



**CITY OF CARSON**

**PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** October 9, 2018

**SUBJECT:** Design Overlay Review No. 1739-18

**APPLICANT:** Blake Carroll of Cypress Equities

**REQUEST:** To permit the second phase of the remodel of a portion of the existing Sears building within SouthBay Pavilion Mall by demising the existing floor area into three retail spaces, and updating the exterior façade, located in the CR-MUR-D (Commercial, Regional Mixed Use Residential – Design Overlay) zoning district.

**PROPERTY INVOLVED:** 20700 S. Avalon Boulevard, 90746

**COMMISSIONERS' VOTE**

<b>AYE</b>	<b>NO</b>		<b>AYE</b>	<b>NO</b>	
		<b>Chair Pimentel</b>			<b>Madrigal</b>
		<b>Vice-Chair Thomas</b>			<b>Mitoma</b>
		<b>Andrews</b>			<b>Nunley</b>
		<b>Cainglet</b>			<b>Rahman</b>
		<b>Fe'esago</b>			<b>Alt. Osuna</b> <b>Alt. Palmer</b> <b>Alt. Rashad</b>

**I. Introduction**

*Applicant*

Blake Carroll of Cypress Equities  
3131 Camelback Rd., Suite 110, Phoenix, AZ 85016

*Property Owner*

Seritage Growth Properties  
Seritage SRC Finance LLC, 489 Fifth Avenue, 18<sup>th</sup> Floor, New York, NY 10017

*Project Address*

20700 S. Avalon Blvd., Carson, CA 90746

**II. Project Description**

The applicant is proposing Design Overlay Review (DOR) No. 1739-18 to permit the second phase of the remodel of a portion of an existing building (formerly Sears) within SouthBay Pavilion Mall by altering the demising walls to create three retail spaces and remodeling the adjacent annex building, updating the exterior façade, and minor landscape improvements.

**III. Background**

Phase I of the project involved the remodel of the building previously occupied by Sears, henceforth referred to as the main building, within SouthBay Pavilion Mall by demising the existing floor area into four retail spaces and, updating the exterior façade. The façade improvements also involved creating new storefronts to accommodate the new tenants. The four retail spaces included one tenant space for Sears. Two tenants have been identified as Burlington Coat Factory and Ross. The remaining space is proposed to be a soft goods tenant referred to as Tenant 3. Phase I of this project was approved by the Planning Commission through Design Overlay Review (DOR) 1631-16 on February 28<sup>th</sup>, 2017.

Since the approval of Phase I, Sears has vacated their space and the main building is now vacant. Thus, Phase II proposes a change to the interior layout proposed in Phase I, specifically to reallocate the space originally planned for Sears. This change would also entail a change in the façade where the Sears storefront was proposed. Phase II now proposes to have two storefronts on the North elevation, instead of the originally planned three storefronts. Along with that, Phase II work also proposes to create two new storefronts in the Annex Building (not a part of Phase I), one of which will occupy the Annex Building and the other will have an entrance through the Annex Building but will occupy the former Sears space in the Basement. A summary of Phase I and Phase II work is provided in the table below:

<b><u>Main Building</u></b>	
<b><i>Phase I</i></b>	<b><i>Phase II</i></b>
Tenant 1 (Now Ross)	No Change
Tenant 2 (Now Burlington Coat Factory)	No Change on 1 <sup>st</sup> floor level. Some additional area proposed on the 2 <sup>nd</sup> floor.
Sears- Proposed to occupy part of 1 <sup>st</sup> floor and most part of Basement (with only receiving area easements for other 3 tenants)	Sears no longer a tenant, Gym to occupy the basement floor of the building.
Tenant 3 (Soft Goods Tenant) – Proposed to occupy areas on 1 <sup>st</sup> and 2 <sup>nd</sup> Floor	Tenant 3 (Soft Goods Tenant) – Now proposed to occupy all of the Tenant 3 and Sears area on 1 <sup>st</sup> floor and no area on 2 <sup>nd</sup> Floor.
	Remaining 2 <sup>nd</sup> