



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 26, 2017

SUBJECT: Conditional Use Permit No. 1025-17 and Modification No. 3 to Conditional Use Permit No. 685-07

APPLICANT: Elwa Cignoh, LLC
660 Colorado Circle
Carson, CA 90745

REQUEST: To permit a massage service use ("Massage Envy") and modify parking requirements in a mixed-use residential development ("Renaissance at City Center") in the MU-CS (Mixed-Use; Carson Street) zone

PROPERTY INVOLVED: 21780 South Avalon Blvd – Suite 101

COMMISSION ACTION

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

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		<u>Chairman Diaz</u>			<u>Mitoma</u>
		<u>Vice-Chair Pimentel</u>			<u>Post</u>
		<u>Andrews</u>			<u>Thomas</u>
		<u>Fe'esago, Jr.</u>			<u>Alt. Osuna</u>
		<u>Guidry</u>			<u>Alt. Palmer</u>

Item No. 8A

I. Introduction

Date Application Received

June 15, 2017

Property Owner

Avalon Carson, LLC
1200 Wilshire Blvd. Suite 250
Los Angeles, CA 90025
peter@karvelisapc.com

Applicant/Business Owner

Elwa Cignoli, LLC
660 Colorado Circle
Carson, CA 90745
alixandra.cignoli@massageenvy.com

Project Description

The applicant requests approval of Conditional Use Permit (CUP) No. 1025-17 to authorize massage services ("Massage Envy") located in a mixed-use residential development ("Renaissance at City Center") in the MU-CS (Mixed-Use; Carson Street) zone. The applicant also requests approval of Modification No. 3 to CUP No. 685-07 to modify parking requirements for a mixed-use residential development. To demonstrate adequate parking is provided for the current mix of commercial tenants (Exhibit No. 5), the applicant has submitted a revised parking study. The original parking study was approved by the Planning Commission in 2008 and was modified in 2009.

Current Improvements

The property site contains a 236-unit residential, mixed-use development project. The project features market-rate residential apartments as well as affordable senior apartments. The mixed-use project comprises four stories, including restaurant, retail and commercial and guest parking on the first floor and subterranean parking. The proposed tenant space is currently vacant.

Previously Approved Discretionary Projects:

On February 26, 2008, the Planning Commission approved a development plan for the existing mixed use development. The project included:

- Design Overlay Review (DOR) No. 1256-07 for the project design;
- CUP No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

On February 19, 2009, Modification No. 1 to CUP No. 685-07 was approved by the Planning Commission to modify the ground level to accommodate better flexibility for future commercial tenants.

On October 11, 2011, Modification No. 2 to CUP No. 685-07 was approved by the Planning Commission to modify conditions regarding park fees.

Public Safety Issues:

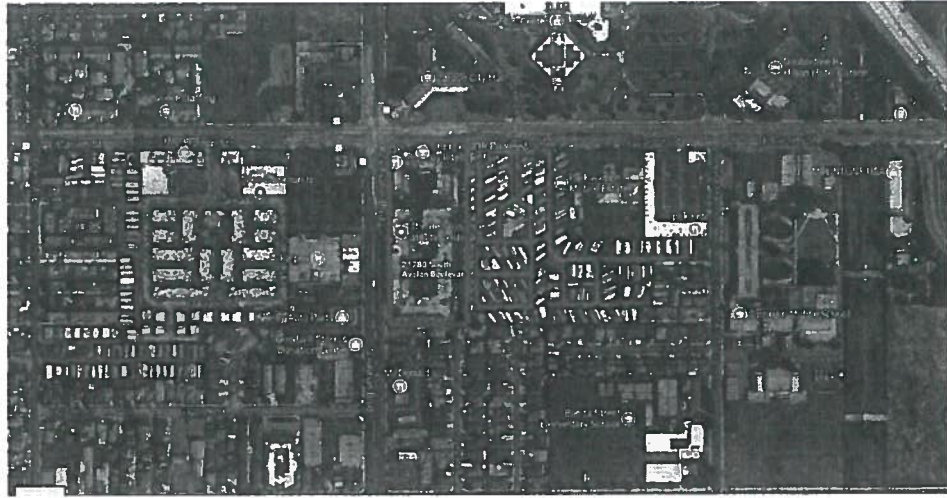
None.

II. Project Site and Surrounding Land Uses

The subject property is located on the southeast corner of Avalon Boulevard and Carson Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Mixed-Use Residential
Zone District	MU-CS (Mixed-Use; Carson Street)
Site Size	4.29 acres
Present Use and Development	Mixed-Use, Multi-Tenant Commercial and Residential Building
Surrounding Uses/Zoning	North: City Hall zoned CR-D (Commercial, Regional; Design Overlay) South: Commercial and Single-Family residential uses zoned CG (Commercial, General) and RS (Residential, Single-family) East: Mobile Home Park zoned CR-D and RM-25-D (Residential, Multi-family; 25 units per acre maximum; Design review) West: Commercial center zoned CR-D
Access	Ingress/Egress: Carson Street and Avalon Boulevard

Surrounding land uses include a mobile home park to the east, commercial and single family residential uses to the south, a Ralph's shopping center to the west and Carson City Hall to the north. The area has been developed for a number of decades and has a well-established urban character.



Area Map

III. Analysis

Use

The project site is located in the MU-CS zoning district, which permits operation of the proposed use with approval of a Conditional Use Permit (CUP). The proposed use would offer full-body massage services and will have 16 licensed massage therapists, 4 licensed esthetician, 6 front desk staff, and 1 manager for a total of 27 employees.

The 3,540-square-foot tenant space (Unit No. 101) will consist of a reception room, a tranquility room, nine semi-private massage rooms, four skin care rooms, 2 bathrooms, an employee lounge and office. The proposed hours of operation are Monday – Sunday, from 8:00 a.m. to 10:00 p.m. Services offered will include full body massage and assisted stretching, as well as skin care services such as customized facials, chemical peels and microderm infusion. Cover-up sheets will be provided to clients prior to any massage services. During massage sessions, therapists will only uncover the area of the body being worked on.

CMC Section 9138.91 also requires that operators of massage establishments comply with specific requirements to ensure that all massage activity taking place within the establishment is legitimate, and all conduct by the establishment's staff and clientele is of an appropriate and professional nature. In addition, the operator is required to obtain approval from the Sheriff's Department prior to the issuance of a Business License.

The Planning Commission has discretion to deny a Conditional Use Permit for a massage use. More specifically, CMC Section 9138.91.C.c states:

“The Planning Commission retains the discretion to deny any application for a Conditional Use Permit where the massage establishment is within close proximity, as determined by the Planning Commission, to any adult business or establishment selling alcohol for on-site consumption, including bars and taverns.”

The proposed massage use is located adjacent to Uncle Darrow’s, Dog Haus, and Green Door, all restaurants which serve alcohol. Staff believes the proximity of Massage Envy to these restaurants would not be an issue of concern for the said uses.

Public Safety

The Sheriff Department has reviewed the subject application and proposes several conditions of approval which include a camera system, panic alarm, safe, and safety lighting. Additionally, prior to the issuance of a business license, Sheriff’s Department approval which includes fingerprinting and background approval is required.

Parking

The project site provides a total of 565 parking spaces. Based on the CMC requirements, 589 parking spaces are needed for the project site. This demand is required if all land uses simultaneously generated their maximum parking demands.

In multi-tenant commercial and mixed use centers, all tenants share the parking lot. In order to evaluate the adequacy of the parking spaces for all the uses, the applicant has completed a parking study. A revision of this study is also attached, which includes only the commercial portion of the project site, Exhibit 4.

The parking study evaluates shared parking factors such as the types of uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand for customer/visitor and employees, and the hourly distribution of peak parking demand for each type of land use.

Once shared parking factors are utilized, a maximum parking demand of 530 parking spaces will occur on weekdays from 7:00 PM - 8:00 PM, and a maximum parking demand of 527 parking spaces will occur on weekends also from 7:00 PM - 8:00 PM. The 565 parking spaces provided by the project are sufficient to accommodate peak demands.

The City’s Traffic Engineer concurs with the revised parking analysis and determines that the proposed modification will not create any new parking impacts. In addition, the reduced number of required parking spaces is consistent with the objectives of the MU-CS zone to create a livable, pedestrian-friendly downtown retail district surrounding the civic core.

IV. Environmental Review

Pursuant to 15301 (Existing Structures or Facilities) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is deemed to be a minor alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of the Lead Agency's determination and is therefore, Categorical Exempt.

V. Public Notice

Public notice was posted to the project site on September 6, 2017. Notices were mailed to property owners and occupants within 500 feet by September 14, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VI. Recommendation

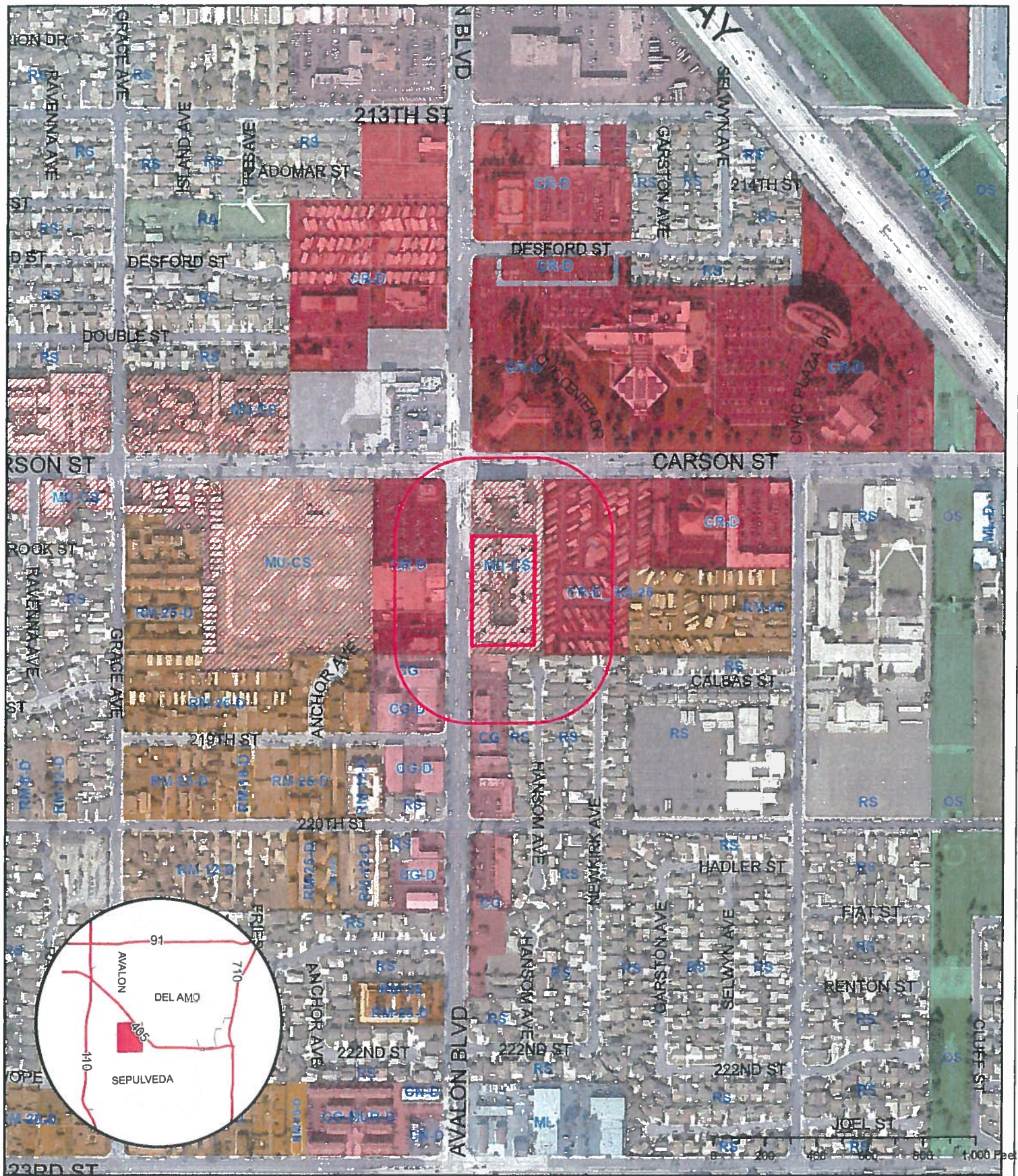
That the Planning Commission:

- **APPROVE** Categorical Exemption, Conditional Use Permit No. 1025-17, and Modification No. 3 to Conditional Use Permit No. 685-07, subject to the conditions attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1025-17 TO AUTHORIZE MASSAGE SERVICES, AND MODIFICATION NO. 3 TO CONDITIONAL USE PERMIT NO. 685-07 FOR THE MODIFICATION OF PARKING REQUIREMENTS FOR A PROPERTY LOCATED AT 21780 S. AVALON BOULEVARD".

VII. Exhibits

1. Zoning Map
2. Adopted Resolution No. 08-2193
3. Proposed Resolution for Modification No. 3
4. Kunzman Associates Shared Parking Analysis dated August 31 and September 16, 2017
5. Development Plans

Prepared by: Max Castillo, Assistant Planner



City of Carson
EXHIBIT NO. 1 -
300 Foot Radius Map
21780 S Avalon Blvd



ON 10-11-11.

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 08 2402

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1256-07, CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE CONSTRUCTION OF A 236-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD.

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, with respect to real property located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard as described in Exhibit "A" attached hereto, requesting the approval of a 236-unit residential mixed-use development on 4.29 acres. The request includes:

- Design Overlay Review (DOR) No. 1256-07 for development within the Mixed-Use – Carson Street (MU-CS) Corridor;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

A public hearing was duly held on February 26, 2008, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. Pursuant to Section 9138.17.C of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per Section 9172.23. Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D). Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. The Planning Commission finds that:

1. The proposed project is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed mixed-use development is consistent with development standards of the recently adopted MU-CS (Mixed-Use – Carson Street) zone. The proposed project will be a focal point at the corner of Avalon Boulevard and Carson Street, and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Avalon Boulevard and Carson Street, which provides an urban presence and pedestrian-oriented amenities.

~~Exhibit No. 4~~

EXHIBIT NO. 2 -



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2. The design and architecture of the proposed development conforms to all the applicable design and development standards of the MU-CS (Mixed-Use – Carson Street) zone, with exception to building height, floor area ratio (FAR), density, private open space, and parking. The project complies with Section 9126.91 of the CMC, in that 36 percent of the units are affordable senior citizen households. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the development standards relating to FAR, density, private open space, and parking. In addition, CUP No. 685-07 for shared parking is being proposed to address the number of parking spaces.

3. The project is pedestrian oriented as the building is oriented toward the street and restaurant and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The design and architecture of the project features a very eclectic style of architecture, combining European influences in each section of the elevations. A clock tower is proposed at the intersection of Avalon Boulevard and Carson Street and 86 senior housing units will be located on the northern portion of the development. The remaining elevation along Avalon Boulevard contains a variety of architectural building sections to break the long elevation. The first floor of the building features a different veneer for each building section in addition to canvas awnings, plaster coated foam trim, recessed aluminum storefronts and decorative entry signage per tenant. The remainder of the building includes 25-year dimensional shingle roofing with decorative ridgeline; decorative cornice and wrought iron railing; vinyl French doors; and stucco banding throughout. The project includes ample side and rear yard setbacks, lush landscaping, and adequate design amenities. Conditions of approval have been included to mitigate potential conflicts between the commercial and residential uses.¹

4. The proposed mixed-use project is compatible with similar approved housing projects and anticipated development within the MU-CS (Mixed-Use – Carson Street) zone. The redevelopment of the project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The mixed-use project will be a catalyst to future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development of the area.

5. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone, with the exception of required guest and senior housing parking stalls. The findings under Conditional Use Permit (CUP No. 685-07) will address these deviations. Customer and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. A condition will be placed that delivery of merchandise be limited to off-peak hours to the extent feasible. Senior and condominium resident parking located in the subterranean garage also provide adequate and safe circulation of vehicles and pedestrians on site. Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development.

6. Based on Section 9138.17 (Mixed-Use – Carson Street) of the CMC, Section D (12), 690 parking spaces are required for the mixed-use development which includes commercial, restaurant, resident guest and residential uses. As the project contains more than 10% affordable, senior housing units, it qualifies for a reduction in the required parking for senior housing. As such, the applicant proposes a 0.7 ratio for 85 of the senior housing units and a 0.75 ratio for overall guest parking. Based on this reduced ratio, 558 parking spaces would be

¹ On Oct. 11, 2011, the Planning Commission approved an 80-foot-high bell tower in the south portion of the building because of its exceptional design and overall appearance in accordance with Section 9138.17(D)(6)(e). Mod. No. 2 to DOR No. 1256-07, CUP No. 685-07, and CUP No. 686-07

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required for the project. The maximum parking demand as identified in the shared parking analysis for the project would be 566 parking spaces before shared parking factors are considered. A total of 580 parking spaces are proposed on site, which includes 202 parking spaces on the ground level for commercial and residential guest parking and 378 subterranean parking spaces (70 for senior residents and 300 for condominium residents). Based on these findings, it is anticipated that the project, even at peak lunch periods, will be able to provide adequate on-site parking.

7. The project features building mounted signage above the proposed business shops. A specific sign program shall be developed for the project subject to the review and approval of the Planning Commission prior to the issuance of building permits for the project. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

8. The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.

9. Approval of the Conditional Use Permit is contingent upon the City Council's approval of the final subdivision map. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 subject to the conditions set forth in Exhibit "B" attached hereto.

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

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 26th DAY OF FEBRUARY, 2008.

ATTEST:


SECRETARY


CHAIRMAN



EXHIBIT "A"

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

Parcel 1:

The Easterly 45.00 feet of the portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said Lot 56, distant thereon North 543.19 feet from the Southwesterly corner of said Lot; thence Easterly parallel with the Northerly line of said Lot 56 to a point in a line drawn parallel with and distant Westerly 100 feet, measured along and parallel with the Northerly line of said Lot from the Easterly line of said Lot 56; thence Northerly along said parallel line to the Northerly line of said Lot 26, in the Southerly line of Carson Street; thence Westerly along said Street to the Northwest corner of said Lot; thence Southerly along Lucile Street, now Avalon Boulevard, 155 feet to the true point of beginning.

Except therefrom the Northerly 20.00 feet thereof.

Parcel 2:

That portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said Lot 56, distant thereon Northerly 504 feet from the Southwest corner of said Lot, said point of beginning being also the Northwest corner of that parcel of land, as provided to E. William Ulrich, et al., by deed recorded in Book 2009, Page 251, of Official Records; thence Northerly along Lucile Street, 39.19 feet; thence Easterly parallel with the Northerly line of said Lot 56 to a point in a line drawn parallel with and distant Westerly 100 feet, measured along and parallel with the Northerly line of said Lot 56, from the Easterly line of said Lot; thence Southerly along said parallel line to the Northerly line of said land of Ulrich, et al.; thence Westerly along the Northerly line of said land to the point of beginning.

Except therefrom the 10 feet of the Westerly 25 feet.

Parcel 3:

The North 63 feet of the South 504 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in



Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Parcel 4:

The North 63 feet of the South 441 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 10 feet.

Also except therefrom 50% of all mineral rights, as reserved in the deed from Heien J. Ryder, a married woman as her sole and separate property and B. E. Ryder, her husband also known as Bayard Edward Ryder, recorded in Book 21221, Page 358, Official Records.

Parcel 5:

The North 63 feet of the South 378 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 25 feet.

Parcel 6:

The North 63 feet of the South 315 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 25 feet.

Parcel 7:

That portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the South boundary line of Carson Street, distant 100 feet West from the intersection of the East boundary line of said Lot with the said South boundary line of Carson Street; thence South parallel with the East boundary line of said Lot, to the North boundary line of the lands conveyed to E. William Ulrich, et al., recorded in Book 2009, Page 251, Official Records; thence East along the North boundary of the lands so conveyed to the East line of said Lot 56; thence North along the East line of said Lot to the intersection with South



File No: 06157517

boundary line of Carson Street; thence West along the South boundary line of Carson Street, 100 feet to the point of beginning.

Except therefrom the Northerly 20.00 feet thereof.

Assessor's Parcel Number: **7332-001-002; 7332-001-003;
7332-001-004**

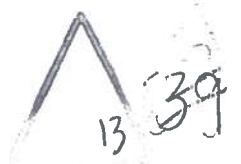


EXHIBIT "A"

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

Parcel 1:

The North 126 feet of the South 252 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of maps, in the Office of the County Recorder of said County.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry, as reserved in instrument of record.

The North line thereof to be parallel with the South line of said Lot.

Except the Westerly 25 feet of the Northerly 126 feet of the Southerly 252 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of maps, in the Office of the County Recorder of said County.

Also except therefrom that portion within the Westerly 15 feet of the Northerly 63 feet of the Southerly 252 feet of said Lot.

Parcel 2:

The North 63 feet of the South 126 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except the Easterly 10 feet of the Westerly 25 feet of the Northerly 63 feet of the Southerly 126 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of Maps, in the Office of the Recorder of the County of Los Angeles.

Parcel 3:

The South 63 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

The North line thereof to be parallel with the South line of said Lot.

Except the Easterly 10 feet of the Westerly 25 feet of the Southerly 63 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of maps, in the Office of the Recorder of the County of Los Angeles.



File No: 0615751

Assessor's Parcel Number: **7332-001-005; 7332-001-006**
7332-001-007

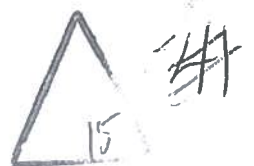


EXHIBIT "A"

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

Parcel A:

That portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Beginning at a point in the Westerly line of said Lot 56, distant thereon Northerly 543.19 feet from the Southwesterly corner of said Lot; thence Easterly, parallel with the Northerly line of said Lot to a point in the Easterly line of the Westerly 25.00 feet of said Lot, said point being the Southeasterly corner of the land described as Parcel 19-27, in the deed to the County of Los Angeles, recorded February 24, 1965, as Instrument No. 3153, in Book D-2809, Page 543, of Official Records of said County, said point being also the true point of beginning of this description; thence continuing Easterly, parallel with the Northerly line of Lot 56, a distance of 135.00 feet, more or less, to the Southwesterly corner of the land described in the deed to John D. Calas and Kay Calas, recorded July 30, 1963, as Instrument No. 126, in Book D-2122, Page 392, of said Official Records; thence Northerly, along the Westerly line of said land of Calas, a distance of 135.00 feet to the Southeasterly corner of the land described as Parcel 23-27 in the hereinbefore mentioned deed to the County of Los Angeles; thence along the boundaries of said Parcel 23-27 Westerly a distance of 118.00 feet and Southwesterly, a distance of 24.05 feet to the most Southerly corner of said Parcel 23-27; thence Southerly along the Easterly line of the hereinbefore mentioned Parcel 19-27, a distance of 118.00 feet to the true point of beginning.

Parcel B:

The Westerly 15.00 feet of that portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, described in the deed to Herbert V. Souders, et ux., recorded August 20, 1938, as Instrument No. 992, in Book 15995, Page 182, Official Records, in the Office of the County Recorder of said County.

Assessor's Parcel Number: **7332-001-001**



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1256-07

CONDITIONAL USE PERMIT NO. 685-07

CONDITIONAL USE PERMIT NO. 686-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, said permit(s) 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 architectural feature at the northwestern portion of the building and all other structures that exceed the height requirement shall be revised to meet the height requirement as described in Section 9138.17(D)(6) of the Carson Municipal Code, unless an ordinance amendment is approved by the City which allows for such architectural features to exceed the height requirement.
4. Prior to issuance of a building permit, a tentative tract map shall be submitted to the City for subdivision of the residential units and commercial tenant spaces. The tract map shall be recorded with the County Recorder's office prior to issuance of certificate of occupancy.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$50.00 (fifty dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
7. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of



notification, a cashier's check or money order payable to the County Clerk in the amount of \$1 876.75 pursuant to SB 1535. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

8. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
9. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
10. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
11. 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.
12. 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.
13. 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.
14. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.



PARKING

15. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
19. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
20. Decorative colored concrete pattern shall occur at all driveway entrance areas.
21. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles.
22. Changes to the commercial tenant uses shall warrant review and approval by the Planning Division for compliance with the shared parking requirements. The Planning Division shall review commercial tenancy changes to ensure that hours of operations between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Planning Commission.

LANDSCAPING/IRRIGATION

23. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
24. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
25. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
26. 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.

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27. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include but are not limited to:
- Annual flowers wherever possible;
 - Five and one gallon shrubs;
 - Flats of ground cover planted 8-inches on center; and
 - Tree height and plant materials to be approved by the project planner prior to installation.
28. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

GRAFFITI LANDSCAPING

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

UTILITIES

31. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground, unless screened from public right-of-way to the satisfaction of the Planning Division.
32. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
33. Prior to issuance of a building permit, the applicant shall enter into an agreement with the city franchise cable TV operator to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed development have been initiated to the satisfaction of the City.
34. The applicant shall provide a central antenna with connections to each unit via underground or internal wall wiring to provide for satellite TV and internet service. Any satellite dish shall be screened from public view to the greatest extent feasible.
35. Any above-ground utility box, piping, or structure not shown on the development plan that is subsequently required by a utility company shall be screened to the satisfaction of the Planning Division prior to issuance of certificate of compliance.

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AESTHETICS

36. The curbside postal delivery receptacles shall be provided and located in an area convenient for each resident, subject to the approval of the Planning Division.
37. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
38. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
39. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

SIGNS

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

FENCES/WALLS

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

LIGHTING

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

AIR QUALITY – MITIGATION MEASURES

Construction

45. Use zero Volatile Organic Compounds (VOC) content architectural coatings on buildings. These reduce VOC (ROG) emissions by 95% over conventional architectural coatings. The following websites provide lists of manufacturers and major brand names:

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- a. <http://www.aqmd.gov/business/brochures/zerovoc.html>
 - b. <http://www.delta-institute.org/about/builtins/paints.pdf>
 - c. <http://www.cleanaircounts.org/factsheet/FS%20PDF/Low%20VOC%20Paint.pdf>
- Restrict the number of gallons of coatings used per day.
 - Encourage water-based coatings or other low-emitting alternatives.
 - Consider requiring the use of coatings with a lower VOC content than 100 grams per liter.
 - Where feasible, paint contractors should use hand applications as well instead of from spray guns.
46. The grading contractor shall do the following:
 - a. Provide watering of the active grading area at least twice a day, throughout the grading phase.
 - b. Apply soil stabilizers to inactive areas.
 - c. Replace ground cover in disturbed areas quickly.
 47. General contractor(s) shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
 48. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.
 49. All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site.
 50. All construction related equipment shall use aqueous diesel fuel, a diesel particulate filter and cooled exhaust gas recirculation.
 51. All construction vehicles tires shall be washed at the time these vehicles exit the project site.
 52. All fill material carried by haul trucks and stock piles shall be covered by a tarp or other means.
 53. Reduce speed on unpaved roads to less than 15 miles per hour (mph).
 54. Supply lunch van to construction site for employees, to reduce vehicle trips.

Operations

Service and Support Facilities (point sources)



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

Natural Gas Consumption and Electricity Production

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

Building Materials, Architectural Coatings and Cleaning Solvents

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

Transportation System Management and Demand Management

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

CULTURAL RESOURCES – MITIGATION MEASURES

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



GEOLOGY AND SOILS – MITIGATION MEASURES

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

HAZARDS AND HAZARDOUS MATERIALS – MITIGATION MEASURES

67. As a condition to the issuance of grading and shoring permits for the Econo Lube site and the site of the former cleaners, (the Econo Lube contaminated with fuel and the cleaners contaminated with PCE above actionable levels), the developer shall provide the City with a plan of action for remediation that has been approved by the Los Angeles Regional Water Quality Control Board or other lead agency. Upon the developer's completion of the remediation in accordance with the approved plan, including the installation of water monitoring wells (to the extent required) and the delivery of the contaminated soil removal completion report prepared by the developer's State-licensed consultant, the City shall issue the building permit for those sites.
68. As a condition to issuance of a certificate of occupancy for the buildings to be constructed on those sites, the developer shall deliver a No Further Action letter from the Regional Water Quality Board or other lead agency in connection with the soils remediation. Developer shall diligently pursue a No Further Action letter with respect to the groundwater in a timely manner.
69. Prior to the issuance of any grading permit for residential/commercial development at the subject site, the City shall obtain evidence of issuance of a "No Further Action" letter or clearance from the LARWQCB, to certify that any contaminated portions of the site have been addressed.

NOISE

70. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.
71. All equipment maintenance activities shall be performed within the center of the project site as is practical.
72. Stationary equipment such as concrete pumps, generators and compressors shall be located more than 200 feet from the nearest residential uses. Alternately, they may be located behind a structure or temporary noise barrier constructed of minimum 3/4" thick plywood with no gaps or cracks that blocks line of site between the residential uses within 200 feet of the unit and the unit itself.



73. Mechanical ventilation shall be provided for all dwelling units along Avalon Boulevard and Carson Street. This will enable residents to close all windows to achieve the City's interior noise level standard of 45 dBA CNEL or less. Compliance with this requirement shall be shown on the architectural plans, prior to issuance of building permits.
74. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.

TRANSPORTATION/TRAFFIC

75. Dedicate right-of-way on the east side of Avalon Boulevard south of Carson Street to accommodate the construction of a right-turn lane on the northbound approach of the Avalon Boulevard/Carson Street intersection, subject to approval by the City Engineer.
76. Reconstruct the median on Avalon Boulevard south of Carson Street to provide a left-turn pocket at the project's commercial driveway, subject to approval by the City Engineer.
77. Reconstruct the median on Carson Street east of Avalon Boulevard to eliminate the existing median opening, subject to approval by the City Engineer.

TRASH

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

THE GAS COMPANY

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



FIRE DEPARTMENT - COUNTY OF LOS ANGELES

84. The required fire flow for this development is 3,750 gallons per minute for 3 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
85. Upgrade 3 hydrants measuring 6" x 4" x 2-1/2", conforming to current AWWA standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
86. Provide evidence on LACoFD fire flow form, Form No. 196, that the hydrant(s) and available flow rate(s) meet LACoFD requirements prior to issuance of certificate of occupancy. Provide a separate detailed drawing for all proposed gates.
87. Verify location and flow test of all existing fire hydrants on the east side of Avalon Boulevard, and the south side of Carson Street within 200 feet of lot frontage. Additional requirements may apply when information on hydrant locations and fire flow availability is received and reviewed.
88. The applicant shall comply with all other requirements of the LA County Fire Department.

COUNTY SANITATION DISTRICTS - COUNTY OF LOS ANGELES

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

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

91. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
92. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
93. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.



