



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

February 28, 2017

SUBJECT:

Design Overlay Review No. 1622-16
Conditional Use Permit No. 1008-16
General Plan Amendment No. 99-16
Zone Change No. 176-16

APPLICANT:

Kathleen Calvert for Meta Housing Corporation
1640 S. Sepulveda Boulevard, No. 425
Los Angeles, CA 90025

REQUEST:

Consider approval for a 46-unit affordable
"artist lofts" residential units

PROPERTY INVOLVED:

21205 Main Street

COMMISSIONERS' VOTE

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

I. Introduction

Applicant

Kathleen Calvert for Meta Housing Corporation
1640 S. Sepulveda Blvd., No. 425, Los Angeles 90025

Property Owner

Green Village Properties, LLC c/o Maria Qian
1210 W. Jon Street, Torrance CA 90502

Project Address

21205 Main Street, Carson, CA 90745

Project Description

The applicant requests a General Plan Amendment, Zone Change, Conditional Use Permit and Design Overlay Review to construct three buildings, two 2-story and one 3-story, for 45 affordable housing units and 1 manager's unit, with leasing preference to artists, ancillary facilities and related site improvements.

II. Background

The project site is currently developed with a warehouse, office and vehicle parking area for a limousine business. The original site improvements were constructed over forty (40) years ago as part of an auto wrecking/salvage yard operation.

III. Project Site and Surrounding Land Uses

The project site is located southwest of the City on Main Street, south of Torrance Boulevard and north of Dominguez Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Manufacturing
Zone District	ML-D (Manufacturing Light – Design Overlay)
Site Size	1.81 acres
Present Use and Development	Limousine business with office and vehicle storage
Surrounding Uses/Zoning	North: Carson Town Center zoned SP-3 South: Residential Single-Family Dwellings zoned RS East: Main Street West: Moneta Street
Access	Ingress/Egress: Main Street

Public Safety Issues

None

IV. Analysis

General Plan Amendment

The project includes a General Plan Amendment to allow the development of a multiple-family dwelling development by changing the existing General Plan designation from Light Industrial to High-Density Residential. The proposed development will help provide a transitional use between the industrial park to the north and the single-family homes to the south and west of the project site.

Zone Change – Rezone

State Planning Law requires consistency between zoning and the City's General Plan Land Use Designation. The subject site's existing zoning is ML-D (Manufacturing Light – Design Overlay). The proposed General Plan land use designation is High-Density Residential. In order to comply with the zoning and general plan land use consistency requirements, the applicant has proposed to change the zone to RM-25-D (Residential Multiple-Family – 25 units per acre – Design Overlay). The RM-25-D zone allows a maximum of 46 units for this site which is what the applicant is proposing. Therefore, the project would be consistent with the new zoning.

Site Plan

The 1.81 acre site is bounded by the Carson Town Center to the north, Main Street to the east, single-family residential to the south and Moneta Street to the west. The community rooms, including dining hall, performance space/music room, digital media room, and an art gallery, are oriented towards Main Street.

The three residential buildings are located along the northern portion of the site on two parcels and provide a minimum of 47' and maximum of 85' setback from the southern property line that will help buffer the transition between the adjacent single-story structures and the proposed two and three-story buildings. Additionally, a 20-foot rear yard setback, dense landscape, and Moneta Avenue (a fifty-foot wide collector street) adequately provide a buffer between the single-story residential structures that are located west of the project site.

Since the proposed development straddles two parcels, the Engineering Department requires a parcel merger for consolidation into a larger lot which allows construction of a cohesive development and an integrated design. Parcel mergers are reviewed and approved administratively by the Engineering Department. See Condition No. 66

A conditional use permit is required for the construction of a new multiple-family residential development within the RM-25-D zoning district.

The project meets zoning ordinance standards as discussed below:

Building	Location on Project Site	Height/No. of Stories	Building Size	No. of Units
A	Front	30 ft./ 3 Stories	31,206 sq. ft.	22
B	Middle	26 ft./ 2 Stories	14,847 sq. ft.	12
C	Rear	24 ft. 8 in./ 2 Stories	13,068 sq. ft.	12
Total			59,121 total sq. ft.	46 Units

Open Space

The project provides approximately 32,557 square feet of open space. This includes three courtyards consisting of a children's play area, edible garden, mural wall, sculpture garden and seating areas.

Access, Parking and Traffic

Access to the site is provided by a 26'-wide driveway from Main Street. Additionally, a Fire access only driveway will be constructed at the rear of the site from Moneta.

A total of 71 parking spaces are provided on-site. Per AB-744, the parking requirement for this development is 25 parking spaces. AB-744 was signed into law in October 2015 and requires the City provide significant reductions in parking requirements for affordable housing developments that are located within on-half mile of a major transit stop. A major transit stop is defined in Section 2115 of the Public Resources Code as follows:

"Major transit stop" means a site containing an existing rail station, a ferry terminal served by either a bus or rail service, or the intersection of two or more major bus routes with a frequency of service interval of - 5 - 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

According to this definition, the transit stop at Main Street and Carson Street meets the criteria. The reduced parking ratio for 100% affordable housing is 0.5 spaces per unit, inclusive of guest and disabled parking.

The project was reviewed by the City's Traffic Engineer and determined that the levels of traffic are minor as compared to the existing traffic volume and capacity on Main Street. The traffic impact analysis report indicates that the development will generate an estimated 23 vehicle trips during the AM peak hour and 29 trips during the PM peak hour.

Architecture

The buildings are designed as a contemporary architectural style consisting of a variety of scales and building forms into the overall building design. In addition, the design incorporates varying building materials, window sizes, primary and accent paint colors, and ornamental features to produce a distinctive design quality. Furthermore, the varied architectural designs for each building provide a greater emphasis on the project's residential focus, while balancing the adjacency between the existing industrial and single-family residential uses. In addition, a mural wall is proposed on the south elevation of Building A to add an artistic-theme feature to the housing development.

Unit Mix and Sizes

Floor Plan Types	Number of Units	Bedroom/Bathroom Types	Size
Plan A	21	1-Bedroom/1-Bath	554 sq. ft. to 630 sq. ft.
Plan B	13	2-Bedroom, 1-Bath	807 sq. ft. to 855 sq. ft.
Plan C	12	3-Bedroom, 2-Bath	1,086 sq. ft. to 1,078 sq. ft.
Total	46	Total Units/ Livable Space	36,551 sq. ft.

Landscaping

The proposed project site includes 11,407 square feet of landscaping. The conceptual plan includes varied Evergreen, Pine Fern, and Avocado Hass trees along with varied colorful, dense shrubs. Evergreen vines are proposed along the westerly property wall to soften the appearance. In addition, varied evergreen trees and shrubs are placed at the southern boundary to provide additional buffer between the adjacent single-family dwelling and the new multi-level structures. Avocado trees are also proposed adjacent to the edible garden located at the rear of the southern boundary.

Public Improvements

The County of Los Angeles Fire Department has reviewed the proposed project and requires two new fire hydrants: one on-site located adjacent to the proposed Fire Turnaround and the other located on Main Street, north of the proposed driveway entrance to the development. The new hydrants will provide additional fire protection for the project site. See Condition Nos. 98 and 99.

Affordable Housing

A regulatory agreement restricting income affordability levels will be recorded against the property to specify the terms of affordability restrictions of the units to extremely-low, very-low, and low income residents. These terms will be in effect for a minimum of 55 years following the release of the Certificate of Occupancy.

The Housing Authority will place the affordability covenants on 23 units, though all 46 units will be restricted through the Tax Credit financing. Affordability restrictions are as follows:

- All 46 of the Affordable Units (21 one-bedroom units, 13 two-bedroom units, and 12 three-bedroom units) will be available to Eligible Households in accordance with California Health and Safety Code Section 50105 whose income does not exceed 50% of the Area Median Income (AMI), adjusted for household size appropriate to the unit, at an affordable rent as defined in Section 50053; and
- One unit will be unrestricted and set-aside for the on-site manager.

The Housing Authority restricts 23 of the units in compliance with Article XXXIV (Public Housing Project Law) to the following income categories for SB 341 (Redevelopment) purposes:

	<u>1-Bdrm</u>	<u>2-Bdrm</u>	<u>3-Bdrm</u>	<u>Total</u>
Extremely-Low Income Units	4	2	3	9
Very-Low Income/Low Units	2	2	1	5
<u>Low Income</u>	<u>6</u>	<u>2</u>	<u>1</u>	<u>9</u>
Total Units	12	6	5	23

Artist Colony Community Benefits

The proposed artist colony concept provides the opportunity to live in an affordable multiple-family residential housing that can nurture creativity and personal development. The developer, Meta Housing Corporation, will offer social services free of charge to the residents and these services include educational, recreational, social and/or vocational programs.

Deviations –Site Planning and Design for Affordable Residential Projects

The proposed project requires deviations of certain development standards which is allowable pursuant to CMC Section 9126.91. The applicant requests the following deviations:

Parking

The required minimum parking stall dimensions for residential uses is 9-foot in width by 20-foot in length. The applicant requests reduce the required length from 20 feet to 18 feet. The City Traffic Engineer has determined that the reduction in length is appropriate and will still allow safe maneuverability.

Private Patios, Balconies and Storage

Each residential unit requires either a patio or balcony. One bedroom units require a minimum 130 square foot area and units with two and more bedrooms require a 150 square foot minimum area. The proposed balconies range from 57 square feet to 181 square feet or personal outdoor workspaces range from 56 square feet to 597 square

feet. In addition, each unit is required to provide at least 200 cubic feet of enclosed, weatherproofed and lockable private storage space. No private storage is proposed by the applicant. In exchange for these required amenities, the proposal includes significant common community spaces and usable outdoor space for the residents.

