27. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident parking subject to the approval of the Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles. Preferential parking for alternative fuel vehicles shall be provided for guest and commercial parking spaces.

LANDSCAPING/IRRIGATION

28. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
29. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
30. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
31. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
32. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and
 - d. Tree height and plant materials to be approved by the project planner prior to installation.
33. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
34. A minimum of 38 specimen trees shall be provided for construction of 152 dwelling units per Section 9138.17(E)(d). Location and size shall be reviewed and approved by the Planning Division.

GRAFFITI LANDSCAPING

35. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
36. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

UTILITIES

37. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground, unless screened from public right-of-way to the satisfaction of the Planning Division.



38. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
39. Prior to issuance of a building permit, the applicant shall enter into an agreement with the city franchise cable TV operator to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed development have been initiated to the satisfaction of the City.
40. For the mixed-use buildings, the applicant shall provide a central antenna with connections to each unit via underground or internal wall wiring to provide for satellite TV and internet service. Any satellite dish shall be screened from public view to the greatest extent feasible.
41. Any above-ground utility box, piping, or structure not shown on the development plan that is subsequently required by a utility company shall be screened to the satisfaction of the Planning Division prior to issuance of certificate of compliance.

AESTHETICS

42. High quality postal delivery receptacles shall be provided and located in an area convenient for each resident, subject to the approval of the Planning Division.
43. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
44. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
45. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first reviewed and approved by the Planning Division. Substantial changes shall be reviewed and approved by the Planning Commission.

SIGNS

46. All signs shall conform to the requirements of the sign program which shall be approved by the Planning Division prior to the issuance of a building permit. The sign program shall detail all signs to be erected including location, size, type, materials, etc., and shall comply with the requirements of Section 9138.17(F) of the CMC. A temporary sign shall also be erected before and during construction which describes the project and displays building elevations.

FENCES/WALLS

47. Perimeter walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.



48. Where walls are used, they shall conform to the requirements of the Carson Municipal Code and shall be of decorative material to include stucco block, slumpstone or splitface.

LIGHTING

49. A precise lighting plan shall conform to the requirements of the Carson Municipal Code and shall be submitted showing all proposed street, parking, walkway, and recreational area lighting, subject to the approval of the Planning Division.
50. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts to adjacent residences and motorists.

AIR QUALITY

Construction

51. Use zero Volatile Organic Compounds (VOC) content architectural coatings on buildings. These reduce VOC (ROG) emissions by 95% over conventional architectural coatings. The following websites provide lists of manufacturers and major brand names:
- a. <http://www.aqmd.gov/business/brochures/zerovoc.html>
 - b. <http://www.delta-institute.org/publications/paints.pdf>
 - c. <http://www.cleanaircounts.org/factsheet/FS%20PDF/Low%20VOC%20Paint.pdf>
- Restrict the number of gallons of coatings used per day.
 - Encourage water-based coatings or other low-emitting alternatives.
 - Consider requiring the use of coatings with a lower VOC content than 100 grams per liter.
 - Where feasible, paint contractors should use hand applications as well instead of from spray guns.
52. The grading contractor shall do the following:
- a. Provide watering of the active grading area at least twice a day, throughout the grading phase.
 - b. Apply soil stabilizers to inactive areas.
 - c. Replace ground cover in disturbed areas quickly.
53. General contractor(s) shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.



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

Operations

Service and Support Facilities (point sources)

61. All point source facilities shall obtain all required permits from the SCAQMD. The issuance of these permits by the SCAQMD shall require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criteria air pollutants.
62. Land uses on the project site shall be limited to those that do not emit high levels of potentially toxic contaminants or odors.

Natural Gas Consumption and Electricity Production

63. All residential and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
64. All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.

Building Materials, Architectural Coatings and Cleaning Solvents

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

Transportation System Management and Demand Management

66. The applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.



67. The applicant shall coordinate with the Carson Circuit Transit System, the City of Carson, the MTA, Los Angeles Department of Transportation, and Torrance Transit to provide information with regard to local bus and rail services.
68. During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.
69. Applicant shall provide bicycle racks located at convenient locations throughout the project site.

CULTURAL RESOURCES

70. A qualified archaeologist shall be on site during all earth moving and trenching activities. The archaeologist shall be empowered to stop and/or relocate earth-moving activities if cultural resources are identified. In the event that previously unknown archaeological remains are uncovered during construction, land alteration work in the general vicinity of the find shall be halted. Prompt evaluations would then be made regarding the finds and an appropriate course of action would be implemented as directed by the archaeologist. If prehistoric archaeological deposits are discovered, local Native American organizations shall be consulted and involved in making cultural resources management decisions. All such procedures shall comply with CEQA Guidelines Section 15064.5, Public Resources Code 5097.98, and Health and Safety Code 7050.5. All resources shall be documented and curated, and a report shall be filed with the City's Planning Department within 30 days of the find.

GEOLOGY AND SOILS

71. Prior to issuance of building permits, the Building Department shall review and approve all structural plans to assure compliance with the seismic safety design parameters set forth in the most current version of the City's Building Code. Compliance with these requirements would ensure implementation of appropriate measures, such as reinforcement and shoring, designated construction zones, barriers, and other methods, to anticipate and avoid the potential for significant and adverse impacts caused by building site instability and falling debris during construction activities (as caused by a seismically induced event). Such plans shall be prepared in consultation with or certified by a qualified structural engineer, experienced with earthquake-resistant design techniques.
72. Prior to issuance of a grading permit, the Building Department shall ensure that the recommendations of a certified geologist's site-specific report are incorporated into the grading plan to mitigate seismically-induced ground shaking hazards and all applicable requirements of the City's grading ordinance.

NOISE

73. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the City's Noise Control Ordinance. No construction activities are permitted outside of these hours or on Sundays and federal holidays.
74. The following measures can be implemented to reduce potential construction noise impacts on nearby sensitive receptors:

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

TRASH

76. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
77. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
78. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. Recycle bins shall be provided at all upper levels next to trash chutes and shall be emptied on a daily basis by maintenance staff. Recycle bins shall be conveniently located for residents and properly screened. The size, location, and number of all recycle bins shall be approved by the Planning Division prior to Certificate of Occupancy.
79. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

THE GAS COMPANY

80. Applicant must furnish the Gas Company with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.
81. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.



FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

83. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

BUILDING AND SAFETY

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

COUNTY OF LOS ANGELES – DEPARTMENT OF PUBLIC WORKS

Drainage

87. Prior to improvement plans approval:
- a. Contact the County of Los Angeles Department of Public Works' Design Division at (626) 458-7924 to obtain allowable discharge ($Q_{allowable}$) for the proposed connection to Project No. 689 and to verify the tributary watershed. Flows in excess of $Q_{allowable}$ must be detained/mitigated on-site.
 - b. Provide a permit from the County of Los Angeles Department of Public Works for proposed connection to Project No. 689 to the satisfaction of the Department of Public Works.
 - c. Contact the State Water Resources Control Board to determine if a Notice of Intent and a Stormwater Pollution Prevention Plan are required to meet National Pollutant Discharge Elimination System construction requirements for this site.
88. Prior to Building Permit:



- a. Prior to issuance of a building permit, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; and to comply with the National Pollutant Discharge Elimination System and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

Geology/Soils

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

Grading

Requirements Prior to Grading Plan Approval:

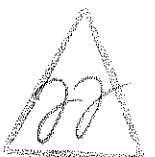
91. Provide approval of:
 - a. The latest drainage concept/hydrology/SUSMP/Low-Impact Development plan by the County of Los Angeles Department of Public Works' Land Development Division, Storm Drain and Hydrology Section.
 - b. The grading plan by Public Works' Geotechnical and Materials Engineering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

Requirements Prior to Final Map Recordation:

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

Road

94. Reconstruct/construct new driveways to meet current Americans with Disabilities Act requirements and to the satisfaction of the City of Carson.



95. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
96. Plant street trees along the property frontage on Carson Street to the satisfaction of the City of Carson. Existing trees in dedicated right of way shall be removed and replace if not acceptable as street trees.
97. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City of Carson.

Sewer

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

Water

103. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
104. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each building.



105. Easements shall be granted to the appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.
106. Provide a "Verification" letter from the water purveyor indicating that if recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
107. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance to the satisfaction of the City Engineer.

Subdivision

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

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

116. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
117. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.



118. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
119. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
120. A construction permit is required for any work to be done in the public right-of-way.
121. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
122. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
123. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
124. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
125. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
126. The Developer shall pay Park and Recreation Fees prior to the Final Map in the amount of \$710,144.00. Credit for additional open space areas may be deducted from this amount at the discretion of the City Engineer.
127. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
128. Prior to tentative map approval, The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity,



the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

129. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
130. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
131. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
132. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the Final Map:
133. The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract Map No. 71533 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the Tract Map.
134. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
135. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
136. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
137. At the time of approval of Final Map and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.

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

138. Final Map shall be recorded.



139. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (if any) along Carson Street
 - b. Sewer Main Improvements (if any) along Carson Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Carson Street as determined by the aforementioned requirement.
140. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
141. Proof of Worker's Compensation and Liability Insurance.

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

142. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
143. Repair any broken or lifted/sagged sidewalk, curb and gutter along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
144. The Developer shall fill in any missing sidewalk within the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
145. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
146. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
147. Modify existing raised landscaped median along the frontage of the development on Carson Street to the satisfaction of the City Engineer.
148. Remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

149. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
150. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
151. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
152. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
153. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
154. Design and install traffic signal at main entrance of the proposed development with a maximum 40-foot-wide driveway, subject to review and approval of the City Engineer.
155. Install striping and pavement legend per City of Carson standard.
156. Paint Curbs Red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
157. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
158. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
159. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
160. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.

161. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
162. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

CONDOMINIUMS/MULTI-FAMILY

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

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

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



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



RESOLUTION NO. 11-38

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1404-11 FOR CONSTRUCTION OF A MIXED-USE DEVELOPMENT WITH 152 RESIDENCES AND 13,313 SQUARE FEET OF COMMERCIAL USES ON 9.51 ACRES LOCATED AT 616 E. CARSON STREET

THE CARSON REDEVELOPMENT AGENCY HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, CityView 616 East Carson, LLC, with respect to real property located at 616 E. Carson Street, and described in Exhibit "A" attached hereto, requesting approval of a mixed use development with 152 residences comprised of stacked flats, townhomes and detached units, and 13,313 square feet of commercial uses on 9.51 acres currently owned by the Carson Redevelopment Agency (RDA). The project includes 23 workforce housing units for moderate-income households provided as stacked flats within the mixed-use buildings. The subject property is zoned MU-CS (Mixed-Use – Carson Street) and within the Carson Consolidated Redevelopment Project Area.

A Public Hearing was duly held by the Planning Commission on June 28, 2011, at 6:30 PM, at the Carson Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. At the conclusion of said meeting, the Planning Commission adopted Resolution No. 11-2398, recommending to the RDA approval of Design Overlay Review No. 1404-11.

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

Section 3. The Redevelopment Agency finds that:

- a) The proposed project is consistent and adheres to the Carson General Plan Mixed Use-Residential land use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed project is consistent with the development standards of the MU-CS zoning district. The proposed project will create affordable housing opportunities and a mixed-use community, which will help create a pedestrian-friendly environment along Carson Street.
- b) There will be adequate street access and traffic capacity on Carson Street, which is a major highway as identified in the Transportation and Infrastructure Element of the General Plan. Regional access onto the 405 Freeway is available approximately one-half mile to the north on Avalon Boulevard and one-half mile to the east on Carson Street.
- c) The design and architecture of the proposed development conform to all the applicable design and development standards for the MU-CS zoning district, with exception to the building frontage along Carson Street, location of parking in front of the building, tandem parking, side yard setbacks, building height, and private open space. The project

[MORE]

EXHIBIT NO. 4 -

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complies with Section 9126.91 of the CMC, in that 15 percent, or 23 units, of the total residences will be for affordable to moderate income households. These units are stacked flats located in the mixed-use buildings. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the development standards. This is consistent with the purpose of SB 1818 which encourages the development of affordable housing by allowing for incentives or concessions. Pursuant to Section 9138.17(D)(6)(e), the Planning Commission may approve building-mounted architectural features that exceed the standard height requirements if those features provide exceptional design. The proposed mixed use buildings along Carson Street each have a tower element near the main driveway entrance that will enhance the appearance of the overall development. The tower elements exceed the maximum 55-foot height requirement, but cover 8% of the vertical plane along Carson Street which meets the requirements of Section 9138.17(D)(6)(e). The tower elements will improve the appearance along Carson Street and are compatible with the intended development for the area.

- d) The project is pedestrian-oriented in that the mixed-use buildings are oriented toward Carson Street. The design of the buildings will minimize the environmental footprint by reducing energy use, water use, and maintenance and care costs to residents. The homes will be engineered to outperform California's already stringent Title 24 energy efficiency standards by more than 15 percent, allowing the homes to be Energy Star compliant. All landscape will be specified, planted and irrigated to reduce water use. The proposed project locates housing, jobs, shopping, and services within convenient walking distances.
- e) The main entrance is located on Carson Street on the north side of the property. Resident parking for the mixed use buildings will be provided as tandem and regular spaces within covered parking structures behind the buildings. The parking structures will be concealed from Carson Street by the commercial uses and screen walls. Commercial and visitor parking will be provided in outdoor parking lots behind the buildings and in the northeastern corner of the site. A total of 69 spaces will be available for residential guests and commercial uses. The project is required to have 12 spaces available for residential guests and 74 spaces for the commercial uses for a total of 86 spaces. As such, a shared parking analysis has been prepared and reviewed by the City Traffic Engineer. According to the shared parking analysis, 69 parking spaces are adequate to accommodate residential guest parking and commercial uses at the mixed use buildings during the peak shopping season in December because retail uses tend to occur during daytime hours while residential guests and restaurant uses tend to peak during evening hours. The analysis demonstrates that the number of parking spaces needed for the project is less than the sum of the parking requirements for each individual land use. Thus, shared parking for the mixed use buildings can be supported.
- f) The project meets the requirements for compact spaces, parking stall size, and backup space. As the project contains affordable housing, it qualifies for a deviation from the tandem parking requirements of the CMC. As such, the applicant proposes 50 percent of the total parking for the mixed use buildings as tandem parking, which exceeds the

[MORE]

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25 percent requirement described in Section 9138.17(D)(12)(b). Parking for residential guests and commercial uses will be provided as standard stalls with 22 of the 69 stalls, or 31%, provided as compact spaces as permitted under Section 9138.17(D)(12)(e). Garage parking for the Plan 2 townhome units in the three-story buildings will also be tandem. However, this accounts for only 10 percent of the total parking for the townhomes and detached units, which meets the CMC requirement.

- g) For the townhome and detached unit, each has its own two-car garage. The project provides 29 parallel parking spaces for visitors throughout the looped road with two additional spaces in the rear of the site. A recreation area is centrally located at the end of the main entrance and provides a community building, swimming pool, and cabanas. Thus, the project offers adequate parking and many amenities for future residents of the development. In addition, adequate vehicular and pedestrian circulation is provided via driveways and walkways.
- h) The proposed project is compatible with similar approved housing projects and anticipated development within the MU-CS zone. Specifically, the Villagio development located to the north across Carson Street, the Related development located a block to the west, and the City Center development located a block to the east are all developments consistent with the Carson Street Master Plan and compatible with the proposed project. The redevelopment of the vacant project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The proposed project will be a catalyst for future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development for the area.
- i) The project will have signage for commercial uses on the ground level of the mixed use buildings. A sign program has been prepared that outlines the development standards and guidelines for signage. Prior to issuance of a building permit, all signage must comply with the approved sign program. With the implementation of the sign program, the attractiveness, effectiveness and restraint in signage, graphics and color can be made.
- j) The Los Angeles County Fire Department has reviewed the proposed project to ensure adequate water supply for fire suppression needs and proper vehicular circulation. All requirements by the County Fire Department must be satisfied prior to issuance of a final building permit.
- k) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.
- l) All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, affirmative findings can be made to support the proposed project.

[MORE]



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

Section 5. Based on the aforementioned findings, the RDA hereby approves Design Overlay Review No. 1404-11 with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Agency Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED and ADOPTED this 20th day of July, 2011



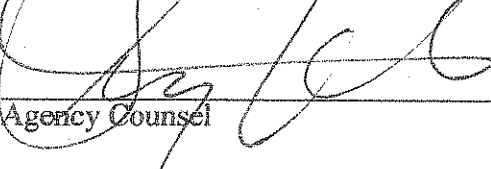
Agency Chairman Jim Dear

ATTEST:



Agency Secretary Helen Kawagoe

APPROVED AS TO FORM:

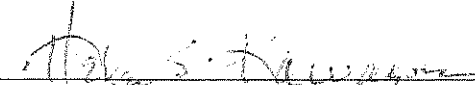


Agency Counsel

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, Agency Secretary of the Redevelopment Agency, Carson, California, do hereby certify that the whole number of members of the Carson Redevelopment Agency is five; that the foregoing resolution, being Resolution No. 11-38 was duly and regularly adopted by said Agency at a regular meeting duly held on the 20th day of July, 2011, and that the same was passed and adopted by the following vote:

AYES:	AGENCY MEMBERS:	Chairman Dear, Ruiz-Raber, Santarina, Gipson and Davis-Holmes
NOES:	AGENCY MEMBERS:	None
ABSTAIN:	AGENCY MEMBERS:	None
ABSENT:	AGENCY MEMBERS:	None



Agency Secretary Helen S. Kawagoe

[MORE]



LEGAL DESCRIPTION

EXHIBIT "A"

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

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

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

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

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

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

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

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

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EXHIBIT "A" (continued)

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

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

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

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

EXCEPT THE SOUTH 522.53 FEET THEREOF.

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

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

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**CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"**

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1404-11

CONDITIONAL USE PERMIT NO. 868-11

CONDITIONAL USE PERMIT NO. 869-11

TENTATIVE TRACT MAP NO. 71533

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, and Conditional Use Permit No. 869-11, said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Each extension of Tentative Tract Map No. 71533, provided for in the Subdivision Ordinance, must be accompanied by an extension of Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, and Conditional Use Permit No. 869-11. All extensions must be secured from the Planning Commission prior to expiration of this map.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. Prior to issuance of a building permit, the CC&Rs (Covenants, Conditions and Restrictions) shall be reviewed and approved by the City Attorney for form and content.
6. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
7. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.
8. The recorded map shall conform to the Conditions of Approval for the tentative map approved by the Planning Commission. Two copies of the finally recorded map shall be submitted to the Development Services Group.

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9. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
10. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
11. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
12. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
13. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
14. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
15. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

MIXED-USE BUILDINGS

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

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17. Every use shall be operated in such a manner that it does not emit an obnoxious odor or fumes beyond the commercial space.
18. Every use shall be operated in such a manner that it does not emit smoke into the atmosphere.
19. Every use shall be operated in such a manner that it does not emit any dust or dirt into the atmosphere.
20. Permanent exterior security grills shall not be permitted. Roll down security grills that conceal storefront windows are strongly discouraged. Interior security grills must recess completely into pockets that conceal the grill when it is retracted. Roll-down security grills and housings must be completely concealed from the street by awnings or canopies. Security grills should not be visible during hours of operation.

PARKING

21. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
22. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
23. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
24. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
25. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
26. Decorative colored concrete pattern shall occur at all driveway entrance areas.
27. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident parking subject to the approval of the Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles. Preferential parking for alternative fuel vehicles shall be provided for guest and commercial parking spaces.

LANDSCAPING/IRRIGATION

28. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
29. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."

[MORE]



30. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
31. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
32. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and
 - d. Tree height and plant materials to be approved by the project planner prior to installation.
33. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
34. A minimum of 38 specimen trees shall be provided for construction of 152 dwelling units per Section 9138.17(E)(d). Location and size shall be reviewed and approved by the Planning Division.

GRAFFITI LANDSCAPING

35. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
36. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

UTILITIES

37. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground, unless screened from public right-of-way to the satisfaction of the Planning Division.
38. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
39. Prior to issuance of a building permit, the applicant shall enter into an agreement with the city franchise cable TV operator to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed development have been initiated to the satisfaction of the City.

[MORE]



40. For the mixed-use buildings, the applicant shall provide a central antenna with connections to each unit via underground or internal wall wiring to provide for satellite TV and internet service. Any satellite dish shall be screened from public view to the greatest extent feasible.
41. Any above-ground utility box, piping, or structure not shown on the development plan that is subsequently required by a utility company shall be screened to the satisfaction of the Planning Division prior to issuance of certificate of compliance.

AESTHETICS

42. High quality postal delivery receptacles shall be provided and located in an area convenient for each resident, subject to the approval of the Planning Division.
43. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
44. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
45. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first reviewed and approved by the Planning Division. Substantial changes shall be reviewed and approved by the Planning Commission.

SIGNS

46. All signs shall conform to the requirements of the sign program which shall be approved by the Planning Division prior to the issuance of a building permit. The sign program shall detail all signs to be erected including location, size, type, materials, etc., and shall comply with the requirements of Section 9138.17(F) of the CMC. A temporary sign shall also be erected before and during construction which describes the project and displays building elevations.

FENCES/WALLS

47. Perimeter walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
48. Where walls are used, they shall conform to the requirements of the Carson Municipal Code and shall be of decorative material to include stucco block, slumpstone or splitface.

LIGHTING

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

[MORE]



50. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts to adjacent residences and motorists.

AIR QUALITY

Construction

51. Use zero Volatile Organic Compounds (VOC) content architectural coatings on buildings. These reduce VOC (ROG) emissions by 95% over conventional architectural coatings. The following websites provide lists of manufacturers and major brand names:
- a. <http://www.aqmd.gov/business/brochures/zerovoc.html>
 - b. <http://www.delta-institute.org/publications/paints.pdf>
 - c. <http://www.cleanaircounts.org/factsheet/FS%20PDF/Low%20VOC%20Paint.pdf>
- Restrict the number of gallons of coatings used per day.
 - Encourage water-based coatings or other low-emitting alternatives.
 - Consider requiring the use of coatings with a lower VOC content than 100 grams per liter.
 - Where feasible, paint contractors should use hand applications as well instead of from spray guns.
52. The grading contractor shall do the following:
- a. Provide watering of the active grading area at least twice a day, throughout the grading phase.
 - b. Apply soil stabilizers to inactive areas.
 - c. Replace ground cover in disturbed areas quickly.
53. General contractor(s) shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
54. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.
55. All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site.
56. All construction related equipment shall use aqueous diesel fuel, a diesel particulate filter and cooled exhaust gas recirculation.

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57. All construction vehicles tires shall be washed at the time these vehicles exit the project site.
58. All fill material carried by haul trucks and stock piles shall be covered by a tarp or other means.
59. Reduce speed on unpaved roads to less than 15 miles per hour (mph).
60. Supply lunch van to construction site for employees, to reduce vehicle trips.

Operations

Service and Support Facilities (point sources)

61. All point source facilities shall obtain all required permits from the SCAQMD. The issuance of these permits by the SCAQMD shall require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criteria air pollutants.
62. Land uses on the project site shall be limited to those that do not emit high levels of potentially toxic contaminants or odors.

Natural Gas Consumption and Electricity Production

63. All residential and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
64. All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.

Building Materials, Architectural Coatings and Cleaning Solvents

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

Transportation System Management and Demand Management

66. The applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
67. The applicant shall coordinate with the Carson Circuit Transit System, the City of Carson, the MTA, Los Angeles Department of Transportation, and Torrance Transit to provide information with regard to local bus and rail services.
68. During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.
69. Applicant shall provide bicycle racks located at convenient locations throughout the project site.

CULTURAL RESOURCES

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70. A qualified archaeologist shall be on site during all earth moving and trenching activities. The archaeologist shall be empowered to stop and/or relocate earth-moving activities if cultural resources are identified. In the event that previously unknown archaeological remains are uncovered during construction, land alteration work in the general vicinity of the find shall be halted. Prompt evaluations would then be made regarding the finds and an appropriate course of action would be implemented as directed by the archaeologist. If prehistoric archaeological deposits are discovered, local Native American organizations shall be consulted and involved in making cultural resources management decisions. All such procedures shall comply with CEQA Guidelines Section 15064.5, Public Resources Code 5097.98, and Health and Safety Code 7050.5. All resources shall be documented and curated, and a report shall be filed with the City's Planning Department within 30 days of the find.

GEOLOGY AND SOILS

71. Prior to issuance of building permits, the Building Department shall review and approve all structural plans to assure compliance with the seismic safety design parameters set forth in the most current version of the City's Building Code. Compliance with these requirements would ensure implementation of appropriate measures, such as reinforcement and shoring, designated construction zones, barriers, and other methods, to anticipate and avoid the potential for significant and adverse impacts caused by building site instability and falling debris during construction activities (as caused by a seismically induced event). Such plans shall be prepared in consultation with or certified by a qualified structural engineer, experienced with earthquake-resistant design techniques.
72. Prior to issuance of a grading permit, the Building Department shall ensure that the recommendations of a certified geologist's site-specific report are incorporated into the grading plan to mitigate seismically-induced ground shaking hazards and all applicable requirements of the City's grading ordinance.