94. 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.
95. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
96. Repair any broken or raised sidewalk, curb and gutter along Avalon Boulevard and along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
97. The Developer shall remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
98. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
99. 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 28 feet.
100. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
101. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
102. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
103. If necessary, modify existing wheelchair ramp at the corner of Avalon Boulevard and Carson Street per City of Carson Standard, in compliance with ADA requirements.
104. The Developer 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-month)

105. All new utility lines, along Avalon Boulevard and along Carson Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
106. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
107. Plant parkway grass along Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
108. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Avalon Boulevard and along Carson Street.
109. Modify existing raised landscaped median along the development on Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
110. Install striping and pavement legend per City of Carson standard.
111. Paint curbs red along Avalon Boulevard and along Carson Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
112. 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.
113. 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.
114. 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.
115. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to issuance of Certificate of Occupancy.
116. 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.
117. Comply with mitigation measures recommended by the water purveyor.
118. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the

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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 along Avalon Boulevard and along Carson Street:

119. At the time of approval of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
120. The Developer shall submit a copy of approved plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
121. A construction permit is required for any work to be done in the public right-of-way.
122. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
123. Street shall be slurry sealed from median-to-curb when medians are existing or as approved by the Engineer in the field. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
124. 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.
125. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
126. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
127. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

BELL TOWER

129. The bell tower at the southern end of the building shall be stationary. No ringing is allowed unless previously approved by the Planning Commission at a public hearing with proper noticing given to residents within 500 feet of the property.
[MOD. NO. 2 TO DOR NO. 1256-07, CUP NO. 685-07, CUP NO. 686-07, AND TPM NO. 70818 ADOPTED BY PLANNING COMMISSION ON OCT. 11, 2011]



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1025-17 TO AUTHORIZE MASSAGE SERVICES, AND MODIFICATION NO. 3 TO CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE MODIFICATION OF PARKING REQUIREMENTS FOR A PROPERTY LOCATED AT 21780 S. AVALON BOULEVARD

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 and business owner, Elwa Cignoh, with respect to real property located at 21780 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting approval of the following:

- Conditional Use Permit No. 1025-17 to permit a massage service within the MU-CS (Mixed-Use; Carson Street) zone;
- Modification No. 3 to Conditional Use Permit No. 685-07 to modify parking requirements for a mixed-use residential development ("Renaissance at City Center") pursuant to Carson Municipal Code (CMC) Section 9162.24, "Automobile Parking Spaces Required for Mixed Uses."

A public hearing was duly held on September 26, 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 Section 9172.21(D), "Conditional Use Permit" the Planning Commission finds that:

- a) The proposed use is appropriate for the area. The proposed use is consistent with the General Plan land use designation of Mixed-Use Residential and the MU-CS (Mixed-Use – Carson Street) zone;
- b) The project site is adequate to support the proposed use and existing utilities are connected;
- c) The proposed use will have adequate street access onto Avalon Boulevard and Carson Street and will not impact traffic capacity in the area;
- d) The proposed use will provide adequate access to emergency vehicles, including the Fire Department, by way of a common driveway for the commercial center. There is adequate water supply in the area for fire protection;

EXHIBIT NO. 3 -



- e) The proposed use is compatible with other uses in the commercial center. The proposed use is not anticipated to create any incompatibilities with any adjacent uses since it will be conducted indoors within the existing business area. The use complies with the City's development standards, including Section 9138.91, Massage Service, of the Carson Municipal Code.
- f) All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.
- g) The Planning Commission has discretion to deny this application based on its proximity to any adult business or establishment selling alcohol for on-site consumption. The Commission finds that the proximity of the proposed use to a use with on-site consumption of alcohol (Uncle Darrow's, Dog Haus, and Green Door) would not be an issue of concern for the said uses.

Section 4. Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D). Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. The Planning Commission finds that:

- a) The proposed modification is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed mixed-use development is consistent with development standards of the MU-CS (Mixed-Use – Carson Street) zone. The commercial portion is oriented at the ground level along Avalon Boulevard and Carson Street, which provides an urban presence and pedestrian-oriented amenities;
- b) The project is pedestrian oriented as the building is oriented toward the street and restaurant and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity.
- c) The current and proposed commercial uses are compatible with the original plan approved by the Planning Commission on February 26, 2008. Commercial development of the project site adheres to the goals and vision of the Carson Street Master Plan. The mixed-use project will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development of the area.
- d) The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone, with the exception of required guest and senior housing parking stalls. Commercial parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. Senior and condominium resident parking located in the subterranean

garage also provide adequate and safe circulation of vehicles and pedestrians on site. Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development.

- e) The site contains a total of 565 parking spaces. The required number of parking spaces by the Carson Municipal Code is 589 before shared parking factors are considered. The parking study concluded that after shared parking factors are considered, the maximum parking demand would be 530 and 527 for weekdays and weekends respectively. Based on analysis in the parking study, it is anticipated that the project, even during peak hours, would be able to provide adequate on-site parking.
- f) The reduced number of required parking spaces is consistent with the objectives of the MU-CS zone to create a livable, pedestrian-friendly downtown retail district surrounding the civic core.
- g) The City's Traffic Engineer concurs with the revised parking analysis and determines that the proposed modification will not create any new parking impacts.

Section 5. Pursuant to Section 15301 (Existing Structures or Facilities) of the California Environmental Quality Act (CEQA) Guidelines, the project is categorical exempt. The proposed project reasonably falls within this exemption category and no foreseeable significant impacts would result. As such, the Planning Commission hereby approves the Categorical Exemption.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 1025-17 and Modification No. 3 to Conditional Use Permit No. 685-07 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 Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2017.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

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

Parcel 1: Ground Lot 1 of Tract Map No. 70818, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 1369, Pages 12 through 22 inclusive of Maps and amended Certificate of Correction recorded February 23, 2016 as Instrument No. 20160196585 of Official Records, in the Office of the County Recorder of said County. Reserving therefrom an easement for vehicular access, private driveway, fire lane and incidental purposes to be used in common with others for the use, enjoyment and benefit of all owners in said Tract, on, over, across said land shown and delineated on the map of said Tract as "Private Driveway and Fire Lane".

Parcel 2:

Airspace Lots 3, 5, 6 and 8 of Tract Map No. 70818, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 1369, Pages 12 through 22 inclusive of Maps and amended Certificate of Correction recorded February 23, 2016 as Instrument No. 20160196585 of Official Records, in the Office of the County Recorder of said County.

Parcel 3:

Easements for vehicular and pedestrian access, private driveway, fire lane and incidental purposes appurtenant to Parcels 1 and 2 above, to be used in common with others for the use, enjoyment and benefit of all owners in said Tract, on, over, across said land shown and delineated on the map of said Tract as "Private Driveway and Fire Lane."

Parcel 4:

Easements, including parking and utilities, granted in that certain Easements, Joint Use and Maintenance Agreement recorded April 25, 2012 as Instrument No. 20120611445 of Official Records.

Assessor's Parcel Number: 7332-001-047, 048, 050, 054, 055, 056, 057, 058

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 1025-17 AND
MODIFICATION NO. 3 TO
CONDITIONAL USE PERMIT NO. 685-07

GENERAL CONDITIONS

1. Development project approval shall become null and void one year following the effective date of application approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Commission. This Permit does not supersede an individual time limits specified herein for performance of specific conditions or improvements.
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 comply with all city, county, state and federal regulations applicable to this project.
4. 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.
5. The project site shall be developed and maintained in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Division prior to building permit issuance and may require review and approval by the Planning Commission and/or City Council.
6. All construction documentation shall be coordinated for consistency including but not limited to architectural structural mechanical electrical plumbing landscape and irrigation, grading, utility, traffic signal, street lighting, traffic



signing, traffic striping and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department Division.

7. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
8. 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.
9. 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 business license.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.



15. 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 the Parties 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.

MESSAGE SERVICE

16. The establishment must be in compliance with Carson Municipal Code Section 9138.91 – Massage Service.
17. The City retains the right to inspect the massage establishment, at minimum on an annual basis, after issuance of a business license to ensure the owner's continued compliance with the Conditional Use Permit. The cost of such inspection shall be paid by the operator pursuant to a fee set forth in the City's fee schedule. City inspection shall be made available subject to reasonable notice.
18. Cubicles, rooms, booths, or other areas within which massage services are administered shall not be fitted with a door capable of being locked.
19. Prior to issuance of the occupancy permit, copies of state of California licenses for all massage technicians shall be provided to the Planning Division.
20. No person shall work as a massage technician in a massage establishment without first having obtained a valid massage technician permit in accordance with Section 63135 of the Carson Municipal Code. A valid massage technician permit shall be required for any person who offers to, engages in, conducts, or provides massage services from any location within the city whether in the capacity of an employee or an independent contractor.

21. Massage service shall be limited to the hours of Monday through Sunday 8:00 a.m. and 10:00 p.m. and in no event shall massage service be administered between the hours of 10 p.m. and 8 a.m.
22. All massage technicians on site shall wear smocks or similar garments that provide appropriate coverage of the massage technician upper and lower torso.
23. No person, operator and/or manager shall employ or allow any person to work in the establishment as a massage technician who does not have a valid massage technician permit issued by the City Business License Division. A valid massage technician permit shall be required for any person who offers to, engages in, conducts, or provides massage services from any location within the City whether in the capacity of an employee or an independent contractor.
24. The applicant shall retain a record of massage services to be made available for City inspectors to review during inspections. The record shall include the number of massages per day, the hour each massage was administered, and the name of the massage technician administering such massage. This condition shall not require applicant to violate the privacy rights of any customer.
25. Prior to issuance of building permit, the applicant shall obtain written clearance to operate the massage use from the Los Angeles County Sheriff Department.
26. Prior to issuance of building permit, the applicant shall obtain any necessary permits and approval from the health department and all other regulatory agencies.

SIGNAGE

27. Business signage shall be submitted for approval by the Planning Division in compliance with the CMC.

BUILDING AND SAFETY

28. All building improvements shall comply with City of Carson Building and Safety Division requirements.

ENGINEERING

29. Any City-owned improvement damaged during the construction of a proposed project shall be removed and reconstructed per City Standard Plan and to the satisfaction of the City Engineer prior to the issuance of a building permit.

SHERIFF'S DEPARTMENT

30. Prior to the issuance of building permits, the applicant shall provide a Security Plan that includes a camera system at the front and rear entrances, a panic alarm that will immediately alert law enforcement, a safe for cash storage, and All exterior lighting shall be provided in such a manner as to help deter any criminal activity
31. Prior to issuance of occupancy permits the applicant shall comply with the following:
 - a. Install a camera system at the front and rear entrances.
 - b. Install a panic alarm that will immediately alert law enforcement.
 - c. Provide a safe for cash storage.
 - d. All exterior lighting shall be provided in such a manner as to help deter any criminal activity.

BUSINESS LICENSE

32. All parties involved in the subject project located at 21780 S. Avalon Boulevard 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.





KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

August 31, 2017

Mr. Ryan Hall, Senior Director of Asset Management
TRUAMERICA MULTIFAMILY, LLC
12100 Wilshire Boulevard, Suite 250
Los Angeles, CA 90025

Dear Mr. Hall:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this shared parking study for The Renaissance at City Center project in the City of Carson. Kunzman Associates, Inc. has been asked to conduct a shared parking study of the project in order to ascertain if adequate parking spaces are provided at the project site for existing and future conditions under the City's parking regulations.

This shared parking study summarizes our methodology, analysis, and findings. Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

PROJECT DESCRIPTION

The project site is located at the southeast corner of the Avalon Boulevard and Carson Street intersection in the City of Carson. The project site is proposed to consist of 7,952 square feet of commercial retail, 5,310 square feet of family restaurant, 8,002 square feet of fast-food restaurant, 3,718 square feet of health & exercise, 86 affordable senior apartment dwelling units, and 150 condominium dwelling units. The project site provides a total of 565 parking spaces. Figure 1 shows project location map.

PARKING CODE

The City of Carson Parking Code requirements are included in Appendix B. Typically, a parking code includes an overage factor. A parking code may require 5.00 parking spaces per thousand square feet of floor space; however, the actual number of vehicles parked will typically be, for instance, a maximum of 4.50 vehicles parked per thousand square feet of floor space at any one point during the week. Thus, in this example, there is an overage of 0.50 spaces per thousand square feet of floor space during peak parking demand.



Mr. Ryan Hall, Senior Director of Asset Management
TRUAMERICA MULTIFAMILY, LLC
August 31, 2017

Based on the City of Carson Parking Code requirements, 589 parking spaces are needed for the project site (see Table 1). This demand is required if all land uses simultaneously generated their maximum parking code demands.

To conduct a shared parking study, it is necessary to disaggregate the parking code into weekday and weekend as well as customer/visitor/guest and employee/resident parking space demands. Based on the City of Carson Parking Code and the Urban Land Institute recommended parking ratios, the disaggregated parking rates are shown in Table 1. Also shown in Table 1 is the implied parking space demand when only the weekday and weekend peak parking rates are multiplied by the land use quantities. A total of 571 parking spaces are required for weekdays and 580 parking spaces are required for weekends.

When monthly, day of week, and hourly parking factors are utilized, significantly less than 580 parking spaces will be needed for the development.

SHARED PARKING

Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur.

Kunzman Associates, Inc. has used the procedures developed by the Urban Land Institute, Shared Parking (2005). The Urban Land Institute shared parking study evaluates the types of uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand for customer/visitor and employees, and the hourly distribution of peak parking demand for each type of land use. The Urban Land Institute procedures were utilized in this study to evaluate peak parking demand that would occur for the project at any point in time when monthly, day of week, and hourly factors are utilized.

A computer program was used to analyze the shared parking for the proposed development. The program is consistent with the procedures provided by the Urban Land Institute. The following inputs were included within the shared parking computer program for each land use:

- Peak parking demand by land use per parking code.
- Weekend vs. weekday adjustment factors.
- Customer/visitor/guest and employee/resident factors.
- Monthly adjustment factors to account for variations in parking demand over the year. It should be noted that a late December month is defined as the period between Christmas and New Year's Day, reflecting high attendance at active entertainment venues, lower demand at office and other employment-centered destinations, and moderate demand for retail.
- Hourly distribution of parking demand based upon the Urban Land Institute data.

The idea of a shared parking study is that if the various land uses have peak parking demands at different points in time, or on different days of the week, then the number of spaces required is not the sum of the parking requirements for each land use, but rather less. If the peak demands for the various



Mr. Ryan Hall, Senior Director of Asset Management
TRUAMERICA MULTIFAMILY, LLC
August 31, 2017

land uses are non-coincidental, then there is an opportunity for sharing of parking. To determine the degree to which shared parking can occur, the cumulative hourly parking demand of the land uses is calculated at all points in time throughout the day for both weekdays and weekends. With the parking demand known by hour and day, then the maximum peak parking demand during a seven day week can be determined. The maximum expected parking demand during the seven day week is then used as a basis for determining the number of parking spaces needed.

To determine the degree to which sharing of parking can occur, each month of the year was evaluated and the peak parking demand for both weekdays and weekends was determined utilizing data provide by the Urban Land Institute.

Table 2 shows the expected hourly peak parking demand of the land uses for both weekdays and weekends. Table 3 shows the cumulative parking demand peaks for all land uses combined.

Based on the calculations in this report, a December maximum parking demand of 530 parking spaces will occur on weekdays from 7:00 PM - 8:00 PM, and a December maximum parking demand of 527 parking spaces will occur on weekends also from 7:00 PM - 8:00 PM. The detailed computer calculations for each month are included in Appendix C.

Sufficient on-site parking is provided based on the maximum likely parking demand of 530 parking spaces and the 565 parking spaces provided.

CONCLUSIONS

1. The project site is located at the southeast corner of the Avalon Boulevard and Carson Street intersection in the City of Carson. The project site is proposed to consist of 7,952 square feet of commercial retail, 5,310 square feet of family restaurant, 8,002 square feet of fast-food restaurant, 3,718 square feet of health & exercise, 86 affordable senior apartment dwelling units, and 150 condominium dwelling units. The project site provides a total of 565 parking spaces.
2. Based on the City of Carson Parking Code requirements, 589 parking spaces are needed for the project site.
3. Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur.
4. Based on the City of Carson Parking Code and the Urban Land Institute recommended parking ratios for weekdays and weekends, a total of 571 parking spaces are required for weekdays and 580 parking spaces are required for weekends.
5. Once shared parking factors are utilized, a December maximum parking demand of 530 parking spaces will occur on weekdays from 7:00 PM - 8:00 PM, and a December maximum parking demand of 527 parking spaces will occur on weekends also from 7:00 PM - 8:00 PM. The 565 parking spaces provided by the project are sufficient to accommodate peak demands.

