



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

October 25, 2016

SUBJECT:

Design Overlay Review No. 1620-16

APPLICANT /
OWNER:

Hendrick Rouwenhorst
1 Thyme Place
Rancho Palos Verdes, CA 90275

REQUEST:

To construct a 2,800-square-foot, two-story office/warehouse building located in the ML-D (Light Manufacturing – Design Overlay) zone

PROPERTY INVOLVED:

21018 South Main Street

COMMISSION ACTION

- ☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Palmer/Cinco

Item No. 9B

I. Introduction

Applicant / Property Owner

Hendrick Rouwenhorst, 1 Thyme Place, Rancho Palos Verdes, CA 90275

Project Address

21024 Main Street, Carson, CA 90745

Project Description

The development includes one two-story building totaling 2,800 square feet of interior area. Parking totaling 5 spaces will be provided on-site with 1 ADA-accessible space.

II. Project Site and Surrounding Land Uses

The project site is located south of Dominguez Street along Main Street.

Based from Building and Safety and Los Angeles County Assessor records, the property has been vacant since 1965 when a residential duplex was demolished. The property is currently vacant.

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing, Light; Design Review)
Site Size	0.1 acres
Present Use and Development	Vacation industrial lot
Surrounding Uses/Zoning	North / South: Light industrial uses; East: Single-family homes; West: Carson Marketplace Warehouse Center (Light industrial)
Access	Ingress/Egress: Main Street

Previously Discretionary Permits

None.

Public Safety Issues

None.

III. Analysis

Applicable Zoning Ordinance Regulations

The proposed industrial building is subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

Project Details

The project site plan includes 5 parking spaces which comply with Section No. 9138.18.D.12.d of the Carson Municipal Code (CMC). The required parking is 5 spaces based upon 1 space for each 300 square feet of office use, and 1 space for each 750 square feet of warehouse use. In addition, one Americans with Disabilities Act (ADA) accessible space is provided.

The building has been designed with a stucco exterior and attached wooden pergola to cover three parking spaces. The landscape areas along the front property line, the southern property line, and rear property line include a variety of drought tolerant trees and shrubs.

On September 23, 2014, the Planning Commission approved DOR No. 1545-15 for a similar two-story building and layout for the same owner for a property located south and adjacent to the current property (21018 S. Main St) at 21024 S. Main Street. The owner then proposed the same building type and layout instead at 21100 S. Main Street. On January 12, 2016, the Planning Commission approved DOR No. 1601-15 for the same building and layout at 21100 S. Main St. The owner subsequently sold the property at 21100 S. Main Street, purchased the current property at 21018 S. Main Street, and is now proposing the same building type and layout at 21018 S. Main Street.

Development Impact Fees

A new condition of approval will be added to all new development projects obligating applicants and property owners to pay Development Impact Fees (DIF). The City will be initiating a study to determine the amount of the DIF. Condition No. 32 reads as follows:

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure, including but not limited to streets, sidewalks, bikeways, parkway and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. By accepting this condition, the applicant and/or the property owner and their successors (Parties) agree not to object to future payment of the adopted DIF as it relates to this project. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount

of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection.

IV. Environmental Review

Pursuant to Section 15332 – In-Fill Development Projects - of the California Environmental Quality Act (CEQA) Guidelines, the proposed industrial building in a developed urban area will not have a significant impact on the environment and is therefore Categorically Exempt.

V. Recommendation

That the Planning Commission:

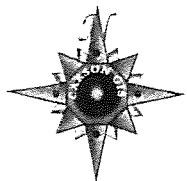
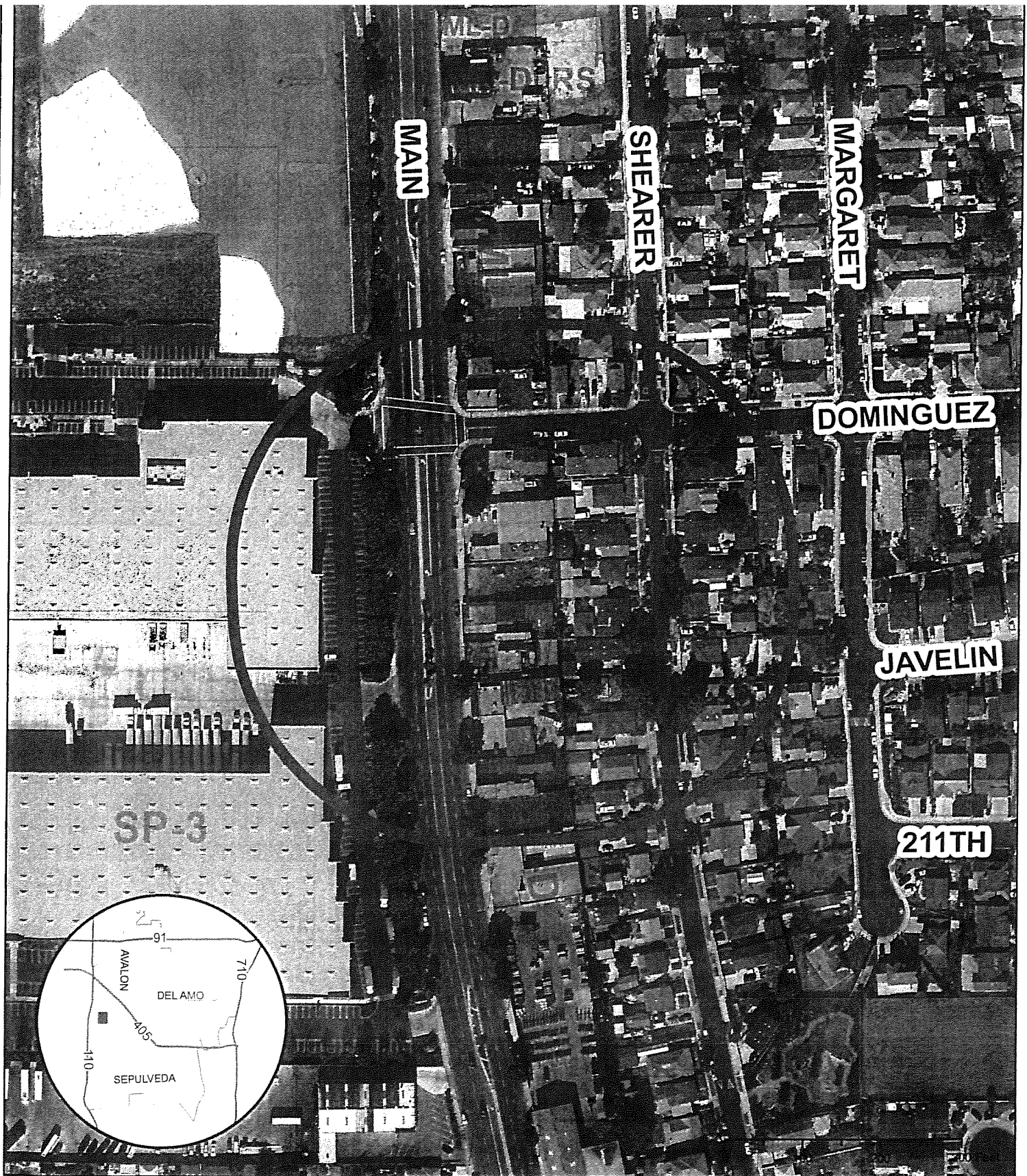
WAIVE further reading and ADOPT Resolution No._____, entitled “A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1620-16 for the construction of a 2,800-square-foot office/warehouse building located at 21018 S. Main Street.”

VI. Exhibits

1. Land Use Map
2. Resolution
3. Project Plans (Separate from this report)

Prepared by: Max Castillo, Assistant Planner

MC / d162016_21018SMainSt_p



City of Carson
300 Foot Radius Map
21018 Main Street

EXHIBIT NO. 1

Date Printed Tuesday September 13

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. __

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1620-16 FOR THE CONSTRUCTION OF A 2,800-SQUARE-
FOOT OFFICE/WAREHOUSE BUILDING LOCATED AT 21018 S.
MAIN 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, Hendrick Rouwenhorst, with respect to real property located at 21018 S. Main Street and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review to construct a 2,800-square-foot two-story warehouse and office building in the ML-D (Manufacturing, Light – Design Overlay) zone.

A public hearing was duly held on October 25, 2016, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed warehouse and office building is consistent with the General Plan of the City of Carson in that the property and surrounding area are designated as Light Industrial and are zoned ML-D (Manufacturing, Light – Design Overlay);
- b) The proposed project is for a 2,800-square-foot two-story warehouse and office building in an area consisting of predominately industrial uses. The project is consistent with newer industrial buildings in the neighborhood and meets the City's design and development standards;
- c) The local streets will be able to accommodate the traffic generated by this project. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists.
- d) The colors and materials proposed for the building are attractive and effective in portraying an aesthetically pleasing product; and
- e) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

Section 4. The Planning Commission further finds that the use permitted by the proposed Design Overlay Review request will not have a significant effect on the environment. The proposed use will not alter the urban character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the

EXHIBIT NO. 2'



proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects).

Section 5. Based on the aforementioned findings, the Commission hereby approves the categorical exemption and grants Design Overlay Review No. 1620-16, with respect to the properties 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 4th DAY OF OCTOBER, 2016.