Development Impact Fees

Staff has determined that Development Impact Fees (DIF) should not apply to this project. Many cities do not apply DIF to affordable projects in order to incentivize affordable housing. As part of the 2014 Housing Element Update, the City accepted responsibility for Carson's project share of regional housing growth. These affordable units provided by this development project will help the City meet this commitment.

Public Outreach

In July 2016, Meta Housing Corp. held a pre-application neighborhood meeting at Carson Park to discuss the proposed project prior to formally submitting the development application. At that time, the main concern from residents was providing a sufficient buffer between the adjacent single-family residential units.

On February 23, 2017, the applicant will be hosting a second neighborhood meeting at Carson Park. Invitations were sent to all property owners and occupants within 500 feet of the project site. Staff will provide an update to the Planning Commission regarding the neighborhood meeting.

V. Environmental Review

The City reviewed the environmental impacts of the proposed project pursuant to the California Environmental Quality Act. A Mitigated Negative Declaration (MND) was prepared and made available for a public review period from January 19, 2017 through February 20, 2017. The potentially significant impacts identified in the MND including cultural resources, hazards and hazardous materials, and noise would be reduced to less than significant through implementation of mitigation measures. All mitigation measures from the MND will be incorporated into the conditions of approval. See Exhibit No. 4 and Condition Nos. 46 – 56

Specific environmental issues are discussed below:

Cultural Resources

The project site has been previously graded during previous development of the site. Any buried archaeological and/or paleontological resources would have been uncovered at the time of the initial grading of the project site. To ensure protection of archeological and paleontological resources, specialized monitors will be invited to the site prior to and during ground disturbance.

Hazards and Hazardous Materials

A Phase I and Phase II site analysis indicate contamination to on-site soil and groundwater underlying portions of the subject property, and potential impacts may have migrated off-site. To mitigate these impacts, a soil contamination remediation plan is required to ensure proper remediation, removal and disposal of contaminated soils from the site and obtaining a “No Further Action” approval from the Los Angeles County Fire Department Site Mitigation Unit Voluntary Oversight Program.

Noise

A noise analysis was conducted and determined that noise from construction equipment may exceed the required noise thresholds. To mitigate these impacts, a noise mitigation plan is required to reduce construction noise to within the allowable levels for residential uses throughout construction. Periodic monitoring by the Planning Division or designee will ensure compliance.

The City reviewed the environmental impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA). A draft Mitigated Negative Declaration (State Clearinghouse #) was prepared and made available for a public review period from January 19, 2017 through February 20, 2017. The Draft Mitigated Negative Declaration found potentially significant impacts to cultural resources, hazards and hazardous materials, and noise. With inclusion of the proposed mitigation measures, the adverse impacts are mitigated to less than significant impacts. See Exhibit No. 4

The City Council adopted the Mitigated Negative Declaration on February 21, 2017.

VI. Public Notice

Public notice was posted to the project site on February 9, 2017. Notices were mailed to property owners and occupants within 500 feet by February 16, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- **ADOPT** Resolution No. 17-_____, entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1622-16 AND CONDITIONAL USE PERMIT NO. 1008-16, AND RECOMMEND TO THE CITY COUNCIL TO CONSIDER APPROVAL OF GENERAL PLAN AMENDMENT NO. 99-16, AND ZONE CHANGE NO. 176-16 FOR A 46-UNIT AFFORDABLE “ARTIST**

LOFTS” RESIDENTIAL FOR A PROPERTY LOCATED AT 21205 MAIN STREET IN THE RM-25-D ZONING DISTRICT”

VIII. Exhibits

1. Draft Resolution
2. Site Map
3. Developer Acknowledgement Letter Regarding Shared Parking Conditional Use Permit Requirement dated February 1, 2017
4. Mitigation Measures Summary
5. Development Plans (under separate cover)

Prepared by: McKina Alexander, Associate Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 17xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1622-16 AND CONDITIONAL USE PERMIT NO. 1008-16, AND RECOMMEND TO THE CITY COUNCIL TO CONSIDER APPROVAL OF GENERAL PLAN AMENDMENT NO. 99-16, AND ZONE CHANGE NO. 176-16 FOR A 46-UNIT AFFORDABLE "ARTIST LOFTS" RESIDENTIAL FOR A PROPERTY LOCATED AT 21205 MAIN STREET IN THE RM-25-D ZONING DISTRICT

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, Kathleen Calvert for Meta Housing Corporation with respect to real property located at 21205 Main Street and described in Exhibit "A" attached hereto, requesting the approval to construct a 46-unit affordable residential housing development on 1.81 acres within the RM-25-D (Residential Multiple-Family – 25 units per acre – Design Overlay) zoning district. The request includes:

- Design Overlay Review (DOR) No. 1632-16 to permit the design of new multiple-family residential units;
- Conditional Use Permit (CUP) No. 1018-16 to permit a new multiple-family residential within the RM-25-D zoning district;
- General Plan Amendment (GPA) No. 100-16 to change the land use designation from Light Industrial to High-Density Residential; and
- Zone Change (ZC) No. 176-16 to change the zoning district from ML-D (Manufacturing Light – Design Overlay) to RM-25-D (Residential Multiple-Family – 25 units per acre – Design Overlay).

A public hearing was duly held on February 28, 2017, at 6:30 P.M. at City Hall, Helen Kawagoe 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. In regards to CMC Section 9172.23 Site Plan and Design Review, the Planning Commission finds that:

- a) The proposed project is consistent with the Carson General Plan Land Use High Density – Residential designation and adheres to its policies, goals and objectives.
- b) The proposed affordable housing development is consistent with the development standards of Section 9172.23. The proposed project will offer leasing preference to working artists and is an exemplary example of an affordable residential development.

EXHIBIT NO. 1 -



- c) The proposed project is located on two parcels totaling a net area of 1.81 acres. A parcel merger will be required for consolidation into a larger lot to allow construction of a cohesive development with an integrated design.
- d) The surrounding properties are developed with light industrial, commercial, and single-family residential uses and the proposed project is compatible with the neighborhood. The proposed affordable residential development is consistent with the development standards and surrounding uses.
- e) The proposed project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- f) There will be adequate street access and traffic capacity for the proposed multiple-family residential use. Interior circulation and street access is not anticipated to generate significant adverse effects to adjacent public streets based on the City's Traffic Engineer review. The subject property is located on Main Street adjacent to a single-family residential neighborhood and light industrial park. Public right-of-way improvements modifying the driveway approaches are provided to comply with current American Disabilities Act (ADA) accessibility standards.
- g) The proposed project conforms to applicable design standards and guidelines for the RM-25-D zone. The three residential buildings are located along the northern portion of the site and provide substantial setback from the southern property line that will help buffer the use transition between the adjacent single-story residential dwellings and the proposed two and three-story buildings.
- h) The project is designed in a contemporary architectural style with a variety of scales and forms into the overall building designs. The design incorporates varying building materials, window sizes, primary and accent paint colors, and ornamental features to produce a distinctive design quality.
- i) The varied architectural designs for each building provide a greater emphasis on the project's residential focus, while balancing the adjacency between the existing industrial and single-family residential uses. In addition, a mural wall is proposed on the south elevation of Building A to add an artistic-theme feature to the housing development.
- j) The proposed building includes twenty-one (21) one-bedroom one-bath, thirteen (13) two-bedroom one-bath, and twelve (12) three-bedroom two-bath units with either balconies or outdoor workspaces for most units. The total livable area is 36,749 square feet.
- k) The proposed project site includes 11,407 square feet of landscaping. The conceptual plan includes varied Evergreen, Pine Fern, and Avocado Hass trees along with varied colorful, dense shrubs. Evergreen vines are proposed along the westerly property wall to soften the appearance. In addition, varied evergreen trees and shrubs are placed at the southern boundary to provide additional buffer between the adjacent single-family dwelling and the new multi-level structures. Avocado trees are also proposed adjacent to the edible garden located at the rear of the southern boundary.



- l) Access to the site is provided by a 26-wide driveway from Main Street. Additionally, a Fire access only driveway will be constructed at the rear of the site from Moneta. A total of 71 parking spaces are provided on-site.
- m) The project provides approximately 32,557 square feet of open space. This includes three courtyards consisting of a children's play area, edible garden, mural wall, sculpture garden and seating areas.
- n) The proposed DOR application to permit a multiple-family residential unit development meets the goals and objectives of the General Plan and would be consistent with applicable zoning and design regulations. Therefore, all of the required findings pursuant to Site Plan and Design Review Section 9172.23 (D) can be made in the affirmative.

Section 4. In regards to CMC Section 9126.91 Site Planning and Design for Affordable and/or Senior Citizen Residential Projects, the Planning Commission finds that:

- a) Deviations are permissible from Site Requirements, Residential Site Development Standards, Vehicular Parking, Loading and Maneuvering Areas, and Multiple-Family Dwelling Private Open Space, Length of and Separation between Buildings, Landscaping Requirements, and Recreational Facilities.
- b) The following deviations to provide an innovative design and effectively provide an appropriate transition use between single-family dwelling and industrial uses:
 - Reduce Number of Parking Spaces
 - Reduce Parking Stall Length Size
 - No On-site Guest Parking
 - Reduce the size and the number of patios and balconies provided
 - Private Storage Not Provided
 - Allow separation less than twenty (20) feet wide
- c) The proposed project comprehensively provides an integrated design with its own open space, landscaping, recreational facilities, off-street parking and amenities for contemporary living. The requested deviations from the code requirements do not significantly compromise the overall qualities of the architecture and site plan. Instead, the requested deviations enhance architectural unity and harmony within the project and between the project and the surrounding residential neighborhood and industrial uses. Consideration was also given to the project by providing an innovative design that effectively provides for residential projects of higher density while assuring adequate fire protection, water supply, and vehicular and pedestrian circulation.

