



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 28, 2017

SUBJECT: Design Overlay Review No. 1632-16 and  
Conditional Use Permit No. 1018-16

APPLICANT: Thomas Safran & Associates  
Attn: Courtney DeBeikes  
11812 San Vicente Boulevard, Suite 600  
Los Angeles, CA 90049

REQUEST: To construct a four-story mixed-use project  
consisting of 51 affordable residential units and  
2,500 square feet of commercial uses within the  
MU-CS (Mixed-Use – Carson Street) zoning  
district

PROPERTY INVOLVED: 600 W. Carson Street

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#### COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

#### COMMISSIONERS' VOTE

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

***Item No. 7B***

## **Introduction**

### **Property Owner**

City of Carson Housing Authority

### **Applicant**

Thomas Safran & Associates, Courtney DeBeikes, 11812 San Vicente Boulevard, Suite 600, Los Angeles, CA 90049

### **Project Address/Location**

600 W. Carson Street

### **Project Description**

The applicant requests Design Overlay Review and a Conditional Use Permit to construct a four-story mixed-use building that includes 51 affordable residential units, with leasing preference to veterans of the United States armed forces, and 2,500 square feet of retail area.

### **Previously Approved Discretionary Permits**

None.

## **I. Background**

The project site includes six separate parcels. The City of Carson Housing Authority is in escrow to acquire three parcels (APN's 7343-020-902, -903, -904) totaling 0.45-acres, from the City of Carson Successor Agency. The developer controls three parcels (APN's 7343-020-064, -065, -066) totaling 0.70-acres.

## **II. Project Site and Surrounding Land Uses**

The following provides a summary of the site information, refer to Exhibit 1.

<b>Site Information</b>	
General Plan Land Use	Mixed-Use Residential
Zone District	MU-CS (Mixed-Use – Carson Street)
Site Size	1.15 acres
Present Use and Development	600 W Carson – Vacant 21723
Surrounding Uses/Zoning	North: Restaurant zoned MU-CS (across Carson Street) South: Multi-family residential zoned MU-CS East: Multi-family zoned MU-CS (across Figueroa Street) West: Interstate Highway 110
Access	Ingress/Egress: Figueroa Street



### III. Analysis

#### General Plan/ Zoning

The project is consistent with the City's General Plan policies for the Mixed-Use Residential land use designation and development standards for the Mixed-Use – Carson Street zoning district. Additionally, the project is consistent with the Carson Street Mixed Use Corridor, which anticipated a combination of residential and general commercial uses for the area. The maximum density in MU-CS zone for projects with affordable housing is fifty-five (55) dwelling units per acre. The proposed project density is forty-four (44) dwelling units per acre. Therefore, the project is consistent with the General Plan and zoning.

#### Site Plan

The 1.15-acre site is bounded by Carson Street to the north, Figueroa Street to the east, single-story multi-family residential to the south and Interstate Highway 110 to the west. The commercial area is oriented towards the corner of Carson Street and Figueroa Street with storefront entrances along Figueroa Street. The site design includes a single entrance off of Figueroa Street that leads to fire access, retail parking and secured residential parking at the ground level. The proposed building provides a 30' setback to the south that will help buffer the transition between the adjacent single-story structures and the proposed four-story building.

#### Open Space

The project provides approximately 49,335 square feet of useable open space that includes the podium courtyard, residential plaza, community room & fitness, garden area, and private patios.

#### Access, Parking, and Traffic

Access to the project site is provided by a driveway on Figueroa Street. A total of seventy-five (75) parking spaces are provided on-site including sixty-six (66) secured spaces for residents, and nine (9) parking spaces for the retail portion. Per State density bonus requirements (AB-744), the parking requirement for this development is twenty-six (26) parking spaces. AB-744 was signed into law in October 2015 and requires the City to provide significant reductions in parking requirements for affordable housing developments that are located within one-half mile of a major transit stop. A major transit stop is defined in Section 21155 of the Public Resources Code. The Silverline transit stop at Harbor Freeway and Carson Street qualifies and the reduced parking ratio for 100% affordable housing project is 0.5 spaces per unit, inclusive of guest and disabled parking. The law prevents local jurisdictions from imposing vehicular parking requirements higher than those established by the legislation.

No vehicle parking will be permitted in the fire access drive aisle to facilitate Fire Department emergency vehicle response. The project was reviewed by the City's Traffic Engineer and determined that the development will generate an estimated twenty-nine (29) vehicle trips during the AM peak hour and forty-one (41) trips during



the PM peak hour. These levels of traffic are minor as compared to the existing traffic volumes and capacities on Carson Street and Figueroa Street.

#### Architecture

The project is designed in a contemporary architectural style consisting of a variety of scales and forms into the overall building design. The building is organized with a base, body and cap. The base of the building is designed with a combination of stone with TREX latticework or stone with storefront materials. The main body of the building is designed with composite siding and a variety of white and earth-tone painted stucco to help break up the mass of the building. Additionally, the cap of the building is demonstrated through the unbroken parapet, and the clock tower element further defines the top of the building.

The elevations along Carson Street and Figueroa Street are designed with human-scale features. The streetscape focus is the corner retail courtyard that is punctuated with a short wall, fountain and landscaping features. The interplay of future retail storefront designs will further animate this area. The residential lobby is designed with double height glazing and a large canopy. Additionally, a stone base visually anchors the building to the ground and supports the TREX latticework which conceals the parking garage beyond, further adding interest to the streetscape.

#### Unit Mix and Sizes

Plan	Number of Units	Bedroom/Bath	Size
Plan 1	24	1-Bedroom/1-Bath	555 sq. ft.
Plan 2	13	2-Bedroom/2-Bath	875 sq. ft.
Plan 3	14 (including 1 manager's unit)	3-Bedroom/2-Bath	1,105 sq. ft.
Total	51	N/A	40,165 sq. ft.

#### Landscaping and Streetscape Improvements

Landscape areas are strategically designed along the ground-level perimeter areas, courtyard plaza and terrace, and level two courtyard area. Materials include trees, shrubs, vines and groundcover within planters and walls with green screens. The proposed landscape areas are required to comply with water-efficient landscape requirements of the City. Streetscape improvements along Carson Street are required to be consistent with the Carson Street Mixed-Use District Master Plan including sidewalk design, amenities, and landscaping.

### 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 construction covenants.

The Housing Authority will place the affordability covenants on 25 units, though all 50 units will be restricted through the Tax Credit financing. Affordability restrictions are as follows:

- All 50 of the Affordable Units (24 one-bedroom units, 13 two-bedroom units, and 13 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 California Health and Safety Code Section 50053; and
- One unit will be unrestricted and set-aside for the on-site manager.

An affordable rent as defined by California Health and Safety Code Section 50053 includes:

- For Extremely-Low income households the product of 30 percent times 30 percent of the AMI adjusted for family size appropriate for the unit.
- For Very-Low income households, the product of 30 percent times 50 percent of the AMI adjusted for family size appropriate for the unit.
- For Low income households whose gross incomes exceed the maximum income for very low income households, the product of 30 percent times 60 percent of the AMI adjusted for family size appropriate for the unit.

The Housing Authority will restrict 25 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	2	3	2	7
Very-Low Income Units	9	4	5	18
Low Income Units	0	0	0	0
Total Units	11	7	7	25

Social services will be provided to the residents by Thomas Safran & Associates, who has provided social services in Southern California for over forty years. Their programming includes financial assistance, vocational programs, social activities such as birthday parties and movie nights, and various educational, recreational, and



fitness classes. These services are provided to the residents free of charge and programming varies based on resident interest.

#### 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

On February 15, 2017, the applicant hosted a neighborhood meeting at The Gateway Community Room, located at 720 E. Carson Street. Invitations were sent by the applicant to all property owners and tenants within 500 feet of the project location. Ten people attended the open-house style meeting, where attendees could ask questions and talk directly with the developer representatives while viewing project renderings and plans on display. Staff attended the meeting as well. People asked questions about timing of construction and how the proposal would affect their property values. Overall, attendees were in support of the project with no major concerns.

In regard to the public notice posted on the property and mailed to property owners and tenants by the City, staff has not received any phone calls or letters.

#### **IV. Environmental Review**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects. The supporting factors for this CEQA exemption are as follows:

- The project is consistent with the applicable general plan and zoning regulations
- The project occurs on a project site of no more than five acres
- The project site has no value as habitat for endangered, rare or threatened species
- The project site can be adequately served by all required utilities and public services

#### **V. Public Notice**

Public notice was posted to the project site on February 8, 2017. Notices were mailed to property owners and occupants within 500 feet on February 16, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.