NOISE

73. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the City's Noise Control Ordinance. No construction activities are permitted outside of these hours or on Sundays and federal holidays.
74. The following measures can be implemented to reduce potential construction noise impacts on nearby sensitive receptors:
- a. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
 - b. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
 - c. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 - d. A temporary construction barrier with a minimum height of six feet shall be installed along the northwestern, western, and southwestern boundaries to

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reduce construction noise level at the closest existing off-site residences without walls between them and the project site.

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

TRASH

76. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
77. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
78. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. Recycle bins shall be provided at all upper levels next to trash chutes and shall be emptied on a daily basis by maintenance staff. Recycle bins shall be conveniently located for residents and properly screened. The size, location, and number of all recycle bins shall be approved by the Planning Division prior to Certificate of Occupancy.
79. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

THE GAS COMPANY

80. Applicant must furnish the Gas Company with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.
81. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

COUNTY SANITATION DISTRICTS - COUNTY OF LOS ANGELES

83. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

BUILDING AND SAFETY

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

COUNTY OF LOS ANGELES – DEPARTMENT OF PUBLIC WORKS

Drainage

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

Geology/Soils

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

Grading

Requirements Prior to Grading Plan Approval:

91. Provide approval of:

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

Requirements Prior to Final Map Recordation:

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

Road

94. Reconstruct/construct new driveways to meet current Americans with Disabilities Act requirements and to the satisfaction of the City of Carson.
95. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
96. Plant street trees along the property frontage on Carson Street to the satisfaction of the City of Carson. Existing trees in dedicated right of way shall be removed and replace if not acceptable as street trees.
97. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City of Carson.

Sewer

98. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with the City.
99. A sewer area study for the proposed subdivision (PC11-4AS CRSN, dated June 8, 2011) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary

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sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by the City.

100. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
101. Easements are required, subject to review by the City, to determine the final locations and requirements.
102. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of the City.

Water

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

Subdivision

108. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a multi-family residential/commercial/private driveway and fire lane development for 20 lots.
109. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
110. If required, provide suitable turnaround and label the driveway as a private driveway and fire lane on the final map to the satisfaction of the Fire Department.

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111. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
112. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
113. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
114. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
115. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

116. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
117. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
118. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
119. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
120. A construction permit is required for any work to be done in the public right-of-way.
121. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
122. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
123. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.

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124. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
125. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
126. The Developer shall pay Park and Recreation Fees prior to the Final Map in the amount of \$710,144.00. Credit for additional open space areas may be deducted from this amount at the discretion of the City Engineer.
127. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
128. Prior to tentative map approval, The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
129. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
130. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
131. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
132. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the Final Map:
133. The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract Map No. 71533 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the Tract Map.

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134. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
135. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
136. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
137. At the time of approval of Final Map and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.

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

138. Final Map shall be recorded.
139. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (if any) along Carson Street
 - b. Sewer Main Improvements (if any) along Carson Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Carson Street as determined by the aforementioned requirement.
140. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
141. Proof of Worker's Compensation and Liability Insurance.

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

142. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
143. Repair any broken or lifted/sagged sidewalk, curb and gutter along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

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144. The Developer shall fill in any missing sidewalk within the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
145. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
146. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Carson Street.
147. Modify existing raised landscaped median along the frontage of the development on Carson Street to the satisfaction of the City Engineer.
148. Remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
149. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
150. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
151. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
152. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
153. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
154. Design and install traffic signal at main entrance of the proposed development with a maximum 40-foot-wide driveway, subject to review and approval of the City Engineer.
155. Install striping and pavement legend per City of Carson standard.
156. Paint Curbs Red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
157. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.

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158. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
159. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
160. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
161. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
162. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

CONDOMINIUMS/MULTI-FAMILY

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

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

166. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
 - a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
 - i. \$250 per unit, but not less than
 - ii. \$3,000 for 10 or fewer units

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- iii. \$5,000 for 11 or greater units.
- b. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
- c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
- d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
- e. Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
 - i. \$2,000 per unit for the first 10 units;
 - ii. \$1,000 per unit for units above 10; and
 - iii. The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.
- f. The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.

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- 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.
167. That the developer or successor in interest shall at the request of the city allow for a dedicated fire access gate to serve the adjoining property located to the west. The costs for such gate and associated improvements shall be the responsibility of the adjoining property owner upon approval of a development plan by the city. An agreement, subject to approval by the city, between the subject property and adjoining property shall reasonably provide for the necessary improvements and easement.

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