Section 5. In regards to CMC Section 9172.21 Conditional Use Permit, the Planning Commission finds that:

- a) The proposed project is compatible with the General Plan and surrounding uses. The proposed project is identified in the zoning code as a use permitted with a Conditional Use Permit for this zoning designation. The surrounding properties are developed with light industrial, commercial and single-family dwelling residential uses and the proposed project is compatible with the neighborhood.



- b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c) There will be adequate street access and traffic capacity for the proposed multiple-family residential use. Interior circulation and street access is not anticipated to generate significant adverse effects to adjacent public streets based on the City's Traffic Engineer review. The subject property is located on Main Street adjacent to a residential neighborhood and a light industrial park. Public right-of-way improvements modifying the driveway approaches are provided to comply with current American Disabilities Act (ADA) accessibility standards.
- d) The County of Los Angeles Fire Department has reviewed the proposed project and concludes that adequate water supply will exist with the addition of two fire hydrants: one on-site fire hydrant adjacent to the proposed Fire Turnaround and one fire hydrant on Main Street, north of the proposed driveway entrance to the development.
- e) The proposed use is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- f) The proposed CUP application to permit multiple-family residential units meets the goals and objectives of the General Plan and would be consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Conditional Use Permit Section 9172.21 (D) can be made in the affirmative.

Section 6. The Planning Commission finds the proposed General Plan Amendment and Rezone is consistent with the General Plan goals and policies for a High Density Residential use:

- a) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation from Light Industrial to High Density Residential is consistent and compatible with the existing single-family dwelling use to the south and west, and light industrial uses to the north and east of the subject site.
- b) The General Plan Land Use designation for High-Density Residential allows 25 units per acre. As such, the project is permissible because the 1.81-acre site permits up to 46 units.
- c) The project includes a zone change application to change the existing ML-D (Manufacturing Light – Design Overlay) zone designation to RM-25-D (Residential Multiple-Family – 25 units per acre – Design Overlay). The RM-25-D zone allows a maximum of 46 units for affordable housing projects. The proposed project requires deviations of certain development standards which is allowable pursuant to CMC Section 9126.91.

- d) The proposal to change the zoning from ML-D to RM-25-D permits a better transitional use adjacent to the single-family homes located south and west of the project site and the site design help balance the adjacency between the existing industrial.
- e) The rezone proposal would be compatible with the surrounding uses and consistent/compatible with a General Plan land use designation of High Density Residential.
- f) The proposed affordable multiple-family residential development will be an asset to the City and adheres to the goals and vision of the General Plan. As such, the project is compatible with the existing and anticipated development within its vicinity.

Section 7. The Planning Commission further finds that the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Declaration prepared for this project.

Section 8. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1622-16 and Conditional Use Permit No. 1008-16, and recommend to the City Council to consider approval of General Plan Amendment No. 99-16, and Zone Change No. 176-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 9. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 10. This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of the General Plan Amendment No. 99-16 and Zone Change No. 176-16 by the City Council 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 FEBRUARY 2017.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 7343-001-040 and 7343-001-041

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:

The North 125 feet of Lot 6 of Tract No. 3612, in the City of Carson, County of Los Angeles, State of California, as per map recorded in book 40 pages 5 and 6 of Maps, in the office of the county recorder of said county.



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1622-16
CONDITIONAL USE PERMIT NO. 1008-16
GENERAL PLAN AMENDMENT NO. 99-16
ZONE CHANGE NO. 176-16

GENERAL CONDITIONS

1. If building permits for Design Overlay Review No. 1622-16 and Conditional Use Permit No. 1008-16, are not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.



7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree 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 Meta Housing Corporation Property Owner(s) operations or any claims against the City for or as a result of the granting of the approval. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties 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 Parties' 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. Parties 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 Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

14. Approval of Design Overlay Review No. 1622-16 and Conditional Use Permit No. 1008-16 is contingent upon City Council approval of General Plan Amendment No. 99-16 and Zone Change No. 176-16 and adoption of the Mitigated Negative Declaration for the Meta Housing Carson Arts project. If as a result of City Council's approval of the said applications, any portion of Design Overlay Review No. 1622-16 or Conditional Use Permit No. 1008-16 becomes inconsistent with those approvals, the applicant shall file a modification to Design Overlay Review No. 1622-16 and/or Conditional Use Permit No. 1008-16.

Special Conditions

15. Affordable housing requirements shall be consistent with Carson Housing Authority Resolution No. 17-06-CHA and City of Carson Resolution No. 17-022 approving the Disposition and Development Agreement (DDA) between the Carson Housing Authority and 21205 Carson Arts, LP.
16. Prior to issuance of a Building Permit, identify electric vehicle charging stations or necessary electrical conduits and infrastructure for future charging stations within the parking garage.

AESTHETICS

17. Texture treatment, such as stucco paint and stone veneer shall be incorporated into building facades, subject to the Planning Division approval.
18. 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.
19. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.



20. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
21. 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.).
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

Prior to issuance of Building Permits

23. Decorative wrought iron fencing located at the front and rear entrances shall be reviewed and approved by the Planning Division.
24. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.

LANDSCAPE/IRRIGATION

25. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
26. 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 shall be approved by the Planning Division.
27. 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.
28. 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.
29. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.



30. The proposed irrigation system shall include best water conservation practices.
31. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.

LIGHTING

32. Shall provide adequate lighting for the parking and walkway areas.
33. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
34. 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 AND PAVING

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

SAFETY

37. The applicant shall install and maintain a recorded video system with 24-hour monitoring to serve as a deterrent to criminal and nuisance activity as approved by the Los Angeles County Sheriff's Department.

TRASH

38. Trash collection shall comply with the requirements of the City's trash collection company.
39. The trash and recycling enclosure area shall be compatible with the architectural design of the main building, located on a four inch concrete pad screened by a six foot decorative tube steel frame with matching metal screen, galvanized corrugated metal decking with aluminum lattice, and block walls screen by adjacent landscape. A painted metal self-closing door shall be used for enclosing the entrance to the trash and recycling areas.
40. Trash and recycling areas shall be provided in accordance with Sections 9164.2 and 9164.4 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
41. Prior to issuance of the building permit, the trash and recycling area enclosure design shall be approved by the Planning Division.



UTILITIES

42. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
43. 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.
44. 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.
45. 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.

ENVIRONMENTAL – MND MITIGATION MEASURES

46. Prior to issuance of grading permits, the project shall comply with all recommendations included in the Phase I/II Environmental Assessment Study prepared by Partner Engineering and Science, Inc. dated 5/12/16 including but not limited to:
 - a. The project shall prepare and submit a soil management plan to address the handling of soil that may contain petroleum hydrocarbons and/or volatile organic compounds (VOCs).
 - b. Additional subsurface investigation and special disposal considerations may be required if the impacted soil is encountered and excavated from the site.
 - c. Obtain a "No Further Action" approval from the Los Angeles County Fire Department Site Mitigation Unit Voluntary Oversight Program showing fulfillment of the project soil remediation plan in accordance with Federal and State law.
47. Construction activities shall be limited to Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m.; and Saturday between 8:00 a.m. and 5:00 p.m. Construction activities are prohibited between the hours of 6:00 p.m. and 7:00 a.m. Monday through Friday; and Saturday from 5:00 p.m. through Monday morning, 7:00 a.m. or on Sundays or any Federal holidays
48. Prior to issuance of demolition permit, submit a noise mitigation plan to the Planning Division verifying that construction noise shall be reduced to within the allowable levels for residential uses throughout construction. Periodic monitoring by the Planning Division or designee shall be conducted to ensure compliance.



49. Should construction noise exceed allowable levels after implementation of the measures, the use of sound curtains or other noise barriers shall be required. The noise mitigation plan shall identify the type and location of sound curtains or other noise barriers to be utilized to reduce construction noise to within allowable levels.
50. Placement of stationary construction noise sources such as generators or pumps at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses.
51. Place construction staging areas must be located as far from noise sensitive land uses as feasible.
52. Ensure all construction equipment is equipped with noise reducing devices and are properly maintained.
53. Idling equipment must be turned off when not in use.
54. Maintain equipment so that vehicles and their loads are secured from rattling and banging noises.
55. To ensure protection of protection of archaeological and paleontological resources, specialized monitors will be invited to the site prior to and during ground disturbance.
56. In case any archaeological and/or paleontological resources are uncovered during ground disturbance, the contractor shall stop work in the immediate area of the find, ensuring that uncovered resources are evaluated, left in place if possible, or curated as recommended by a professional archaeologist and/or paleontologist, and the cultural recovery process monitored by a Native American representative of the Gabrieleno Band of Mission Indians – Kizh Nation. Work may continue outside of the area of the find and the project archaeologist shall file a report regarding the information with the City Community Development Director.

BUILDING AND SAFETY DIVISION

57. Submit development plans for plan check review and approval.
58. Obtain all appropriate building permits and an approved final inspection for the proposed project.
59. Prior to Issuance of building permits, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

PUBLIC WORKS – ENGINEERING SERVICES DEPARTMENT

General Conditions



60. 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.
61. A construction permit is required for any work to be done in the public right-of-way.
62. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.

Prior to Issuance of Grading Permit

63. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
64. 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
65. Show any improvements within the public right-of-way (e.g. driveways, sidewalk, parkway drains, trees, curb/gutter) on the grading plan for review and obtain approval from the City of Carson Engineering Division.

Prior to Issuance of Building Permit

66. A lot merger is required.
67. 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.
68. 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.
69. Soils report, sewer area study, drainage concept, hydrology study and storm water quality plan shall be reviewed and approved. The building permit will not be granted until the required soils, sewer, drainage concept, hydrology study and storm water 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 storm water quality plan.