CHAIRMAN

ATTEST:

SECRETARY

MC / d162016_21018SMaInSt_pr



EXHIBIT "A"

Legal Description

THE WEST 125 FEET OF LOT 37, TRACT NO. 5927, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP REORDED IN BOOK 64, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER



**CITY OF CARSON
PLANNING DIVISION**

EXHIBIT "B"

CONDITIONS OF APPROVAL

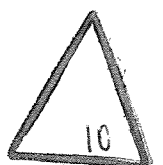
DESIGN OVERLAY REVIEW NO. 1620-16

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1620-16 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously 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. As it related to all the Conditions of Approval, the applicant shall mean the applicant of the project, the property owner, or the tenant(s) occupying the project.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
7. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.



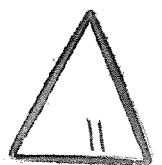
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. The applicant agrees to 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, or in any way related to any damage or harm to people or property, real and personal, that may result from applicant's operations or any claims against the City for or as a result of the granting of a continuance. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and applicant will pay the City's associated legal costs and will advance funds assessed by the City 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. Applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.



14. Indemnification. 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, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1545-14. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. 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.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.).
21. *The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.*



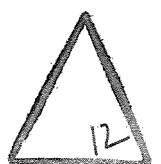
22. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

FENCE/WALLS

23. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
24. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
25. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
26. *Construct a maximum six-foot high masonry block wall or wrought iron fence along the side property lines, subject to the satisfaction of the Planning Division.*
27. *A legally devised survey conducted by a professional land surveyor licensed by the State of California shall be prepared and placement of the proposed wall or wrought iron fence shall be constructed based on that survey.*

LANDSCAPE/IRRIGATION

28. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
29. 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.
30. *The proposed irrigation system shall include best water conservation practices.*
31. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
32. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.



33. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

34. Shall provide adequate lighting for the parking areas.
35. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
36. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

37. All driveways shall remain clear. No encroachment into driveways shall be permitted.
38. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

SIGNS

39. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23 of the Zoning Ordinance.
40. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

TRASH

41. Trash collection shall comply with the requirements of the City's trash collection company.
42. Trash enclosures shall measure a minimum of fourteen (14) feet wide by six (6) feet deep as required by the City's trash collection company.
43. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas.

44. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
45. Prior to Issuance of Building Permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

UTILITIES

46. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
47. 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.
48. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
49. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

PLANNING DIVISION

50. Per Section 9147.3 – Hours of Operation - of the Carson Municipal Code, operating hours will be from 7:00 a.m. to 9 p.m. daily.

Development Impact Fees

51. The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure, including but not limited to streets, sidewalks, bikeways, parkway and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. By accepting this condition, the applicant and/or the property owner and their successors (Parties) agree not to object to future payment of the adopted DIF as it relates to this project. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within

30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection.

BUILDING AND SAFETY DIVISION

General Conditions

- 52. Submit development plans for plan check review and approval.
- 53. Obtain all appropriate building permits and an approved final inspection for the proposed project.

Prior to Issuance of Building Permit

- 54. Proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

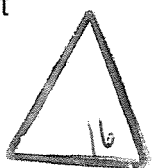
ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

- 55. 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.
- 56. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
- 57. 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.
- 58. A construction permit is required for any work to be done in the public right-of-way.
- 59. 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 permit by Engineering Services.
- 60. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

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

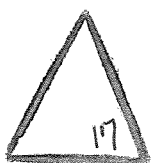
61. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
62. Soils report, sewer area study, drainage concept, hydrology study and 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.
63. 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.
64. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
65. 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 Main Street
- b) Alley Improvements(if any)
- c) Sewer Main Improvements (if any) along Main Street as determined by the aforementioned sewer area study.
- d) Storm Drain Improvements (if any) along Main Street as determined by the aforementioned requirement.
66. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
67. All existing overhead utility lines 12 kilovolts and less along Main Street shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount



determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.

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

68. 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.
69. 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.
70. 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.
71. 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.
72. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
73. The Developer shall modify existing driveways within the public right of way along Main Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
74. 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.
75. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.



76. 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.
77. Install striping and pavement legend per City of Carson standard.
78. Paint Curbs Red along Main Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
79. 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.
80. 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)
81. 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.

FIRE DEPARTMENT

82. All requirements by the Los Angeles County Fire Department shall be complied with.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

83. Prior to issuance of the occupancy permits, security cameras shall be installed to monitor the premises. Cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days and shared with law enforcement upon request.

BUSINESS LICENSE

84. All parties involved in the subject project located at 21024 S. Main Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