**VI. Recommendation**

That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** Design Overlay Review No. 1632-16 and Conditional Use Permit No. 1018-16 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. 1632-16 AND CONDITIONAL USE PERMIT NO. 1018-16 FOR DEVELOPMENT OF A FOUR-STORY MIXED-USE PROJECT CONSISTING OF 51 AFFORDABLE RESIDENTIAL UNITS AND 2,500 SQUARE FEET OF COMMERCIAL USES WITHIN THE MU-CS (MIXED-USE – CARSON STREET) ZONING DISTRICT LOCATED AT 600 W. CARSON STREET."

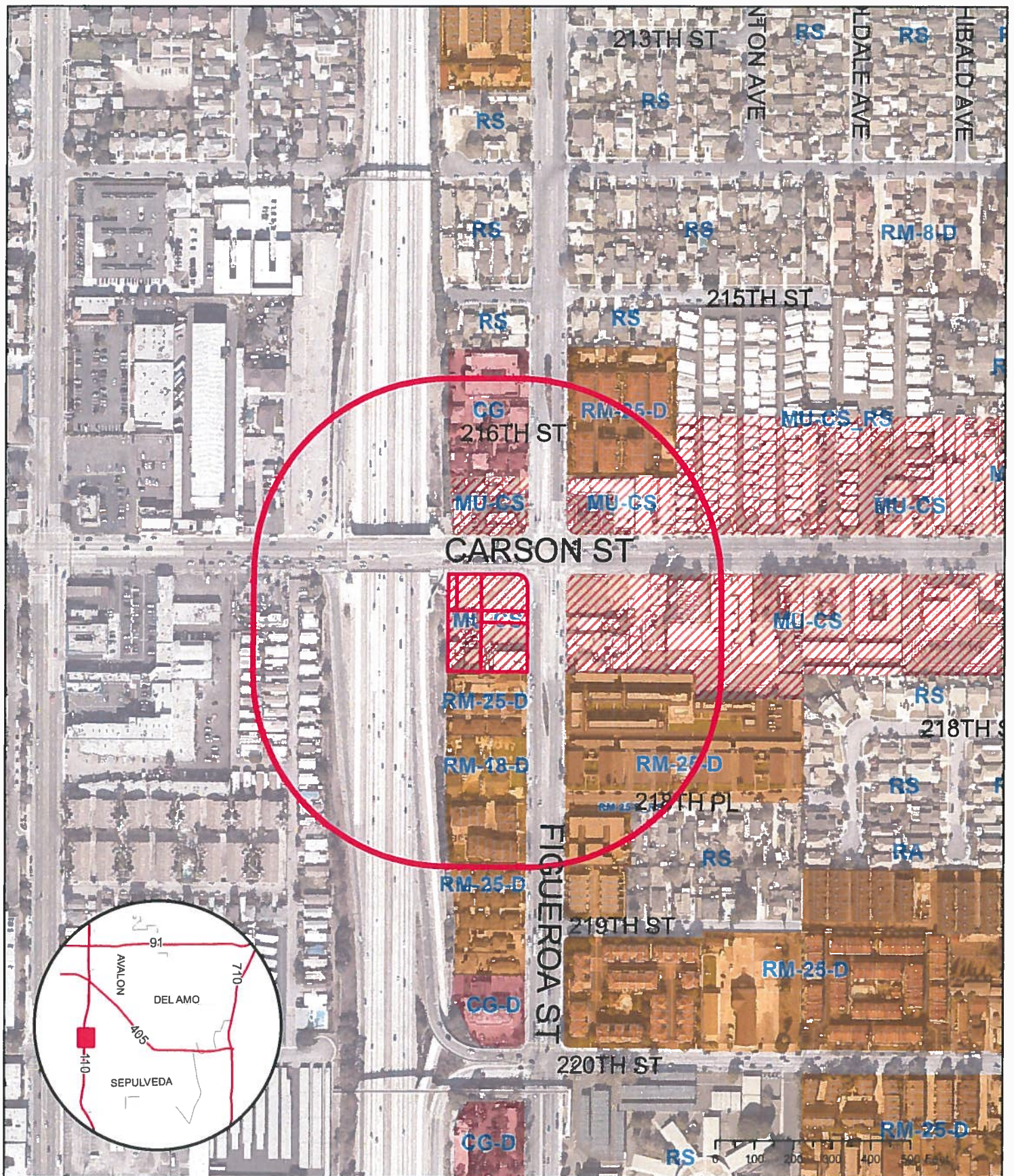
**VII. Exhibits**

1. Site Map
2. Draft Resolution
3. Development Plans (under separate cover)

Prepared by: Ethan Edwards, AICP, Contract Planner







# City of Carson 500 Foot Radius Map 600 W. Carson St.





**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 17-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1632-16 AND CONDITIONAL USE PERMIT NO. 1018-16 FOR DEVELOPMENT OF A FOUR-STORY MIXED-USE PROJECT CONSISTING OF 51 AFFORDABLE RESIDENTIAL UNITS AND 2,500 SQUARE FEET OF COMMERCIAL USES WITHIN THE MU-CS (MIXED-USE – CARSON STREET) ZONING DISTRICT LOCATED AT 600 W. CARSON STREET**

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

**Section 1.** An application was duly filed by the applicant, Thomas Safran & Associates, for property owner, City of Carson Housing Authority with respect to real property located at 600 W. Carson Street and described in Exhibit "A" attached hereto, requesting the approval to construct a four-story, 51 affordable residential units, and 2,500 square feet of commercial uses at 600 W. Carson Street within the MU-CS (Mixed-Use – Carson Street) zoning district. The request includes:

- Design Overlay Review (DOR) No. 1632-16 to permit the design of a new mixed-use project including multiple-family residential; and
- Conditional Use Permit (CUP) No. 1018-16 to permit a new mixed-use project including multiple-family residential within the Mixed-Use Carson Street district.

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 compatible with the General Plan and surrounding uses. The proposed project is identified in the zoning code as a use for this zoning designation subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with multi-tenant commercial and multiple-family dwellings and the proposed project is compatible with the neighborhood.
- b) 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.
- c) There will be adequate street access and traffic capacity for the proposed multiple-family residential and commercial uses. 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 W. Carson Street adjacent to a mixed-use and multiple-family residential neighborhood. Public right-of-way improvements including modifying the driveway approaches are provided to comply with current American Disabilities Act (ADA) accessibility standards.

- d) The proposed project conforms to applicable design standards and guidelines for the MU-CS. The project is designed in a contemporary architectural style with a variety of scales and forms into the overall building design. The building is organized with a base, body and cap. The base of the building is designed with a combination of stone with TREX latticework or stone with storefront materials. The main body of the building is designed with composite siding and a variety of white and earth-tone painted stucco to help break up the mass of the building. Additionally, the cap of the building is demonstrated through the unbroken parapet, and the clock tower element further defines the top of the building.
- e) The proposed DOR application to permit a mixed-use project including 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 Site Plan and Design Review Section 9172.23 (D) can be made in the affirmative.

**Section 4.** 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 subject to a conditional use permit for this zoning designation. The surrounding properties are developed with multi-tenant commercial and multiple-family dwellings 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 W. Carson Street adjacent to a mixed-use and multi-family residential neighborhood. Public right-of-way improvements including modifying the driveway approaches are provided to comply with current American Disabilities Act (ADA) accessibility standards.
- d) There will be adequate water supply for fire protection for the proposed use, as confirmed by the local water utility provider.
- 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 5.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and is therefore categorically exempt.

**Section 6.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1632-16 and Conditional Use Permit No. 1018-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 8.** 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 28<sup>th</sup> DAY OF FEBRUARY 2017.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**





## EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

### PARCEL A:

PARCEL 1: ASSESSOR'S PARCEL NUMBER: 7343-020-902 AND 7343-020-903

THE NORTHERLY 120 FEET OF THE EASTERLY 206 FEET OF LOT 40 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.

PARCEL 2: ASSESSOR'S PARCEL NUMBER: 7343-020-904

THAT PORTION OF LOT 40 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, AS ACQUIRED BY THE STATE OF CALIFORNIA, BY DEED 6585, RECORDED MAY 20, 1955, AS INSTRUMENT NO. 4115, IN BOOK 47844, PAGE 181, OF OFFICIAL RECORDS OF SAID OFFICE, BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY DIRECTOR'S DEED D-6585.1 RECORDED MARCH 3, 1966, AS INSTRUMENT NO. 2923, IN BOOK D3225, PAGE 537, OF SAID OFFICIAL RECORDS, BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY DIRECTOR'S DEED D-6585.2 RECORDED FEBRUARY 4, 1969, AS INSTRUMENT NO. 2856, IN BOOK D4270, PAGE 75, OF SAID OFFICIAL RECORDS, AND BOUNDED WESTERLY BY THE WESTERLY LINE OF THAT CERTAIN EASEMENT CONVEYED BY DIRECTOR'S DEED D-6585, RECORDED AUGUST 20, 1962, AS INSTRUMENT NO. 4793, IN BOOK D1729, PAGE 131, OF SAID OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OR THE UPPER 500 FEET THEREOF.

