



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: July 24, 2012

SUBJECT: Extension of Time for Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11

APPLICANT/OWNER: Affirmed Housing
Anna Slaby
13520 Evening Creek Drive North, Suite 160
San Diego, CA 92128

REQUEST: A one-year time extension for Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11 (Affirmed Housing) to construct a three-story, 40-unit, and 100 percent affordable housing apartment complex on 1.36 acres in the RM-25-D (Residential, Multi-Family 25 units/acre – Design Overlay) zone

PROPERTY INVOLVED: 21227-21245 S. Figueroa 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. 10B

I. Introduction

The applicant, Affirmed Housing, is requesting a one-year extension for Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11, pursuant to Condition No. 1 of Planning Commission Resolution No. 11-2379. The subject property is located at 21227-21245 S. Figueroa Street and is in the RM-25-D (Residential, Multi-Family 25 units/acre – Design Overlay) zone.

II. Background

On February 22, 2011, the Planning Commission approved Conditional Use Permit No. 857-11 and recommended approval of Design Overlay Review No. 1399-11 to the Carson Redevelopment Agency. On March 1, 2011, the Carson Redevelopment Agency approved Design Overlay Review No. 1399-11 to construct a three-story, 40-unit, and 100 percent affordable housing apartment complex. The applicant has just been awarded a 9% tax credit financing, which in addition to the land acquisition and a \$4.2 million residual receipts loan from the City of Carson and other loans from conventional lenders completes the financing of the entire project. The applicant will have 180 days from the date of the tax credit award to obtain a building permit for the project. Construction is anticipated to start in January 2013 and be complete in June 2014.

III. Analysis

Carson Municipal Code Section 9172.23.1.2 provides the Planning Commission the authority to approve a one-year time extension without a public hearing. Further extensions would require a public hearing.

IV. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time for Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11 until February 22, 2013; and
- **ADOPT** a minute resolution extending the approval to February 22, 2013.

V. Exhibits

1. Letter from the applicant requesting an extension of time dated February 15, 2012
2. Planning Commission Resolution No. 11-2379 adopted on February 22, 2011

Prepared by:



Saeed Naaseh, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp-Loadman, Planning Division Manager



February 15, 2012

Mr. Steven Newberg
Associate Planner
City of Carson – Planning Division
701 E. Carson Street
Carson, CA 90745

RE: Design Overlay Review 1399-11 & CUP 857-11 Extension Request

Dear Steven,

In anticipation of the pending expiration date of the above referenced Design Overlay Review and Conditional Use Permit, Affirmed Housing Group respectfully requests an extension to the entitlements.

This affordable housing development is anticipated to apply for tax credits in March 2012 and is likely to begin construction prior to the end of 2012, ensuring that a one year extension will be sufficient. Should you have any questions, please don't hesitate to contact me immediately at (858) 386-5170.

Respectfully,



Anna Scott
Senior Project Manager

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-2379

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 857-11 AND RECOMMENDING TO THE REDEVELOPMENT AGENCY APPROVAL OF DESIGN OVERLAY REVIEW NO. 1399-11 FOR THE CONSTRUCTION OF A THREE-STORY 40-UNIT AFFORDABLE HOUSING COMMUNITY FOR PROPERTY LOCATED AT 21227 S. FIGUEROA 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, Affirmed Housing, with respect to real property located at 21227 Figueroa Street as described in Exhibit "A" attached hereto, requesting the approval of a three-story 40-unit 100 per cent affordable housing community on 1.36 acres. The request includes:

- Design Overlay Review (DOR) No. 1399-11 for development in the RM-25-D (Residential, Multi-family - 25 units per acre – Design Overlay) zoning district and within the Carson Consolidated Redevelopment Project Area; and
- Conditional Use Permit (CUP) No. 857-11 is required pursuant to Section 9121.1 of the Carson Municipal Code (CMC) for construction of a multifamily development in the RM-25-D zoning district.