70. 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.
71. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
72. The Developer shall comply with applicable LID requirements (CMC 5809) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.
73. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all required improvements in the public right-of-way for review and approval by the City Engineer. A copy of the approved conditions of approval must be attached to the plans when submitted.
 - a) Sewer main improvements (if any) along Main Street and along Moneta Avenue.
 - b) Alley improvements (if any).
 - c) Sewer Main improvements (if any) along Main Street and along Moneta Avenue as determined by the aforementioned requirement.
 - d) Storm Drain improvements (if any) along Main Street and along Moneta Avenue as determined by the aforementioned requirement.
74. 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.
75. Submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans submitted.
76. Provide proof of Worker's Compensation and Liability Insurance.

Prior to Issuance of Certificate of Occupancy

77. 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.
78. 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.



79. 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.
80. 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.
81. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street and along Moneta Avenue abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
82. Fill in any missing sidewalk within the public right of way along Main Street and along Moneta Ave abutting this proposed development
83. Remove and replace any broken/damaged driveway approach within the public right of way along Main Street and along Moneta Avenue abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
84. Remove unused driveway approach, if any, within the public right of way along Main Street and along Moneta Avenue abutting the proposed development site and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
85. Modify existing driveways within the public right of way along Main Street and along Moneta Avenue abutting this proposed development per City of Carson Standard to comply with the American Disability Act (ADA) requirements and to the satisfaction of the City Engineer.
86. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (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.
87. Plant approved parkway trees on locations where trees in the public right of way along Main Street and along Moneta Avenue abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.



88. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street and along Moneta Avenue abutting this proposed development.
89. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
90. Install striping and pavement legend per City of Carson standard.
91. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, constructions, and maintenance of all infrastructures constructed and American Disability Act (ADA) accessibility for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
92. Streets abutting the development, shall be slurry sealed from curb-to-curb or median-to-median when medians are existing or as approved by the City Engineer. Slurry seal materials shall be rubberized emulsion aggregate slurry (REAS).
93. All infrastructures necessary to service the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

PUBLIC WORKS – TRAFFIC ENGINEERING

94. Submit application and obtain approval for a Shared Parking Conditional Use Permit before events are held at the development.

PUBLIC WORKS – WATER QUALITY

Prior to issuance of Building Permit

95. Per City of Carson Ordinance 5809, the developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City of Carson Engineer.
96. Provide LID and grading plans concurrently with Los Angeles County Grading department.

Prior to issuance of Certificate of Occupancy

97. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the Los Angeles County Building Code and Title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify any structural and/or treatment control device installed.



FIRE DEPARTMENT

98. Install one new public fire hydrant on Main Street, north of the proposed driveway entrance to the proposed developments.
99. Install one new on-site fire hydrant adjacent to the proposed Fire Department Turnaround.
100. Additional water system requirements may be required when this land is further subdivided and or during the building permit process.
101. Submit four sets of fire hydrant improvement plans to the required public fire hydrant to Fire Prevention Land Development for review and approval prior to building permit issuance.
102. The on-site fire hydrant shall be submitted for review and approval to the County of Los Angeles Fire Department Engineering Section Sprinkler Unit at the building plan check.
103. Fire Protection facilities; including access, must be provided to and during construction.
104. Submit three copies of the final map to the County of Los Angeles Fire Department Fire prevention Land Development Unit for review and approval prior to recordation.

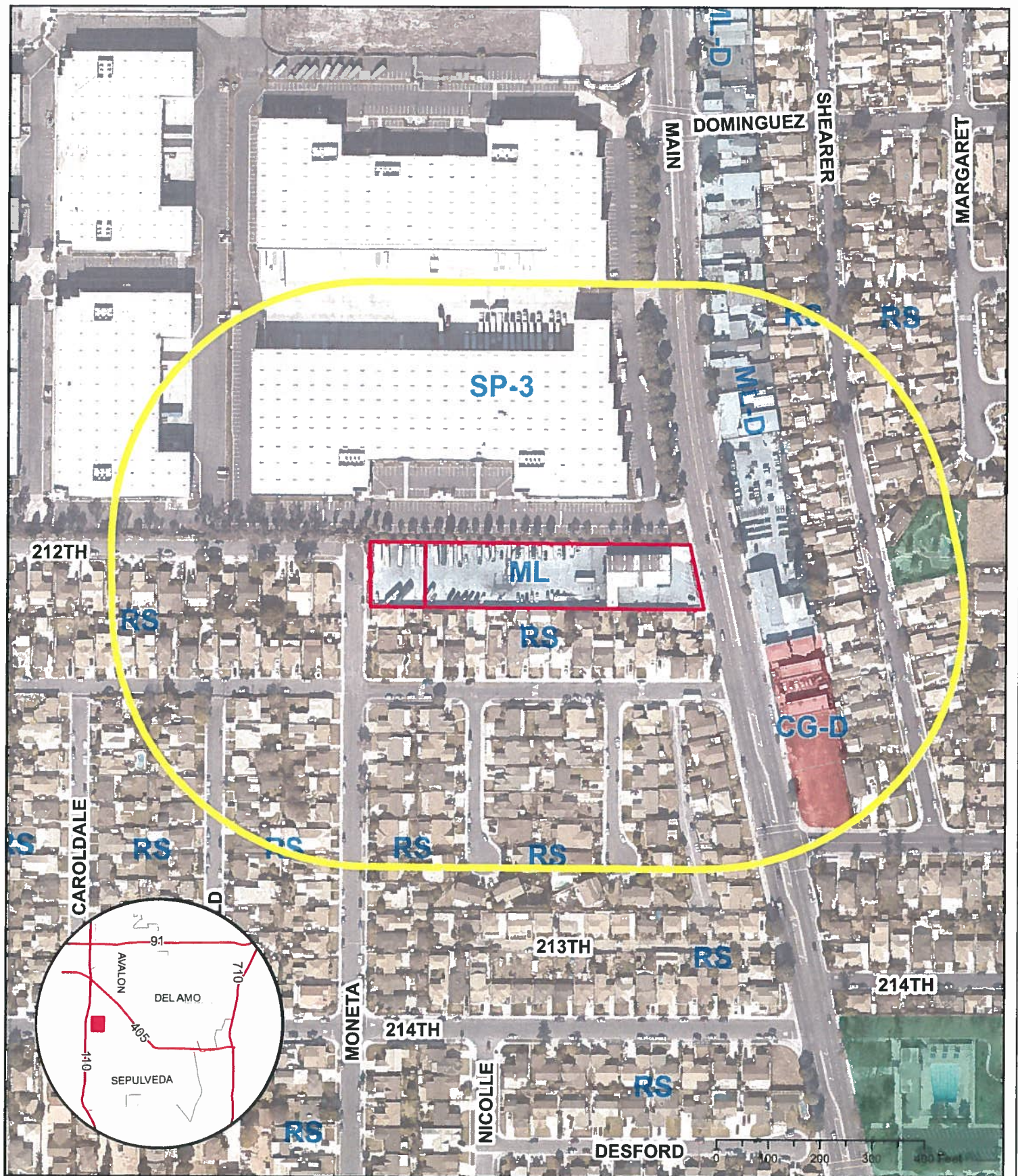
DEPARTMENT OF TRANSPORTATION (CALTRANS)

105. Obtain a Caltrans transportation permit for any transportation of heavy construction equipment and/or materials requiring use of oversized-transport vehicles on State highways. Limit large size truck trips to off-peak commute periods.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

106. All parties involved in the subject project located at 21205 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.





City of Carson
500 Foot Radius Map
21205 S. Main Street

EXHIBIT NO. 2 -

Date Printed: Wednesday, February 01, 2017



21205 Carson Arts, L.P.

February 1, 2017

City of Carson
Community Development/Planning
Attn: Ms. McKina Alexander
701 East Carson Street
Carson, CA 90745

RE: Carson Arts Apartments
21205 Main Street, Carson, CA
Conditional Use Permit for Shared Parking

Dear Ms. Alexander,

Pursuant to the City's requirement, the Developer will obtain a shared parking conditional use permit prior to special events held at the site.

Sincerely,



Chris Maffris
Senior Vice President

EXHIBIT NO. 3 -



6 Summary of Mitigation Measures

Mitigation Measure CUL-1

If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a *unique archaeological resource* as defined in Section 21083.2(g) of the State CEQA Statutes. If this determination is positive, the resource shall be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed. The project archaeologist shall file a report regarding the information recovery with the City Development Services Manager.

Mitigation Measure CUL-2

If paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, the resource shall be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed. The project archaeologist shall file a report regarding the information recovery with the City Development Services Manager.

Mitigation Measure HAZ-1

Prior to commencing construction activities, the contractor shall obtain a "No Further Action" approval from the Los Angeles County Fire Department Site Mitigation Unit Voluntary Oversight Program showing fulfillment of the project soil remediation plan.

Mitigation Measure NOI-1

The contractor shall limit all construction activities to between the hours of 7:00 a.m. and 8:00 p.m. daily. Construction activities will not be permitted between the hours of 8:00 p.m. and 7:00 a.m. or on Sundays or any federal holidays.

Mitigation Measure NOI-2

The following measures are required to ensure that project-related short-term construction noise levels are reduced to less-than-significant levels. Prior to issuance of demolition permits, a noise mitigation plan verifying that compliance with the following measures would reduce construction noise to within the allowable levels of 80 dBA for residential uses between the hours of 7:00 a.m. and 8:00 p.m. daily. Should construction noise exceed allowable levels after implementation of the following measures, the use of sound curtains or other noise barriers shall be required. The noise mitigation plan shall identify the type and location of sound curtains or other noise barriers to be utilized to reduce construction noise to within allowable levels.

- Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Planning Director, or designee during routine inspections.
- Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Planning Director or designee during routine inspections.



Summary of Mitigation Measures

- Throughout construction, the contractor shall ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained. This mitigation measure shall be periodically monitored by the Planning Director, or designee during routine inspections.
- Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by the Planning Director, or designee during routine inspections. Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by the Planning Director, or designee during routine inspections.