Mr. Ryan Hall, Senior Director of Asset Management
TRUAMERICA MULTIFAMILY, LLC
August 31, 2017

6. Sufficient on-site parking is provided based on the shared parking study.

It has been a pleasure to serve your needs on The Renaissance at City Center project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.



Carl Ballard, LEED GA
Principal Associate

JN 7166



KUNZMAN ASSOCIATES, INC.



William Kunzman, P.E.
Principal



Table 1
Parking Code Requirements¹

Land Use	Quantity	Units ²	City Parking Code	Weekday Requirements			Weekend Requirements		
				Customer/ Visitor/Guest	Employee/ Resident	Total	Customer/ Visitor/Guest	Employee/ Resident	Total
Parking Rates:									
Commercial Retail	7.952	TSF	3.33	2.41	0.58	2.99	2.66	0.67	3.33
Family Restaurant	5.310	TSF	10.00	6.00	1.00	7.00	8.50	1.50	10.00
Fast-Food Restaurant	8.002	TSF	10.00	8.50	1.50	10.00	8.00	1.33	9.33
Health Club	3.718	TSF	6.67	6.29	0.38	6.67	5.24	0.24	5.48
Affordable Senior Apartments									
- Resident ^{3,4}	85	DU	1.25	0.25	1.00	1.25	0.25	1.00	1.25
- Manager	1	DU	2.00	0.00	2.00	2.00	0.00	2.00	2.00
Condominiums ³	150	DU	2.25	0.25	2.00	2.25	0.25	2.00	2.25
Parking Required:									
Commercial Retail	7.952	TSF	26	19	5	24	21	5	26
Family Restaurant	5.310	TSF	53	32	5	37	45	8	53
Fast-Food Restaurant	8.002	TSF	80	68	12	80	64	11	75
Health Club	3.718	TSF	24	23	1	24	19	1	20
Affordable Senior Apartments									
- Resident ^{3,4}	85	DU	76	16	60	76	16	60	76
- Manager	1	DU	2	0	2	2	0	2	2
Condominiums ³	150	DU	328	28	300	328	28	300	328
Total			589	186	385	571	193	387	580

¹ Source: City of Carson and Urban Land Institute, Shared Parking, 2nd Edition, 2005.

² TSF = Thousand Square Feet, DU = Dwelling Units

³ A reduction of 75 percent was used to assess the parking requirements for the customer/visitor/guest portion of the affordable senior apartments/condominium land uses. Deviations from the parking requirements may be authorized subject to approval of a Development Plan by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review) if the project includes affordable housing opportunities defined by code.

⁴ A reduction of 70 percent was used to assess the parking requirements for the resident portion of the affordable senior apartments land use. Deviations from the parking requirements may be authorized subject to approval of a Development Plan by the Planning Commission pursuant to Section 9172.23 (Site Plan and Design Review) if the project includes affordable housing opportunities defined by code.



Table 2

Hourly Peak Parking Demand

Time of the Day	Weekday												Weekend																	
	January		February		March		April		May		June		July		August		September		October		November		December							
	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee	Customer/Visitor	Employee						
6:00 AM	76	368	494	75	368	392	35	368	392	31	368	396	21	368	396	21	368	396	25	368	396	24	368	396	24	368	396			
7:00 AM	34	334	368	34	334	368	35	334	368	34	334	368	34	334	368	34	334	368	34	334	368	34	334	368	34	334	368	34	334	368
8:00 AM	48	319	367	49	319	367	47	319	367	45	319	367	45	319	367	45	319	367	47	319	367	50	319	367	53	319	367	53	319	367
9:00 AM	66	303	369	66	303	369	67	304	370	68	304	372	68	304	372	67	304	371	67	304	371	71	304	375	70	305	375	74	305	378
10:00 AM	87	289	376	87	289	376	88	290	380	90	290	380	90	290	380	92	290	380	89	290	379	93	290	380	93	291	384	98	291	384
11:00 AM	109	274	383	110	274	384	112	275	387	115	275	390	114	275	389	119	275	388	112	275	387	111	275	384	118	275	394	127	275	403
12:00 NOON	118	256	374	118	256	374	122	257	378	126	257	382	127	257	382	127	257	382	122	257	382	129	257	386	139	257	395	149	257	404
1:00 PM	118	274	392	118	274	392	121	275	401	126	275	404	127	275	404	127	275	404	127	275	404	127	276	403	131	276	407			
2:00 PM	101	273	374	100	273	373	103	274	377	107	274	381	108	274	381	108	274	381	104	274	380	108	274	384	108	275	383			
3:00 PM	82	270	352	82	270	352	82	270	352	85	270	355	85	270	355	88	270	358	88	270	358	88	270	358	92	271	359			
4:00 PM	81	288	369	82	288	370	86	288	374	83	288	371	83	288	371	83	288	371	83	288	371	87	288	376	94	289	384			
5:00 PM	104	326	430	104	326	430	103	326	429	106	326	432	106	326	432	106	326	432	104	326	430	110	326	436	110	327	445			
6:00 PM	130	346	476	129	346	475	136	347	483	133	347	480	132	347	479	134	347	481	137	347	484	131	347	482	146	348	485			
7:00 PM	143	371	514	142	371	513	149	372	521	147	372	519	146	372	519	148	372	521	156	372	522	144	372	520	157	373	530			
8:00 PM	122	371	494	122	371	494	127	372	498	126	372	496	123	372	495	125	372	497	127	372	499	122	372	496	127	373	500			
9:00 PM	89	368	468	89	368	468	97	370	467	93	370	465	93	370	465	100	370	470	99	370	469	104	370	476	103	371	473			
10:00 PM	82	370	472	82	370	472	85	371	476	83	371	474	83	371	474	83	371	474	83	371	474	85	371	476	85	371	476			
11:00 PM	58	368	476	58	368	476	60	368	478	61	368	478	61	368	478	61	368	478	61	368	478	61	368	478	62	368	479			
12:00 MID	37	366	398	37	366	398	37	366	398	33	366	395	33	366	395	33	366	395	33	366	395	33	366	395	33	366	395			
Maximum	29	367	514	29	367	514	31	368	516	31	368	516	31	368	516	31	368	516	31	368	516	31	368	516	31	368	516			



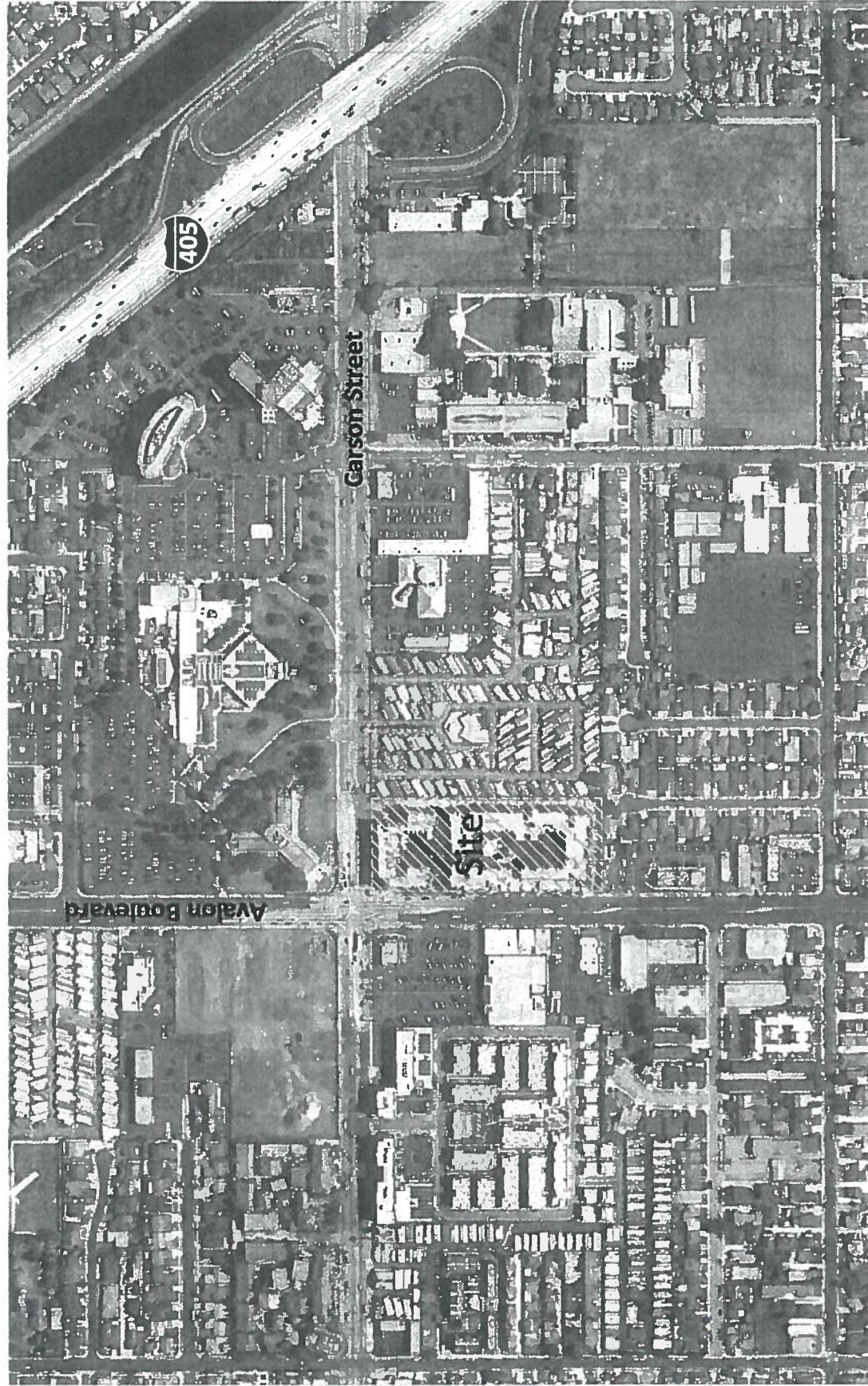
Table 3

Monthly Peak Parking Demand

Month	Weekdays	Weekends
January	514	506
February	513	507
March	521	516
April	514	511
May	519	514
June	518	514
July	520	515
August	522	518
September	516	511
October	523	517
November	522	516
December	530	527
Late December	521	518
Maximum	530	527



Figure 1
Project Location Map





KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

September 6, 2017

Mr. Ryan Hall, Senior Director of Asset Management
TRUAMERICA MULTIFAMILY, LLC
12100 Wilshire Boulevard, Suite 250
Los Angeles, CA 90025

Dear Mr. Hall:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this shared parking study for The Renaissance at City Center project in the City of Carson. Kunzman Associates, Inc. has been asked to conduct a shared parking study of the project in order to ascertain if adequate parking spaces are provided at the project site for existing and future conditions under the City's parking regulations.

This shared parking study summarizes our methodology, analysis, and findings. Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

PROJECT DESCRIPTION

The project site is located at the southeast corner of the Avalon Boulevard and Carson Street intersection in the City of Carson. The project site is proposed to consist of 7,952 square feet of commercial retail, 5,310 square feet of family restaurant, 8,002 square feet of fast-food restaurant, and 3,718 square feet of health & exercise. It should be noted that the project site also includes 86 affordable senior apartment dwelling units and 150 condominium dwelling units. The project site provides a total of 565 parking spaces; however, 194 parking spaces are designated for the commercial portion of the project site and 371 parking spaces are separately provided for the residential portion of the project site. Per discussions with City of Carson staff, only the commercial portion is included within this shared parking study. Figure 1 shows project location map.

PARKING CODE

The City of Carson Parking Code requirements are included in Appendix B. Typically, a parking code includes an overage factor. A parking code may require 5.00 parking spaces per thousand square feet of floor space; however, the actual number of vehicles parked will typically be, for instance, a maximum of 4.50 vehicles parked per thousand square feet of floor space at any one point during the week. Thus, in this example, there is an overage of 0.50 spaces per thousand square feet of floor space during peak parking demand.



Based on the City of Carson Parking Code requirements, 183 parking spaces are needed for the project site (see Table 1). This demand is required if all land uses simultaneously generated their maximum parking code demands.

To conduct a shared parking study, it is necessary to disaggregate the parking code into weekday and weekend as well as customer/visitor/guest and employee/resident parking space demands. Based on the City of Carson Parking Code and the Urban Land Institute recommended parking ratios, the disaggregated parking rates are shown in Table 1. Also shown in Table 1 is the implied parking space demand when only the weekday and weekend peak parking rates are multiplied by the land use quantities. A total of 165 parking spaces are required for weekdays and 174 parking spaces are required for weekends.

When monthly, day of week, and hourly parking factors are utilized, significantly less than 183 parking spaces will be needed for the development.

SHARED PARKING

Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur.

Kunzman Associates, Inc. has used the procedures developed by the Urban Land Institute, Shared Parking (2005). The Urban Land Institute shared parking study evaluates the types of uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand for customer/visitor and employees, and the hourly distribution of peak parking demand for each type of land use. The Urban Land Institute procedures were utilized in this study to evaluate peak parking demand that would occur for the project at any point in time when monthly, day of week, and hourly factors are utilized.

A computer program was used to analyze the shared parking for the proposed development. The program is consistent with the procedures provided by the Urban Land Institute. The following inputs were included within the shared parking computer program for each land use:

- Peak parking demand by land use per parking code.
- Weekend vs. weekday adjustment factors.
- Customer/visitor/guest and employee/resident factors.
- Monthly adjustment factors to account for variations in parking demand over the year. It should be noted that a late December month is defined as the period between Christmas and New Year's Day, reflecting high attendance at active entertainment venues, lower demand at office and other employment-centered destinations, and moderate demand for retail.
- Hourly distribution of parking demand based upon the Urban Land Institute data.

The idea of a shared parking study is that if the various land uses have peak parking demands at different points in time, or on different days of the week, then the number of spaces required is not the sum of the parking requirements for each land use, but rather less. If the peak demands for the various



land uses are non-coincidental, then there is an opportunity for sharing of parking. To determine the degree to which shared parking can occur, the cumulative hourly parking demand of the land uses is calculated at all points in time throughout the day for both weekdays and weekends. With the parking demand known by hour and day, then the maximum peak parking demand during a seven day week can be determined. The maximum expected parking demand during the seven day week is then used as a basis for determining the number of parking spaces needed.

To determine the degree to which sharing of parking can occur, each month of the year was evaluated and the peak parking demand for both weekdays and weekends was determined utilizing data provide by the Urban Land Institute.

Table 2 shows the expected hourly peak parking demand of the land uses for both weekdays and weekends. Table 3 shows the cumulative parking demand peaks for all land uses combined.

Based on the calculations in this report, a December maximum parking demand of 154 parking spaces will occur on weekdays from 1:00 PM - 2:00 PM, and a December maximum parking demand of 161 parking spaces will occur on weekends also from 12:00 NOON - 1:00 PM. The detailed computer calculations for each month are included in Appendix C.

Sufficient on-site parking is provided based on the maximum likely parking demand of 161 parking spaces and the 194 parking spaces provided.

CONCLUSIONS

1. The project site is located at the southeast corner of the Avalon Boulevard and Carson Street intersection in the City of Carson. The project site is proposed to consist of 7,952 square feet of commercial retail, 5,310 square feet of family restaurant, 8,002 square feet of fast-food restaurant, and 3,718 square feet of health & exercise. It should be noted that the project site also includes 86 affordable senior apartment dwelling units and 150 condominium dwelling units. The project site provides a total of 565 parking spaces; however, 194 parking spaces are designated for the commercial portion of the project site and 371 parking spaces are separately provided for the residential portion of the project site. Per discussions with City of Carson staff, only the commercial portion is included within this shared parking study.
2. Based on the City of Carson Parking Code requirements, 183 parking spaces are needed for the project site.
3. Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur.
4. Based on the City of Carson Parking Code and the Urban Land Institute recommended parking ratios for weekdays and weekends, a total of 165 parking spaces are required for weekdays and 174 parking spaces are required for weekends.



Mr. Ryan Hall, Senior Director of Asset Management
TRUAMERICA MULTIFAMILY, LLC
September 6, 2017

5. Once shared parking factors are utilized, a December maximum parking demand of 154 parking spaces will occur on weekdays from 1:00 PM - 2:00 PM, and a December maximum parking demand of 161 parking spaces will occur on weekends also from 12:00 NOON - 1:00 PM. The 565 parking spaces provided by the project are sufficient to accommodate peak demands.
6. Sufficient on-site parking is provided based on the shared parking study.

It has been a pleasure to serve your needs on The Renaissance at City Center project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.



Carl Ballard, LEED GA
Principal Associate

JN 7166



KUNZMAN ASSOCIATES, INC.



William Kunzman, P.E.
Principal



Table 1

Parking Code Requirements¹

Land Use	Quantity	Units ²	City Parking Code	Weekday Requirements			Weekend Requirements		
				Customer/ Visitor/Guest	Employee/ Resident	Total	Customer/ Visitor/Guest	Employee/ Resident	Total
Parking Rates:									
Commercial Retail	7.952	TSF	3.33	2.41	0.58	2.99	2.66	0.67	3.33
Family Restaurant	5.310	TSF	10.00	6.00	1.00	7.00	8.50	1.50	10.00
Fast-Food Restaurant	8.002	TSF	10.00	8.50	1.50	10.00	8.00	1.33	9.33
Health Club	3.718	TSF	6.67	6.29	0.38	6.67	5.24	0.24	5.48
Parking Required:									
Commercial Retail	7.952	TSF	26	19	5	24	21	5	26
Family Restaurant	5.310	TSF	53	32	5	37	45	8	53
Fast-Food Restaurant	8.002	TSF	80	68	12	80	64	11	75
Health Club	3.718	TSF	24	23	1	24	19	1	20
Total			183	142	23	165	149	25	174

¹ Source: City of Carson and Urban Land Institute, Shared Parking, 2nd Edition, 2005.

² TSF = Thousand Square Feet



Table 2

Hourly Peak Parking Demand

Time of the Day	January		February		March		April		May		June		July		August		September		October		November		December	
	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total	Customer/Vendor	Employee/Total
6:00 AM	24	0	25	0	31	0	27	0	24	0	22	0	28	0	22	0	21	0	21	0	25	0	26	0
7:00 AM	40	8	48	8	58	8	66	8	72	8	78	8	84	8	90	8	96	8	102	8	108	8	114	8
8:00 AM	19	11	30	11	40	11	50	11	60	11	70	11	80	11	90	11	100	11	110	11	120	11	130	11
9:00 AM	57	13	70	13	83	13	96	13	109	13	122	13	135	13	148	13	161	13	174	13	187	13	200	13
10:00 AM	77	17	94	17	111	17	128	17	145	17	162	17	179	17	196	17	213	17	230	17	247	17	264	17
11:00 AM	100	21	121	21	142	21	163	21	184	21	205	21	226	21	247	21	268	21	289	21	310	21	331	21
12:00 Noon	109	21	130	21	151	21	172	21	193	21	214	21	235	21	256	21	277	21	298	21	319	21	340	21
1:00 PM	109	21	130	21	151	21	172	21	193	21	214	21	235	21	256	21	277	21	298	21	319	21	340	21
2:00 PM	78	17	95	17	112	17	129	17	146	17	163	17	180	17	197	17	214	17	231	17	248	17	265	17
3:00 PM	55	11	66	11	77	11	88	11	99	11	110	11	121	11	132	11	143	11	154	11	165	11	176	11
4:00 PM	32	6	38	6	44	6	50	6	56	6	62	6	68	6	74	6	80	6	86	6	92	6	98	6
5:00 PM	23	4	27	4	31	4	35	4	39	4	43	4	47	4	51	4	55	4	59	4	63	4	67	4
6:00 PM	10	2	12	2	14	2	16	2	18	2	20	2	22	2	24	2	26	2	28	2	30	2	32	2
Maximum	117	21	138	21	159	21	180	21	201	21	222	21	243	21	264	21	285	21	306	21	327	21	348	21
6:00 AM	22	0	25	0	31	0	27	0	24	0	22	0	28	0	22	0	21	0	21	0	25	0	26	0
7:00 AM	25	10	35	10	45	10	55	10	65	10	75	10	85	10	95	10	105	10	115	10	125	10	135	10
8:00 AM	15	13	28	13	41	13	54	13	67	13	80	13	93	13	106	13	119	13	132	13	145	13	158	13
9:00 AM	57	15	72	15	87	15	102	15	117	15	132	15	147	15	162	15	177	15	192	15	207	15	222	15
10:00 AM	77	20	97	20	117	20	137	20	157	20	177	20	197	20	217	20	237	20	257	20	277	20	297	20
11:00 AM	98	23	121	23	144	23	167	23	190	23	213	23	236	23	259	23	282	23	305	23	328	23	351	23
12:00 Noon	117	23	140	23	163	23	186	23	209	23	232	23	255	23	278	23	301	23	324	23	347	23	370	23
1:00 PM	103	21	124	21	145	21	166	21	187	21	208	21	229	21	250	21	271	21	292	21	313	21	334	21
2:00 PM	91	23	114	23	137	23	160	23	183	23	206	23	229	23	252	23	275	23	298	23	321	23	344	23
3:00 PM	65	18	83	18	101	18	119	18	137	18	155	18	173	18	191	18	209	18	227	18	245	18	263	18
4:00 PM	48	17	65	17	82	17	99	17	116	17	133	17	150	17	167	17	184	17	201	17	218	17	235	17
5:00 PM	35	12	47	12	59	12	71	12	83	12	95	12	107	12	119	12	131	12	143	12	155	12	167	12
6:00 PM	20	7	27	7	34	7	41	7	48	7	55	7	62	7	69	7	76	7	83	7	90	7	97	7
Maximum	117	23	140	23	163	23	186	23	209	23	232	23	255	23	278	23	301	23	324	23	347	23	370	23



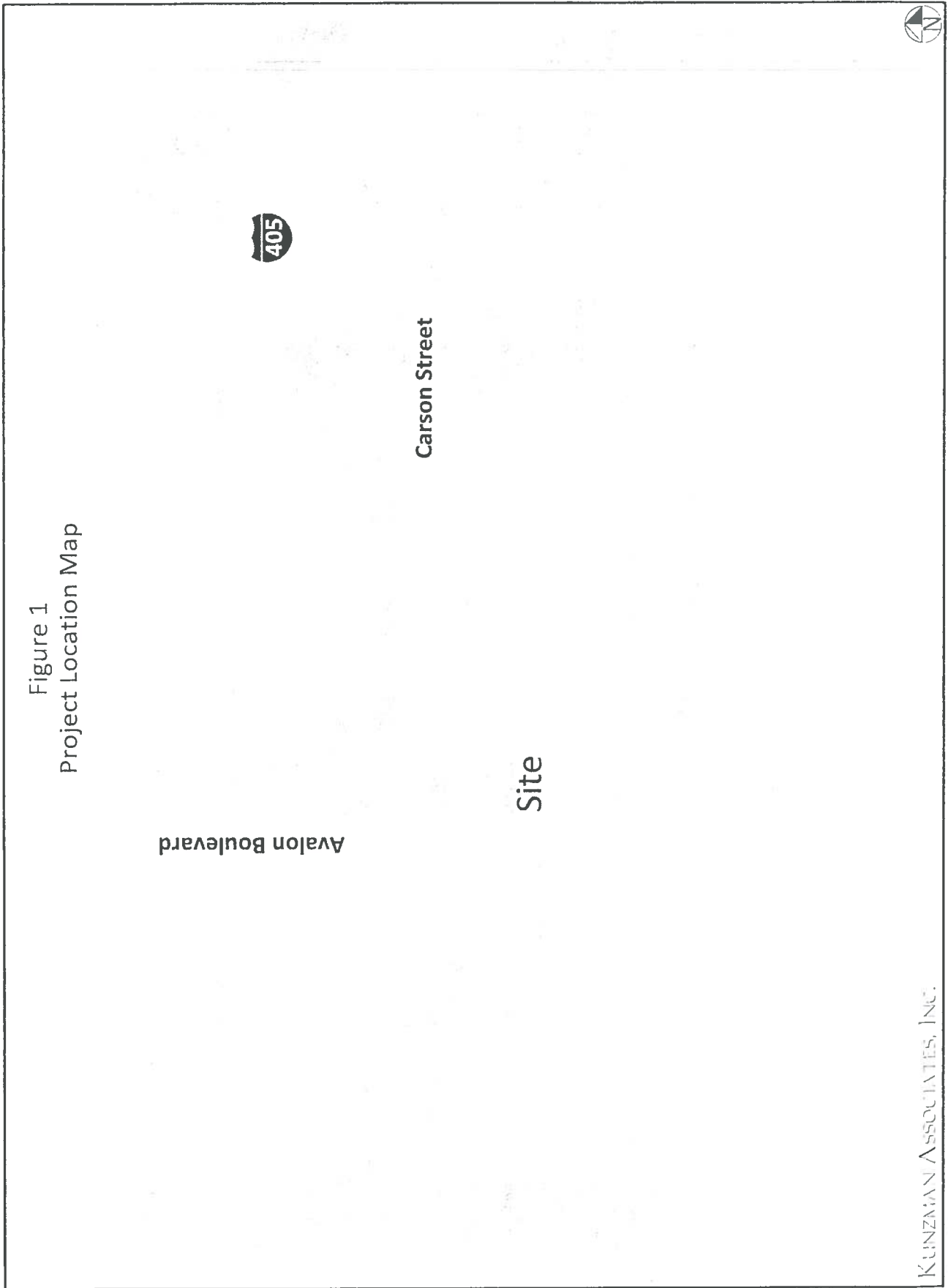
Table 3

Monthly Peak Parking Demand

Month	Weekdays	Weekends
January	130	135
February	130	136
March	140	146
April	135	141
May	139	145
June	138	145
July	140	147
August	143	150
September	135	141
October	142	147
November	141	147
December	154	161
Late December	145	152
Maximum	154	161



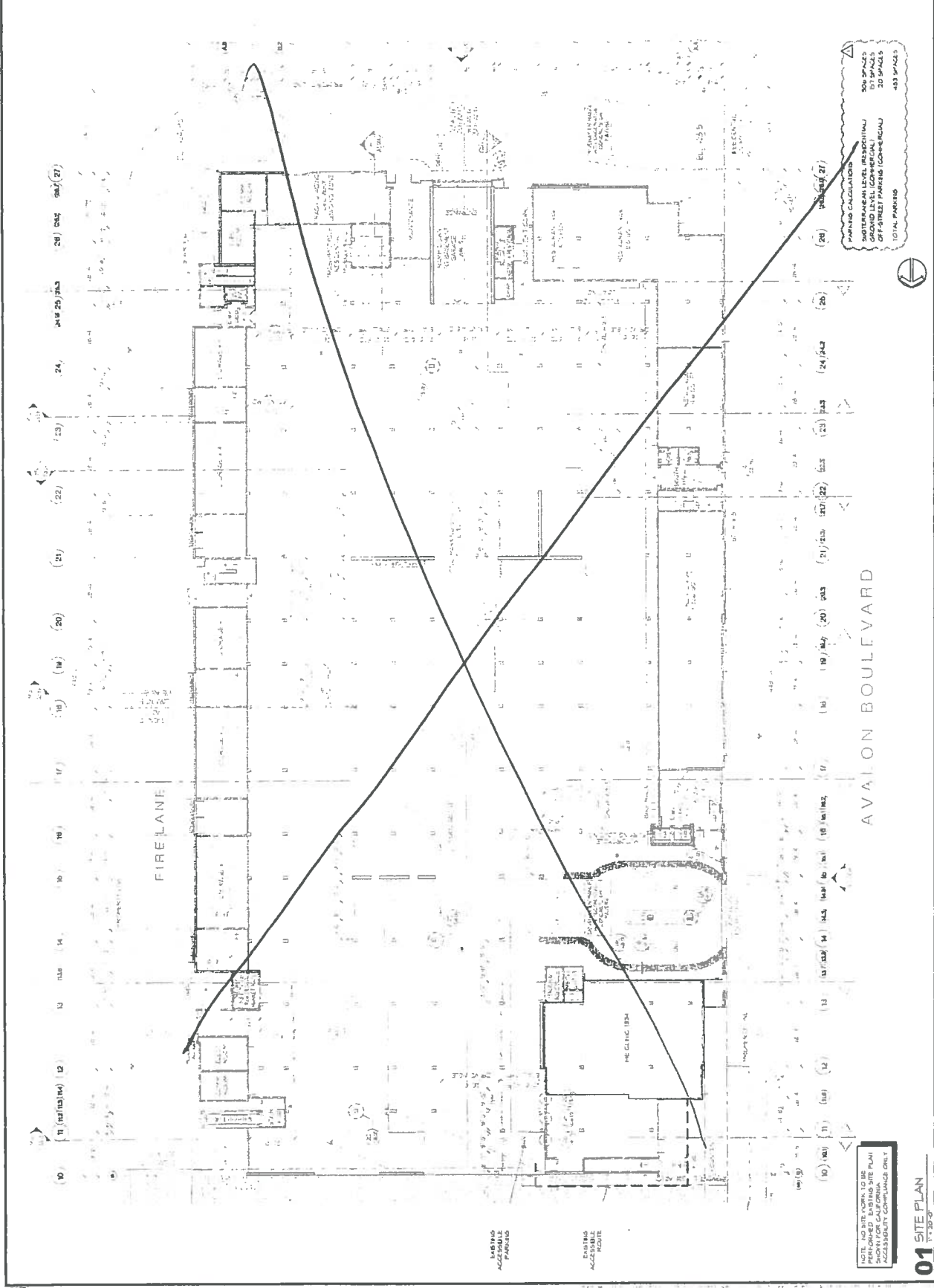
Figure 1
Project Location Map



JN 7166

KUNZMAN ASSOCIATES, INC.
2000 AVONDALE AVENUE, SUITE 100
DALLAS, TEXAS 75241





PARKING CALCULATOR
 WATERMAIN LEVEL RESTRICTION/ADJUSTMENT
 500 SQUARE FEET PER SPACED
 20 SPACES OF STREET PARKING (CONCRETE) / 400 SQUARE FEET PER SPACED
 TOTAL PARKING 400 SPACES



AVALON BOULEVARD

01 SITE PLAN

17-030-G

NOTE: ALL SITE WORK TO BE SHOWN ON THE SITE PLAN
 SHOWN FOR CALIFORNIA ACCESSIBILITY COMPLIANCE ONLY

UN





The McIntosh Group, Inc.
1800 South Harbor, Suite 300
Anaheim, California 92801
Tel: 714.761.1234
Fax: 714.761.1235
A Whittier-based subsidiary of
The Raymond Group, LLC