Section 2. A public hearing was duly held on February 22, 2011, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. As identified in Section 1 above, the project is subject to the discretionary approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23, and Conditional Use Permit (CUP) procedures as provided in Section 9172.21. The Planning Commission finds that:

1. The proposed project is consistent with the Carson General Plan High Density Residential Land Use designation and adheres to the policies, goals and objectives said designation. The proposed affordable housing development is consistent with development standards of the RM-25-D zoning district.
2. The list of community benefits the project will provide is extensive and includes a large community space, a laundry room, trash, recycling and utility rooms, a small kitchenette to facilitate resident gatherings, a computer lab for use by the residents and free internet for each residential unit, a large central courtyard to provide ample supervision of a tot lot and activity areas that will include BBQ's, seating and landscaped planters. The management company intends to provide free monthly educational activities and classes for residents and community members who wish to attend. All of these amenities serve to make the project a viable and

sustainable community which is consistent with the intent of the Carson Consolidated Redevelopment Project Area, General Plan, and zoning code.

3. The building architecture features a distinctive sound wall facing the 110 Freeway. The proposed three-story building uses contemporary design techniques with rectangular shapes and parapet roofs. Bold color accents will enliven the exterior as well as the interior common spaces. Roofs can accommodate mechanical equipment plus solar hot water and photovoltaic panels designed to offset much of the building's hot water and common area electricity needs. Site design will include lush, water-wise landscaping, and the completed project will be LEED certified Gold or better.
4. The proposed affordable housing project is compatible with similar approved housing projects and anticipated development elsewhere in the city, particularly along Carson Street in the MU-CS (Mixed Use – Carson Street) zoning district. Specifically, the Villagio development located at Carson Street and Grace Avenue and the City Center development further east of the Villagio, at the southeastern corner of Carson Street and Avalon Boulevard. The redevelopment of the vacant project site will be an asset to the City and adheres to the goals and vision of the Carson Consolidated Redevelopment Project Area. As such, the project is compatible with the existing and anticipated development for the area.
5. The on-site circulation pattern and parking areas meet the requirements of the RM-25-D zoning district. One main driveway is provided, accessible from Figueroa Street for ingress and egress of vehicles from the project site. A common, adequately sized, driveway leads west onto the project site from Figueroa Street and wraps south-ward along the backside of the residences where tuck-under parking is provided, then east-ward along the south property line underneath the three-story building where covered parking is provided. A fire truck turnaround is provided along the mid-point of the west property line. Resident and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. Figueroa Street is a major thoroughfare that can accommodate the expected traffic to be generated from the proposed development.
6. Based on Section 9162.21 of the CMC, 107 parking spaces are required for the proposed development and 67 spaces are provided. 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 parking requirements of the CMC. Per California SB 1818, and subsequently CMC Section 9407, such parking concessions are allowed for 100 percent affordable projects. Furthermore, the Planning Commission is authorized by CMC Section 9126.91(C)(1) to authorize deviations in parking requirements for projects qualifying as affordable.
7. The proposed 100 percent affordable housing project will create unique rental opportunities through an attractive and contemporary architectural design, as well as a plethora of community-benefiting amenities, for an otherwise economically disadvantaged segment of the city's population.

8. Review by the Los Angeles County Fire Department will be conducted to ensure the proposed project has adequate water supply to meet current and anticipated fire suppression needs. The County Fire Department will impose conditions as needed, which must be satisfied prior to issuance of a final building permit.
9. Approval of Conditional Use Permit No. 857-11 is contingent upon the Redevelopment Agency's approval of the Design Overlay Review No. 1399-11. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Section 4. Pursuant to the California Public Resources Code Section 15194, the proposed project is for an affordable housing community and is exempt from environmental review requirements of the California Environmental Quality Act (CEQA) Guidelines based on the following:

- The project site is less than five acres;
- The 65-unit project will be required to have an affordability component to last for at least 30 years;
- The surrounding urban area is developed; and
- There are at least 5,000 persons per square mile in the vicinity.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 857-11 and recommends to the Redevelopment Agency approval of Design Overlay Review No. 1399-11, 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 22nd DAY OF FEBRUARY, 2011.