### PARCEL B:

PARCEL 1:

THE EAST 206 FEET (MEASURED ALONG THE NORTHERLY LINE THEREOF) OF LOT 40 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.

EXCEPT THE NORTH 120 FEET THEREOF.

PARCEL 2:

A PORTION OF LOT 40 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, DESCRIBED AS FOLLOWS:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED MAY 20, 1955 AS INSTRUMENT NO. 4115, IN BOOK 47844 PAGE 182 OF OFFICIAL RECORDS, IN SAID OFFICE, BOUNDED WESTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID CERTAIN PARCEL DISTANT WESTERLY THEREON 21.26 FEET FROM THE SOUTHEASTERLY CORNER OF SAID CERTAIN PARCEL; THENCE NORTHERLY IN A DIRECT LINE TO A POINT IN THE NORTHERLY LINE OF SAID CERTAIN PARCEL, DISTANT WESTERLY THEREON 19.06 FEET FROM THE NORTHEASTERLY CORNER OF SAID CERTAIN PARCEL.

11A

Order No: 09192370-919-KRC-KRE

EXCEPT THE NORTH 120 FEET THEREOF.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED MARCH 3, 1966 AS INSTRUMENT NO. 2923 OF OFFICIAL RECORDS.

Assessor's Parcel Number 7343-020-064, 7343-020-065, and 7343-020-066

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

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1632-16**

**CONDITIONAL USE PERMIT NO. 1018-16**

**GENERAL CONDITIONS**

1. If building permits for Design Overlay Review No. 1632-16 and Conditional Use Permit No. 1018-16, are not issued within two years 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 shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings 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. 1632-16 and Conditional Use Permit No. 1018-16. The 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 the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.



## **AESTHETICS**

14. Texture treatment, such as stucco paint and stone veneer shall be incorporated into building facades, subject to the Planning Division approval.
15. 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.
16. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
17. Prior to issuance of Building Permit, the specification of all colors and materials shall be submitted and approved by the Planning Division.
18. Prior to issuance of a Building Permit, an equipment screening view analysis shall be submitted and approved by the Planning Division. The equipment screening view analysis shall demonstrate that all exterior equipment and associated screening is architecturally integrated into the building design.

## **SPECIAL CONDITIONS**

19. Affordable housing requirements shall be consistent with Carson Housing Authority Resolution No. 17-02-CHA and City of Carson Resolution No. 17-007 approving the Disposition and Development Agreement (DDA) between the Carson Housing Authority and Carson Figueroa Affordable Housing, LP.
20. Prior to issuance of a Building Permit, provide a plan that clearly identifies a glass fence on top of the plaza area low wall and/or other buffering features to help reduce noise, subject to approval of the Planning Division.
21. Prior to issuance of a Building Permit, identify the internal circulation for entry and exit to the secured residential parking area including location of keypads, guest parking, loading and unloading areas.
22. The applicant shall provide notices to the residential tenants to inform them that the residents and their guests shall not park in the retail parking spaces outside the secured gates.
23. 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.
24. No sit-down restaurants shall be allowed. Take out restaurants with up to total of eight seats are permitted including the plaza area.



## **SIGNS**

25. Prior to Certificate of Occupancy for the first retail tenant, a Sign Program shall be submitted and approved by the Planning Division. Sign Program shall provide for pedestrian-oriented retail tenant blade signs and one architecturally integrated project identification blade sign.

## **LANDSCAPE/IRRIGATION**

26. Prior to the issuance of building permits, the applicant shall submit and obtain approval of preliminary landscape plans from the Planning Division. The landscape plans shall add trees, shrubs, ground cover, and street furniture to address aesthetic and screening issues related to the project as determined by the Planning Division. In particular, the landscaping plan shall address:
- a. Right of way landscaping along Figueroa Street and Carson Street (including improvements required pursuant to the Carson Street Mixed-Use District Master Plan including five Date Palm;
  - b. Screening trees along the western property line;
  - c. Perimeter landscaping;
  - d. Courtyard landscaping and amenities;
  - e. Corner plaza landscaping and amenities;
  - f. Terrace landscaping, green screens, or other amenities.
27. Prior to the issuance of building permits, the applicant shall submit and obtain approval of construction landscape plans consistent with the preliminary landscape plans from the Planning Division.
28. The applicant shall be responsible for the maintenance of all landscaping within the private property. The City, at its own discretion, may agree to maintain the landscaping along Carson Street including the five palm trees and all associated landscaping. If the City determines that applicant is responsible to maintain the five palm trees and the associated landscaping, the applicant is responsible to connect the electricity and irrigation to their system.
29. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
30. 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.





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

### **PARKWAY LANDSCAPE/IRRIGATION**

35. Prior to issuance of Building Permit, select a tree specimen from the approved list of Parkway trees in the Carson Municipal Code and obtain approval from Public Works for the proposed new trees within the existing parkways or new tree wells adjacent to Figueroa Street located in front of the proposed project site.
36. No synthetic lawn, gravel or stone within the parkway. Utilize organic mulch.
37. Plant materials shall not be poisonous, grow taller than 18 inches and have no protruding stiff spines, thorns, or needles.
38. The parkway must include low ground cover to allow pedestrians to pass through.
39. Install automated water efficient drip or subsurface irrigation system that does not spray water into the street or cause water to run into the street.

### **LIGHTING**

40. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
41. 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**



42. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

### **TRASH**

43. Trash collection shall comply with the requirements of the City's trash collection company.
44. 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.

### **UTILITIES**

45. 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.
46. 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.
47. 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.
48. 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.

### **BUILDING AND SAFETY DIVISION**

49. Submit application to update the address assignment for all residential structures on-site.
50. The developer shall prepare an acoustical analysis for submittal with the building plans for plan check. The construction shall incorporate adequate sound attenuation on all roofs, exterior walls, windows, doors, and/or other structural components on exterior walls and openings and other sound attenuation measures as recommended by the acoustical analysis, to the satisfaction of the Planning Division.

### **ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

#### ***General Conditions***

51. 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.



52. 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.
53. 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.
54. 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.
55. A construction permit is required for any work to be done in the public right-of-way.
56. 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.
57. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
58. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to approval of the Final Map.
59. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
60. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 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.

***Prior to Issuance of Building Permit***

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. 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 Carson Street and Figueroa Street
  - b. Sewer Main Improvements (if any) along Carson Street and Figueroa Street as determined by the aforementioned sewer area study.
  - c. Storm Drain Improvements (if any) along Carson Street and Figueroa Street as determined by the aforementioned requirement.
66. Off-site improvements (*e.g. 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. The Developer has the option to make a cash payment/ shall make a cash payment to the City of Carson In-Lieu of constructing the following Improvements: Type II Slurry Seal - \$0.45/sq. ft.

***Prior to Issuance of Certificate of Occupancy***

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.

71. Comply with mitigation measures recommended by the water purveyor.
72. 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.
73. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Carson Street and Figueroa Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
74. Fill in any missing sidewalk within the public right of way along Carson Street and Figueroa Street abutting this proposed development
75. Remove and replace any broken/damaged driveway approach within the public right of way along Carson Street and Figueroa Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
76. Remove unused driveway approach if any, within the public right of way along Carson Street and Figueroa Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
77. The Developer shall modify existing driveways within the public right of way along Carson Street and Figueroa Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
78. 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.
79. Plant approved parkway trees on locations where trees in the public right of way along Figueroa Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
80. Plant parkway grass in the public right of way along Figueroa Street abutting this proposed development to the satisfaction of the City Engineer.



81. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Figueroa Street abutting this proposed development.
82. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (*annexation procedure is approximately 12-months*) Contact Sam Abdelhadi at LACDPW at (626) 300-4771.
83. All existing overhead utility lines 12 kilovolts and less (including telecomm) along Figueroa 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 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.
84. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
85. 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.
86. Install striping and pavement legend per City of Carson standards.
87. Paint Curbs Red along Carson Street and Figueroa Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
88. 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.
89. Streets abutting the development shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS).
90. 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.



## **PUBLIC WORKS – WATER QUALITY**

### ***Prior to issuance of a Building Permit***

91. Per City of Carson ordinance 5809 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 Engineer.
92. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number. If applicable
93. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site. if applicable
94. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
95. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.

### ***Prior to issuance of a Certificate of Occupancy***

96. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles 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 the location and maintenance information for any structural and/or treatment control device installed.
97. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.
98. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
99. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.

## **FIRE DEPARTMENT**

100. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with



their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

101. 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.

**BUSINESS LICENSE DEPARTMENT – CITY OF CARSON**

102. All parties involved in the subject project located at 600 W. Carson 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.