DATE: 03/06/2011
PROJECT: 1334 CARSON

1334 CARSON
21780 N AVALON BLVD
CARSON, CA 90745

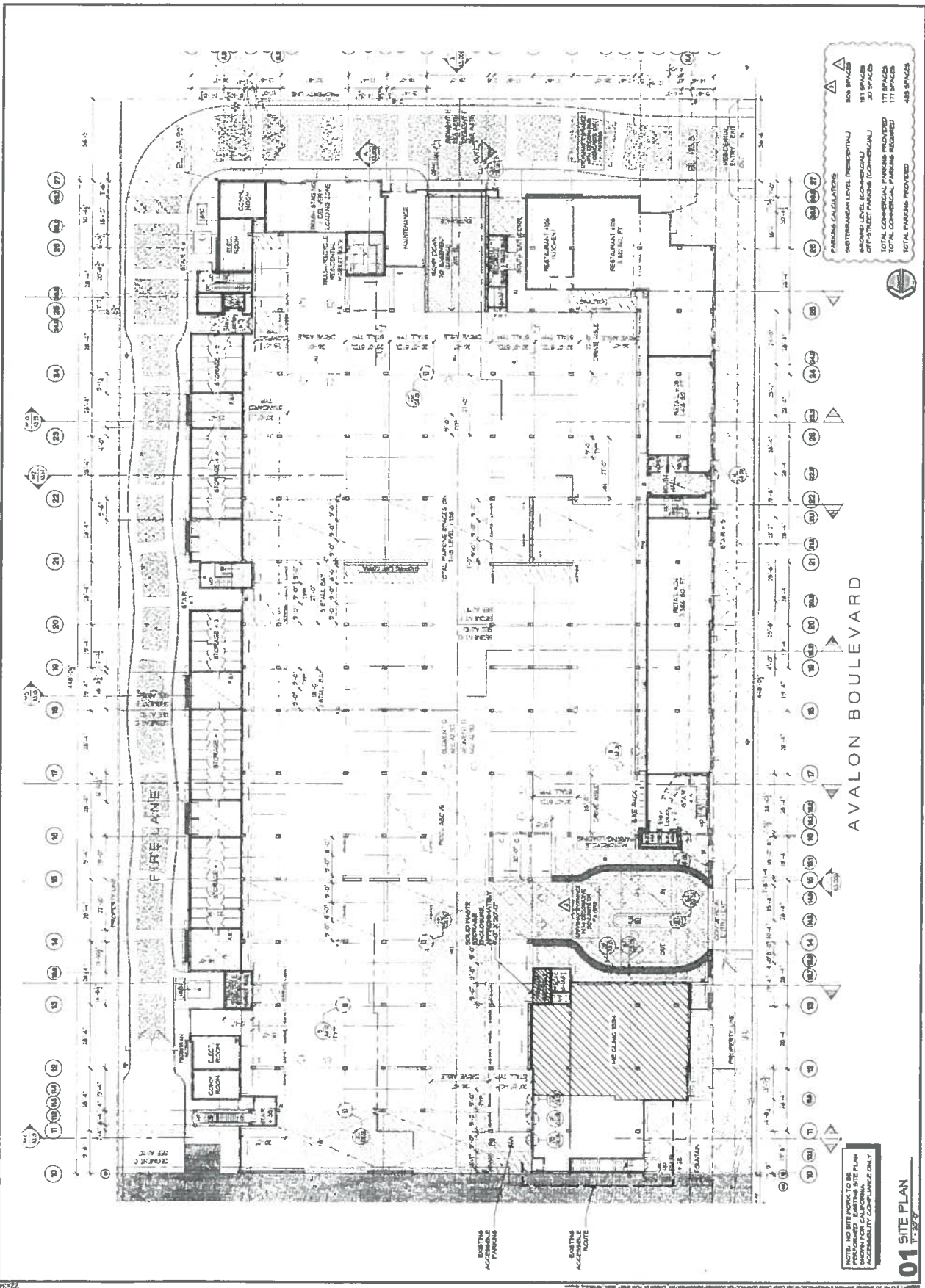
DATE: 03/06/2011
PROJECT: 1334 CARSON
SHEET NO: 01
DATE: 03/06/2011



DATE: 03/06/2011
PROJECT: 1334 CARSON
SHEET NO: 01
DATE: 03/06/2011

G102

SITE PLAN



RESTAURANT LEVEL RESIDENTIAL	50K SPACES
RESTAURANT LEVEL COMMERCIAL	151 SPACES
OFF-STREET PARKING (COMMERCIAL)	30 SPACES
TOTAL COMMERCIAL PARKING PROVIDED	171 SPACES
TOTAL COMMERCIAL PARKING REQUIRED	171 SPACES
TOTAL PARKING PROVIDED	483 SPACES

AVALON BOULEVARD

01 SITE PLAN
1"=20'-0"

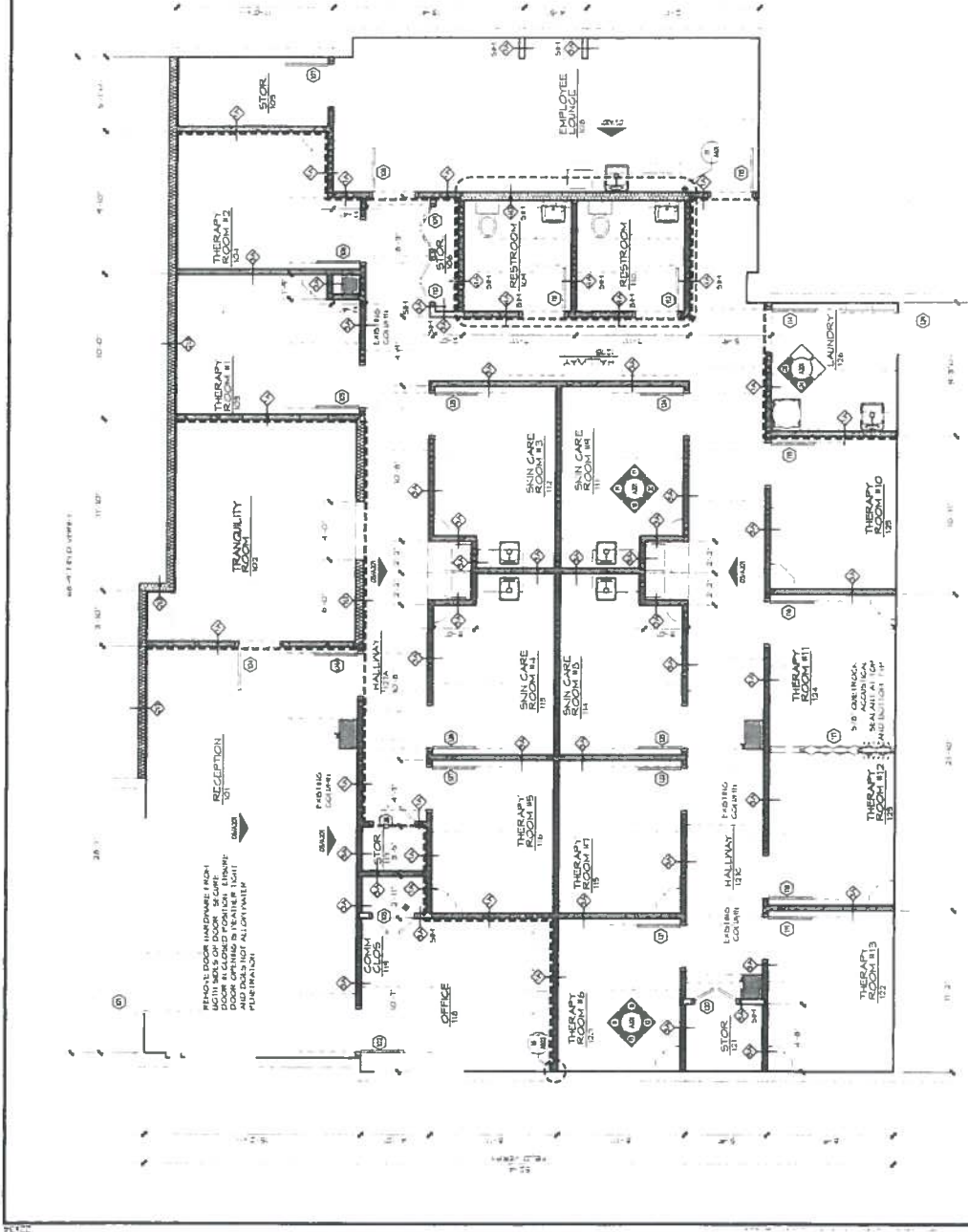




01 FLOOR PLAN
LEVEL 0

SEE SHEET 001 FOR
SCHEDULE PARTIAL FINISH

SEE SHEET 001 FOR
PARTIAL FINISH



AREA CALCULATIONS

RECEPTION	423.54
THERAPY ROOMS	211.34
SKIN CARE ROOMS	455.54
RESTROOMS	324.54
OFFICE	324.54
LAUNDRY	324.54
HALLWAYS	324.54
TOILETS	324.54
STAIRS	324.54
OTHER	324.54
TOTAL	3340.34

- GENERAL NOTES**
- A. REFER TO SHEET 001 FOR LEGEND, DIMENSIONS AND SHEET 002 FOR REVISIONS.
 - B. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 - C. ROOM FINISHES TO BE SCHEDULED ON SHEET 001 UNLESS OTHERWISE NOTED.
 - D. FINISHES TO BE SCHEDULED ON SHEET 001 UNLESS OTHERWISE NOTED.
 - E. FINISHES TO BE SCHEDULED ON SHEET 001 UNLESS OTHERWISE NOTED.
 - F. PROVIDE NON-COMBUSTIBLE TUBOULOCASES AS REQUIRED FOR ALL TUBS AND SHOWER STALLS.
 - G. PROVIDE ALL TUBS AND SHOWER STALLS WITH AN ILLUMINATED OPERATOR AND NON-SLIP SURFACE.
 - H. ALL TUBS AND SHOWER STALLS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - I. TUBS AND SHOWER STALLS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - J. TUBS AND SHOWER STALLS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

ABBREVIATIONS

ACC	ACCESS
AD	ARCHITECT
AS	ASSEMBLY
CA	COURTYARD
CL	CEILING
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
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CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL
CL	CLIMATE CONTROL

LEGEND

(Symbol)	NEW FULL HEIGHT 5/16" PALL
(Symbol)	DATE INSULATION FINISH CONSTRUCTION
(Symbol)	NEW PARTIAL HEIGHT FINISH
(Symbol)	NEW FULL HEIGHT FINISH TO DECK ABOVE
(Symbol)	NEW PARTIAL HEIGHT FINISH TO DECK ABOVE
(Symbol)	EXISTING INTERIOR WALL CONSTRUCTION
(Symbol)	EXISTING INTERIOR WALL CONSTRUCTION
(Symbol)	EXISTING INTERIOR WALL CONSTRUCTION
(Symbol)	EXISTING INTERIOR WALL CONSTRUCTION
(Symbol)	EXISTING INTERIOR WALL CONSTRUCTION
(Symbol)	EXISTING INTERIOR WALL CONSTRUCTION

AREA CALCULATIONS

RECEPTION	423.54
THERAPY ROOMS	211.34
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RESTROOMS	324.54
OFFICE	324.54
LAUNDRY	324.54
HALLWAYS	324.54
TOILETS	324.54
STAIRS	324.54
OTHER	324.54
TOTAL	3340.34

FINISHES SCHEDULE

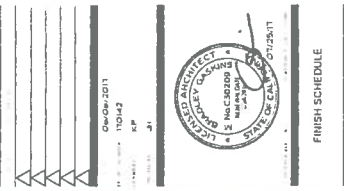
ITEM	QUANTITY	UNIT	DESCRIPTION	MANUFACTURER	FINISH	NOTES
B-2	101/102	sq ft	ALDERWOOD BASE		WOOD BASE AT ALDERWOOD WALL FEATURE	
B-3	23,415/16/14/14	sq ft	CELLING		GRID WHITE TILE WHITE	
C1-1	2,225/16/14/14	sq ft	CELLING		GRID ORBITAL GREY TILE	
C1-2	2,225/16/14/14	sq ft	CELLING		GRID WHITE TILE WHITE	
C1-3	2,225/16/14/14	sq ft	CELLING		GRID WHITE TILE WHITE	
C1-4	2,225/16/14/14	sq ft	CELLING		GRID WHITE TILE WHITE	
FC-1	1,000	sq ft	PORCELAIN FLOOR TILE		ALPINE ESPRESSO (6"X6") GROUT: MARRAZZITTO MARRAZZITTO NATURAL GRAY 35	
FC-2	1,000	sq ft	CARPET		HEIRIS REATHER	
FC-3	1,000	sq ft	LVT		SFACIA 555A/130	
FC-4	1,000	sq ft	PORCELAIN FLOOR TILE		RIO GRANDE STREAM (12"X24") GROUT: MARRAZZITTO MARRAZZITTO NATURAL GRAY 35	
FC-5	1,000	sq ft	PAINT		PAINT: OFF-BROWN BRANCHES (R202)	
FC-6	1,000	sq ft	PORCELAIN FLOOR TILE		LAGERH MATTERHORN (12"X24") GROUT: MARRAZZITTO MARRAZZITTO NATURAL GRAY 35	
FC-7	1,000	sq ft	CARPET TO LVT		CHARTIS/CLAD	
FC-8	1,000	sq ft	CARPET TO TILE		CHIMBOLA/12	
FC-9	1,000	sq ft	PAINT		HC-169	
FC-10	1,000	sq ft	PAINT		2127-50	
FC-11	1,000	sq ft	PAINT		1031	
FC-12	1,000	sq ft	PAINT		1446	
FC-13	1,000	sq ft	PAINT		1426	
FC-14	1,000	sq ft	PAINT		OC-51	
FC-15	1,000	sq ft	PAINT		OC-51	
FC-16	1,000	sq ft	PAINT		OC-51	
FC-17	1,000	sq ft	PAINT		OC-51	
FC-18	1,000	sq ft	PAINT		OC-51	
FC-19	1,000	sq ft	PAINT		OC-51	
FC-20	1,000	sq ft	PAINT		OC-51	
FC-21	1,000	sq ft	PAINT		OC-51	
FC-22	1,000	sq ft	PAINT		OC-51	
FC-23	1,000	sq ft	PAINT		OC-51	
FC-24	1,000	sq ft	PAINT		OC-51	
FC-25	1,000	sq ft	PAINT		OC-51	
FC-26	1,000	sq ft	PAINT		OC-51	
FC-27	1,000	sq ft	PAINT		OC-51	
FC-28	1,000	sq ft	PAINT		OC-51	
FC-29	1,000	sq ft	PAINT		OC-51	
FC-30	1,000	sq ft	PAINT		OC-51	
FC-31	1,000	sq ft	PAINT		OC-51	
FC-32	1,000	sq ft	PAINT		OC-51	
FC-33	1,000	sq ft	PAINT		OC-51	
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FC-50	1,000	sq ft	PAINT		OC-51	
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FC-54	1,000	sq ft	PAINT		OC-51	
FC-55	1,000	sq ft	PAINT		OC-51	
FC-56	1,000	sq ft	PAINT		OC-51	
FC-57	1,000	sq ft	PAINT		OC-51	
FC-58	1,000	sq ft	PAINT		OC-51	
FC-59	1,000	sq ft	PAINT		OC-51	
FC-60	1,000	sq ft	PAINT		OC-51	
FC-61	1,000	sq ft	PAINT		OC-51	
FC-62	1,000	sq ft	PAINT		OC-51	
FC-63	1,000	sq ft	PAINT		OC-51	
FC-64	1,000	sq ft	PAINT		OC-51	
FC-65	1,000	sq ft	PAINT		OC-51	
FC-66	1,000	sq ft	PAINT		OC-51	
FC-67	1,000	sq ft	PAINT		OC-51	
FC-68	1,000	sq ft	PAINT		OC-51	
FC-69	1,000	sq ft	PAINT		OC-51	
FC-70	1,000	sq ft	PAINT		OC-51	
FC-71	1,000	sq ft	PAINT		OC-51	
FC-72	1,000	sq ft	PAINT		OC-51	
FC-73	1,000	sq ft	PAINT		OC-51	
FC-74	1,000	sq ft	PAINT		OC-51	
FC-75	1,000	sq ft	PAINT		OC-51	
FC-76	1,000	sq ft	PAINT		OC-51	
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FC-82	1,000	sq ft	PAINT		OC-51	
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FC-84	1,000	sq ft	PAINT		OC-51	
FC-85	1,000	sq ft	PAINT		OC-51	
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FC-87	1,000	sq ft	PAINT		OC-51	
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FC-89	1,000	sq ft	PAINT		OC-51	
FC-90	1,000	sq ft	PAINT		OC-51	
FC-91	1,000	sq ft	PAINT		OC-51	
FC-92	1,000	sq ft	PAINT		OC-51	
FC-93	1,000	sq ft	PAINT		OC-51	
FC-94	1,000	sq ft	PAINT		OC-51	
FC-95	1,000	sq ft	PAINT		OC-51	
FC-96	1,000	sq ft	PAINT		OC-51	
FC-97	1,000	sq ft	PAINT		OC-51	
FC-98	1,000	sq ft	PAINT		OC-51	
FC-99	1,000	sq ft	PAINT		OC-51	
FC-100	1,000	sq ft	PAINT		OC-51	



The McIntosh Group, Inc.
 1200 South Main Street, Suite 200
 Fresno, CA 93721
 Phone: (559) 435-1111
 Fax: (559) 435-1112
 Email: info@mcintosh.com
 A Wholly owned subsidiary of
 The McIntosh Group, LLC

DATE: 2016 DECEMBER

1334 CARSON
 21780 N AVALON BLVD
 CARSON, CA 90745



FINISH SCHEDULE
A104

62

McIntosh



THE MCINTOSH GROUP, INC.
19001 SW 9th Street, Suite 217
Miami, Florida 33150
Phone: 305.833.4200
Fax: 305.833.4202
A wholly owned subsidiary of
The McAlister Group, LLC

1334 CARSON
21780 N AVALON BLVD
CARSON, CA 90745

DATE: 07/2011
10/14/12
BY: [initials]



INTERIOR
ELEVATIONS

A201

DOOR TO BE OPENED TO REVEAL ELECTRICAL PANELS FOR EACH DISTRIBUTION

20 SKIN CARE ROOM TYP
11'2" x 11'2"

16 THERAPY ROOM TYP
11'2" x 11'2"

12 THERAPY ROOM TYP
11'2" x 11'2"

08 LAUNDRY
11'2" x 11'2"

04 LAUNDRY
11'2" x 11'2"

19 SKIN CARE ROOM TYP
11'2" x 11'2"

15 THERAPY ROOM TYP
11'2" x 11'2"

11 THERAPY ROOM TYP
11'2" x 11'2"

07 EMPLOYEE LOUNGE
11'2" x 11'2"

03 LAUNDRY
11'2" x 11'2"

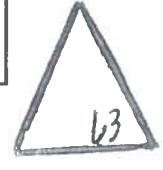
03 LINEN DROPS
11'2" x 11'2"

18 SKIN CARE ROOM TYP
11'2" x 11'2"

06 FRONT COUNTER ELEVATION
11'2" x 11'2"

17 SKIN CARE ROOM TYP
11'2" x 11'2"

05 WALL BEHIND FRONT COUNTER ELEVATION
11'2" x 11'2"





The McIntosh Group, Inc.
 10000 Wilshire Blvd., Suite 817
 Los Angeles, California 90024
 Telephone (310) 205-8888
 Fax (310) 205-8889
 Website www.mcintoshgroup.com

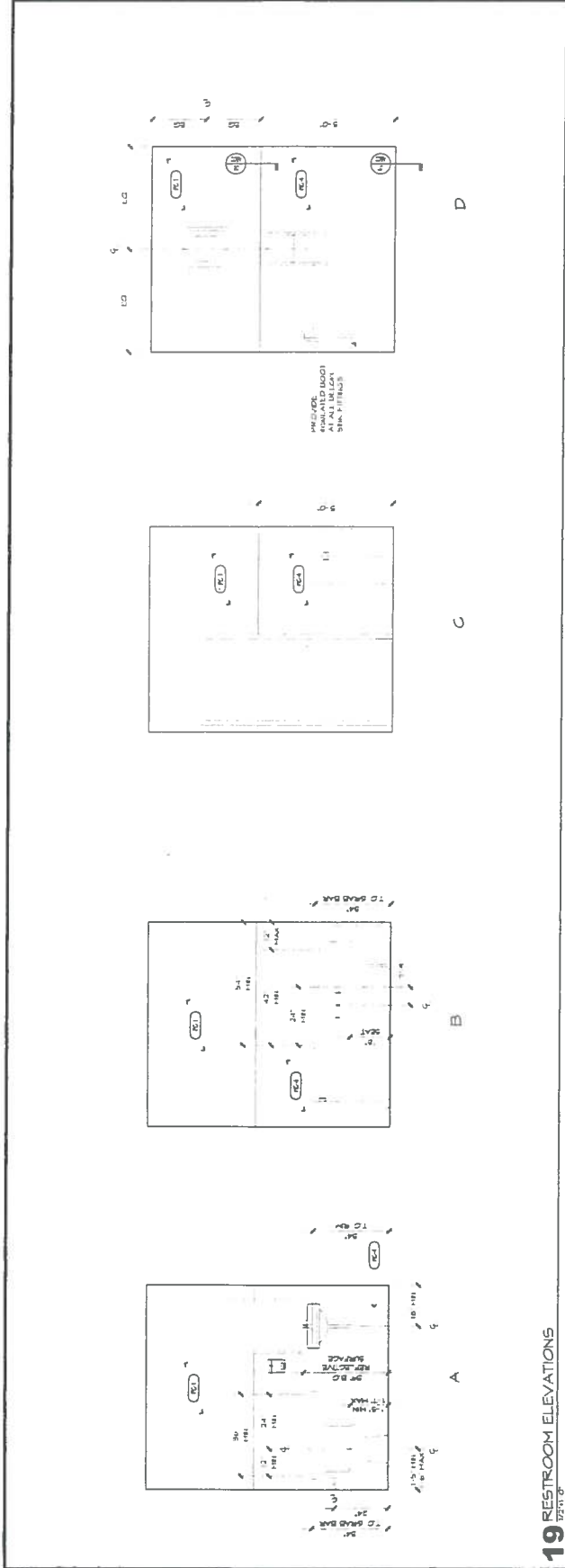
2016 RECEIVED

1334 CARSON
 21780 N AVALON BLVD
 CARSON, CA 90745



RESTROOM
 FLOOR PLAN AND ELEVATIONS

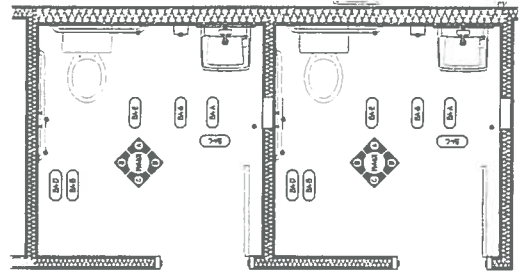
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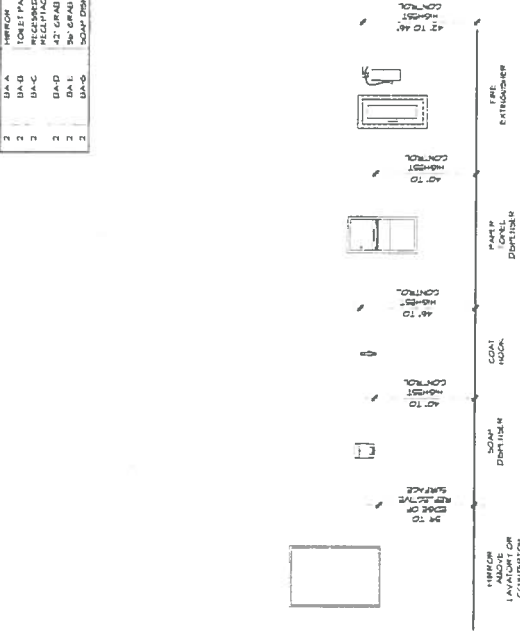
19 RESTROOM ELEVATIONS

TOILET ACCESSORIES SCHEDULE

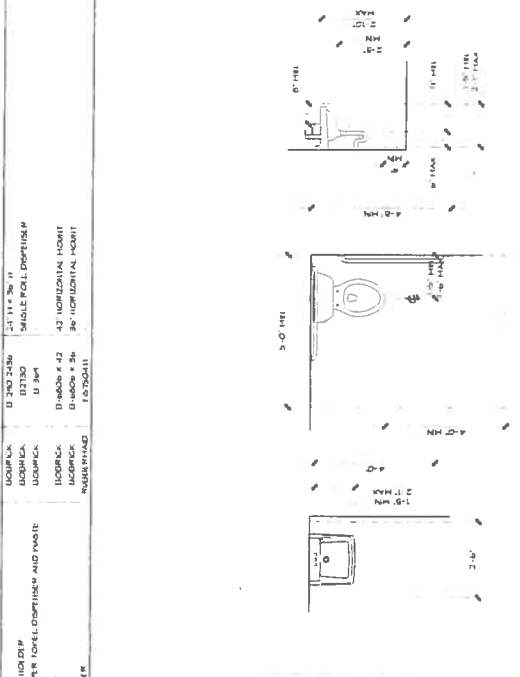
QTY	NUMBER	DESCRIPTION	MANUFACTURER	MODEL NUMBER	NOTES
2	DA-D	TOILET PAPER HOLDER	DOMINICK	DT 250	21 1/4" x 26 1/4"
2	DA-C	TOILET PAPER DISPENSER	DOMINICK	DT 250	21 1/4" x 26 1/4"
2	DA-B	RECESSED PAPER TOWEL DISPENSER AND TOWEL	DOMINICK	DJ 304	24" x 24" x 2 1/2"
2	DA-1	RECEPTACLE	DOMINICK	D-1000	42" HORIZONTAL MOUNT
2	DA-2	RECEPTACLE	DOMINICK	D-1000	36" HORIZONTAL MOUNT
2	DA-3	SOAP DISPENSER	DOMINICK	D-1000	36" HORIZONTAL MOUNT



17 ENLARGED RESTROOM PLAN



05 PLUMBING FIXTURES



LAVATORY CLEAN FLOOR SPACE

WATER CLOSET CLEAN FLOOR SPACE

13 ACCESSORY MOUNTING LOCATIONS

15 PLUMBING FIXTURES

17 ENLARGED RESTROOM PLAN

19 RESTROOM ELEVATIONS

2016 RECEIVED

65



The Alameda Group, Inc.
1750 Lakeside Drive, Suite 400
Alameda, CA 94501
Telephone: (415) 762-2555
Facsimile: (415) 762-2707
A Whittier owned subsidiary of
The Alameda Group, LLC

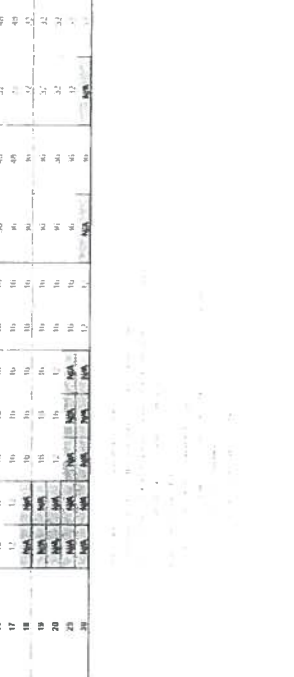
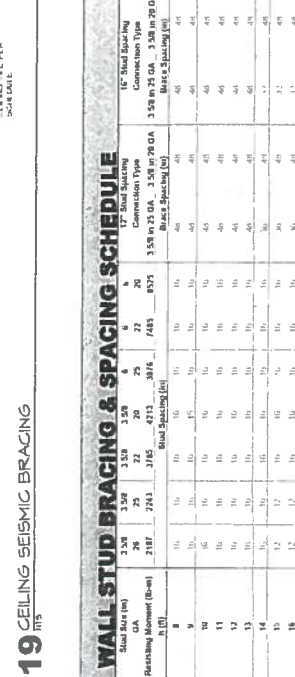
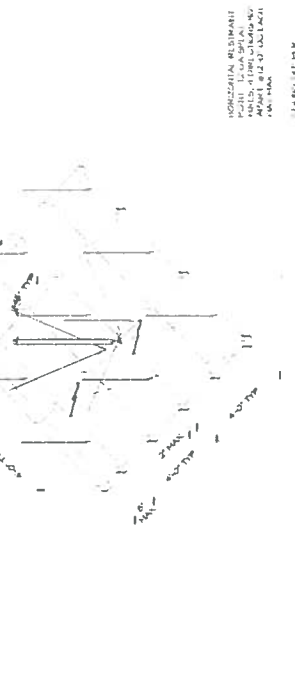
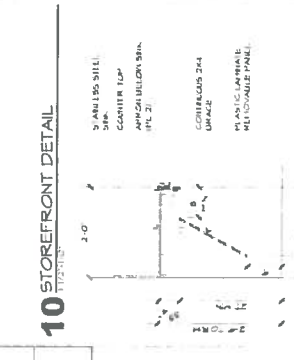
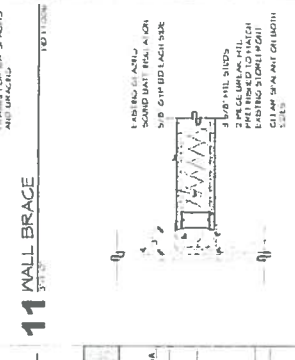
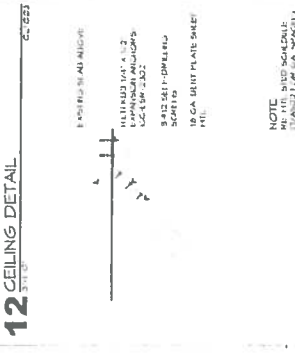
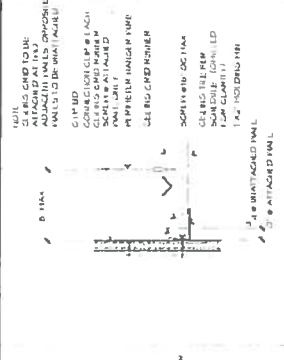
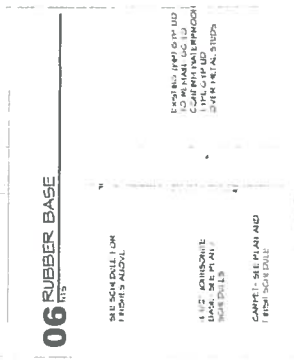
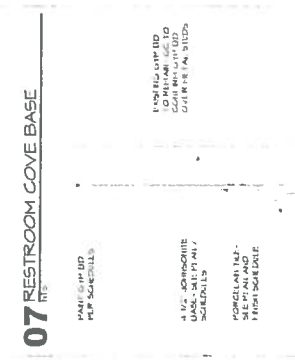
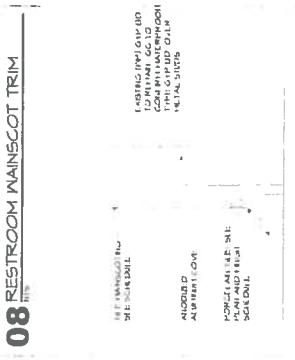
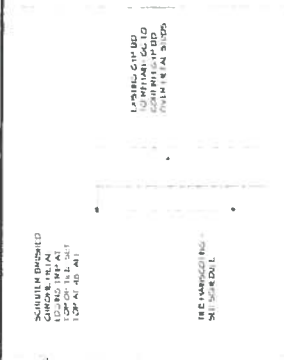
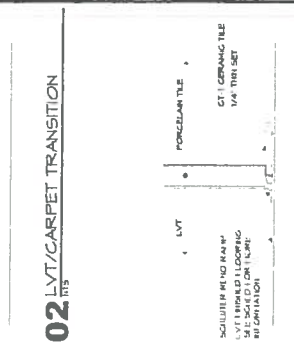
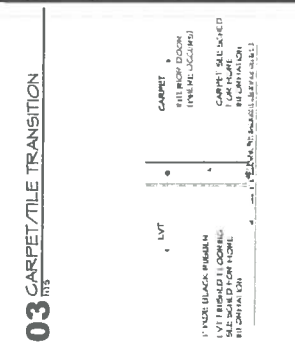
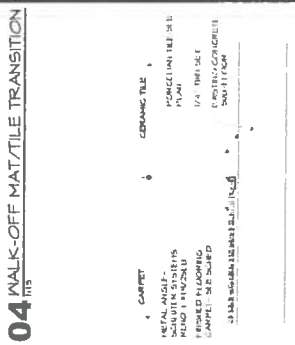
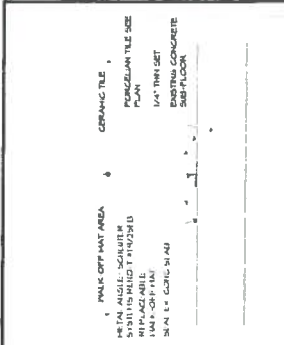
DATE REVISION

1334 CARSON
21780 N AVALON BLVD
CARSON, CA 90745



DETAILS

A502



McIntosh



The McIntosh Group, Inc.
 1800 Jambou Highway, Suite 202
 Anaheim, CA 92706
 Phone: 714.546.8205
 Fax: 714.546.7200

A World-Wide Subsidiary of
 The Johnson Group, LLC

04 UPPER CABINET - DOUBLE HIGH
3/4" x 12" x 24"

- WALL BLIND HELD OPEN
- HARDWOOD PLYWOOD TV HIGH, PRESSURE LAMINATE FINISH
- LOW PRESSURE LAMINATE ON INTERIOR
- CABINET SHELF
- WELLS SUPPORT 3mm ROUND P/N

- WALL BLIND HELD OPEN
- HARDWOOD PLYWOOD TV HIGH, PRESSURE LAMINATE FINISH
- LOW PRESSURE LAMINATE ON INTERIOR
- CABINET SHELF
- WELLS SUPPORT 3mm ROUND P/N

03 UPPER CABINET
3/4" x 12" x 24"

- WALL BLIND HELD OPEN
- COUNTER TOP TV HIGH, PRESSURE LAMINATE 1/8" HIGH
- BACK SPLASH
- HARDWOOD PLYWOOD TV HIGH, PRESSURE LAMINATE FINISH
- LOW PRESSURE LAMINATE ON INTERIOR
- FOOD BASE
- FINISH FLOOR

- WALL BLIND HELD OPEN
- COUNTER TOP TV HIGH, PRESSURE LAMINATE 1/8" HIGH
- BACK SPLASH
- HARDWOOD PLYWOOD TV HIGH, PRESSURE LAMINATE FINISH
- CABINET SHELF
- LOW PRESSURE LAMINATE ON INTERIOR
- WELLS SUPPORT 3mm ROUND P/N
- FOOD BASE
- FINISH FLOOR

01 BASE CABINET WITH DOORS
3/4" x 12" x 24"

02 BASE CABINET WITH DRAWERS
3/4" x 12" x 24"

1334 CARSON
 21780 N AVALON BLVD
 CARSON, CA 90745

DATE: 2018 DECEMBER

DATE: 09/20/17
 10142
 4P
 4P



DETAILS

A503



The McIntosh Group, Inc.
1800 South Bascom, Suite 303
San Jose, CA 95128
Phone: 415.931.7700
A Wholly owned subsidiary of
The McIntosh Group, LLC

1334 CARSON
21780 N AVALON BLVD
CARSON, CA 90745

DATE: 02/08/2011

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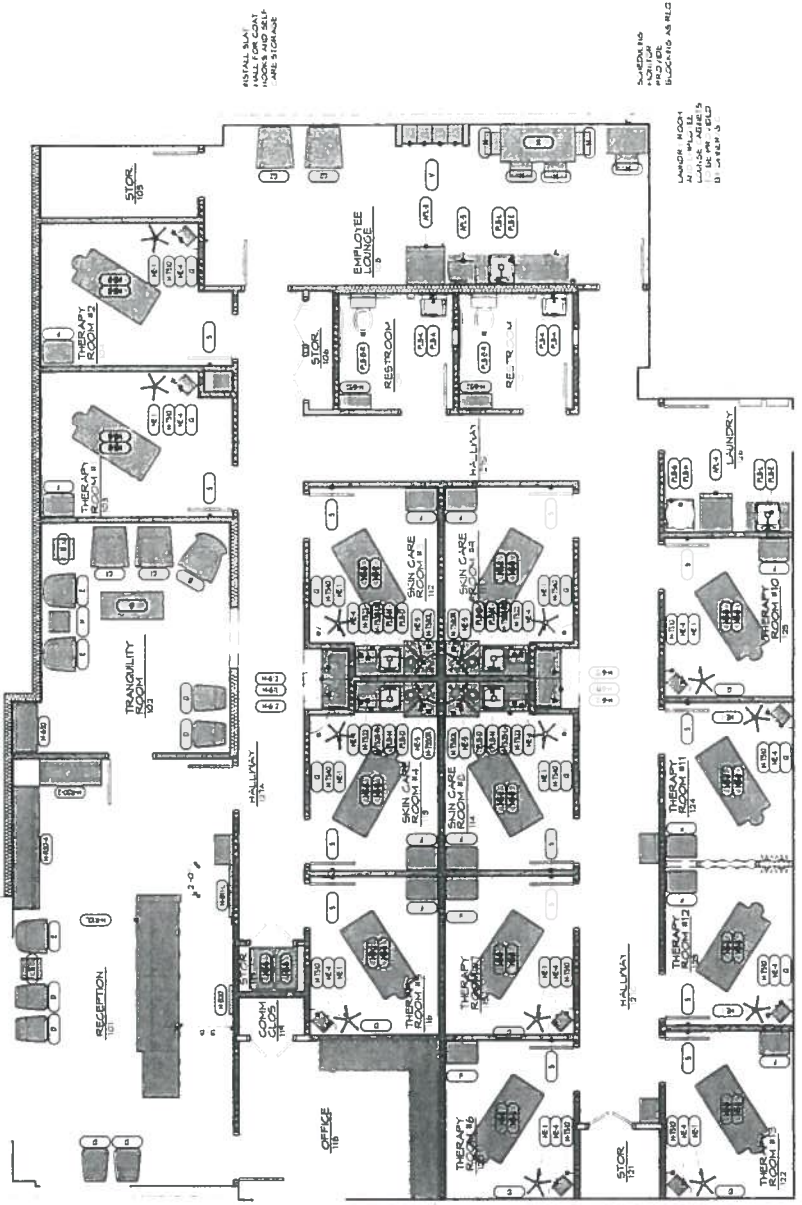


FEE PLAN

Q101

GENERAL NOTES

- A. REFERENCE SHEET A08B FOR CORE SCHEDULE AND MEET ROOM FOR FURNITURE AND WALLPAPER SCHEDULE.
- B. CONTRACTOR SHALL BE SUPPLIED BY TRIMM AND REINSTALLED BY CONTRACTOR.
- C. HIGHLIGHTS AT WALLS, FLOORING TO HAVE FELT PADS.
- D. REFRIGERATOR AT LEAST 50% OF THE PREZIER SPACE MUST BE PREZIER. THE BOTTOM SHELF CAN BE NO HIGHER THAN 24" ABOVE FLOOR (B) DIMS. TABLE TOP OF TABLE MUST BE 36" TO 42" HIGH. THE BOTTOM SHELF CAN BE NO HIGHER THAN 24" ABOVE FLOOR (B) DIMS. CLEARANCE UNDER THE TABLE MUST BE AT LEAST 36" CLEAR. THE TABLE MUST BE 30" WIDE AT LEAST. ACCESSIBLE KITCHEN INTERLOCK SHALL NOT EXCEEDING 48" ABOVE FLOOR WITH OPENING AND LOCKING MECHANISM. THE LOCK MECHANISM SHALL BE TO OPERATE THE DOOR WITH 10 POUNDS OF FORCE.



INSTALL SLAT
FRONT OF
HOOKS AND SELF
- CARE STORAGE

INSTALL 100
MOUNTING
BRACKET AS SHD

LAUNDRY ROOM
ALL WALLS TO BE
- 1/2" GYP - 5/8"
- 1/2" GYP - 5/8"



01 FFE PLAN



PLUMBING FIXTURE SCHEDULE

QTY	ITEM NO.	DESCRIPTION	NOTES	UNIT	TRADE ACTIVITY	MODEL NUMBER	NOTES
1	1	WASH CUP	31" x 34" x 45"	1	ZPH		PROVIDED BY FRANCHISE
1	2	LARGE AMF CUP	31" x 32" x 35"	1	ZPH		PROVIDED BY FRANCHISE
1	3	LARGE AMF CUP	31" x 32" x 35"	1	ZPH		PROVIDED BY FRANCHISE
1	4	SMALL CUP	21" x 20" x 33"	1	ZPH		PROVIDED BY FRANCHISE
1	5	OTOMAN CUP	25" x 16" x 18"	1	ZPH		PROVIDED BY FRANCHISE
1	6	COTILE TABLE	50" x 22" x 17"	1	ZPH		PROVIDED BY FRANCHISE
1	7	END TABLE	17" x 17" x 17"	1	ZPH		PROVIDED BY FRANCHISE
1	8	CUP	33" x 25" x 39"	1	ZPH		PROVIDED BY FRANCHISE
1	9	TRAMPOLINE STOOL	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	10	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	11	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	12	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	13	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	14	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	15	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	16	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	17	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	18	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	19	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	20	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	21	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	22	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE

APPLIANCES SCHEDULE

QTY	ITEM NO.	DESCRIPTION	NOTES	UNIT	TRADE ACTIVITY	MODEL NUMBER	NOTES
1	1	REFrigerator		1	ZPH		PROVIDED BY FRANCHISE
1	2	Freezer		1	ZPH		PROVIDED BY FRANCHISE
1	3	Stove		1	ZPH		PROVIDED BY FRANCHISE
1	4	Dishwasher		1	ZPH		PROVIDED BY FRANCHISE

PLUMBING FIXTURE SCHEDULE

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1	12	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	13	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	14	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	15	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	16	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	17	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	18	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	19	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
1	20	TABLE	NIL	1	ZPH		PROVIDED BY FRANCHISE
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APPLIANCES SCHEDULE

QTY	ITEM NO.	DESCRIPTION	NOTES	UNIT	TRADE ACTIVITY	MODEL NUMBER	NOTES
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1	2	Freezer		1	ZPH		PROVIDED BY FRANCHISE
1	3	Stove		1	ZPH		PROVIDED BY FRANCHISE
1	4	Dishwasher		1	ZPH		PROVIDED BY FRANCHISE



The McIntosh Group, Inc.
 1800 MacArthur Blvd #111
 Irvine, CA 92614
 Phone 949.261.3533
 Fax 949.261.3535

2016 DECEMBER

1334 CARSON
 21780 N AVALON BLVD
 CARSON, CA 90745

DATE: 12/27/16
 TIME: 11:45 AM
 BY: [Signature]



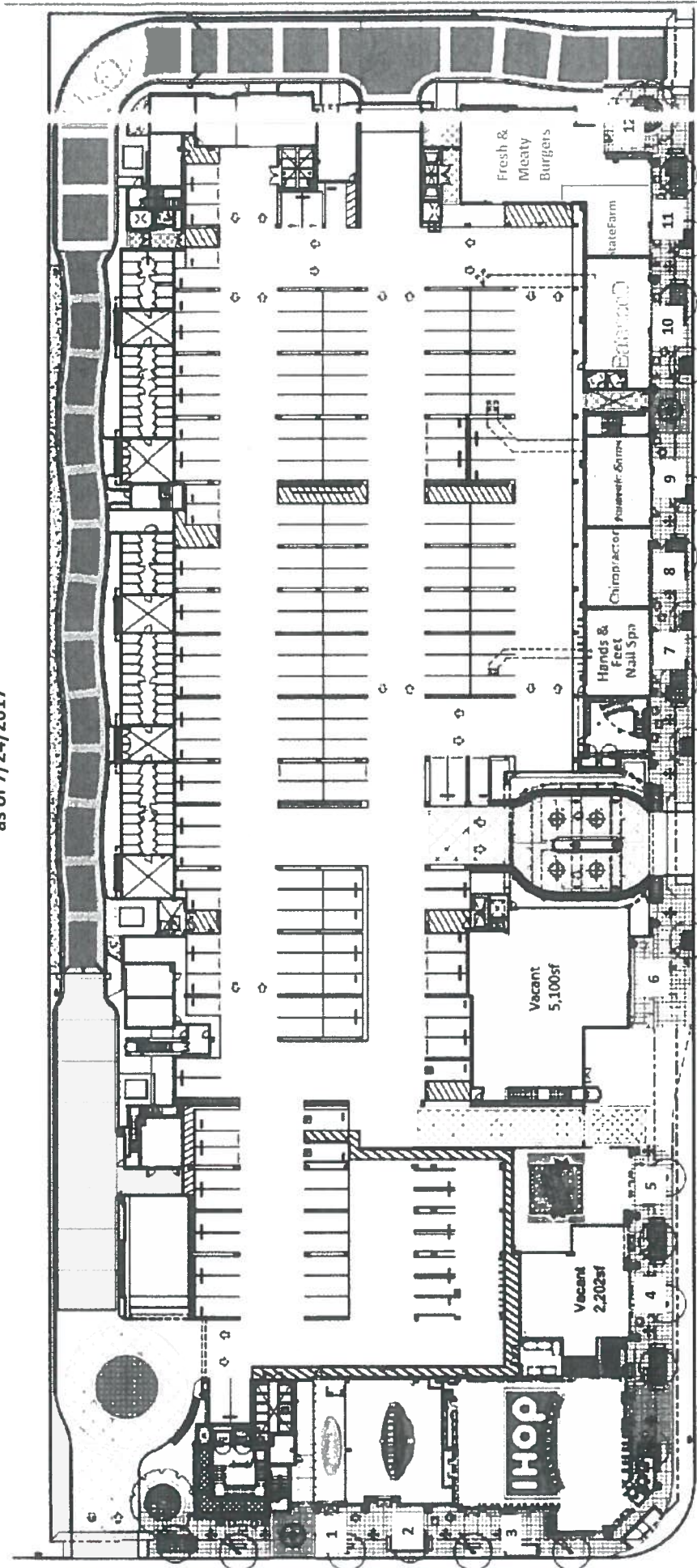
FFS SCHEDULES

Q102



CARSON RETAIL MAP

as of 7/24/2017



1. Miracle Ear- 1,00 SF- Open for business
2. Coffee Shop-2,00 SF- Open for business
3. IHOP- 5,310 SF- Open for business
4. VACANT- 2,202 SF- Doghaus- pending TI construction
5. Uncle Darrow's- 2,100 SF- Open for business
6. VACANT- 5,100 SF- Massage Envy/European Wax signed lease and paid deposit, Pending TI
7. Hands and Feet Nail Spa- 1,100 SF- Open for business
8. Chiropractor- 975 SF Leased. Open for business
9. Fantastic Sam's- 1,000 SF Open for business
10. VACANT- 1,650 SF- Pending retail prospect
11. State Farm- 900 SF- Open for business
12. Fresh & Meaty Burgers- 1,700 SF- Leased. Not open for business and middle of construction