CHAIRMAN

ATTEST: _____
SECRETARY



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1399-11

CONDITIONAL USE PERMIT NO. 857-11

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11, 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. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. Prior to issuance of a building permit, the lots shall be merged to form one continuous lot.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Group a cashier's check or money order payable to the County Clerk in the amount of \$75.00 (seventy-five dollars) to enable the City to file the Notice of Exemption. If within such forty-eight hour period the applicant has not delivered to the Development Services Group the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
6. 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.
7. 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.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.



9. 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.
10. 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.
11. 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.
12. 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. 1399-11 and Conditional Use Permit No. 857-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

13. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
16. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
17. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
18. Decorative colored concrete pattern shall occur at all driveway entrance areas, subject to review and approval by the Planning Division.
19. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the



Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles.

LANDSCAPING/IRRIGATION

20. 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.
21. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
23. 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.
24. 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.
25. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
26. A minimum of 40 specimen trees (minimum 30-inch box) shall be provided for construction of 40 dwelling units per Section 9128.54 of the CMC. Location and size shall be reviewed and approved by the Planning Division.

GRAFFITI LANDSCAPING

27. 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.
28. 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

29. 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.

30. 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.
31. 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.
32. 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.
33. 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

34. 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.
35. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
36. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
37. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

SIGNS

38. All signs shall conform to the requirements of a 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

39. 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.
40. 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, or other material first reviewed and approved by the Planning Division.

LIGHTING

41. 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.
42. 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

43. 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.
44. 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.
45. 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.
46. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.



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

Operations

Service and Support Facilities (point sources)

53. 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.

Natural Gas Consumption and Electricity Production

54. All residents and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
55. 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

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

Transportation System Management and Demand Management

57. 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.
58. 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.
59. During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.
60. Applicant shall provide bicycle racks located at convenient locations throughout the project site.



CULTURAL RESOURCES

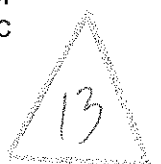
61. A qualified archaeologist shall be on site during all earth moving and trenching activities. The archaeologist shall be empowered to stop and/or relocate earth-moving activities if cultural resources are identified. In the event that previously unknown archaeological remains are uncovered during 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

62. 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.
63. 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

64. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.
65. All equipment maintenance activities shall be performed within the center of the project site as is practical.
66. Stationary equipment such as concrete pumps, generators and compressors shall be located more than 200 feet from the nearest residential uses. Alternately, they may be located behind a structure or temporary noise barrier constructed of minimum 3/4" thick plywood with no gaps or cracks that blocks line of site between the residential uses within 200 feet of the unit and the unit itself.
67. Mechanical ventilation shall be provided for all dwelling units along Carson Street. This will enable residents to close all windows to achieve the City's interior noise level standard of 45 dBA CNEL or less. Compliance with this requirement shall be shown on the architectural plans, prior to issuance of building permits.
68. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and shall exclude public



holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.

TRASH

69. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
70. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
71. 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.
72. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

THE GAS COMPANY

73. 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.
74. 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

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

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

76. 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

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

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

79. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division.



80. 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.
81. 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.
82. 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.
83. A construction permit is required for any work to be done in the public right-of-way.

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

84. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division.
85. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
86. 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.
87. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance 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.
88. 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.
89. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
90. 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) Sewer Main Improvements (if any) along Figueroa Street as determined by the aforementioned sewer area study.



- b) Storm Drain Improvements (if any) along Figueroa Street as determined by the aforementioned requirement.
91. 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.
92. Proof of Worker's Compensation and Liability Insurance.

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

93. 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.
94. Repair any broken or raised sidewalk, curb and gutter along Figueroa Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
95. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
96. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
97. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Figueroa Street.
98. 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.
99. The Developer shall modify any existing driveways to be used 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.
100. 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.
101. Install streetlights on concrete poles with underground wiring along Figueroa Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. (Contact Jeff Chow, LACDPW, (626)300-4753
102. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
103. Install striping and pavement legend per City of Carson standard.
104. Paint Curbs Red along Figueroa Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.



105. 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.
106. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a) Comply with mitigation measures recommended by the water purveyor.
107. 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.
108. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
109. 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.
110. 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

111. 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.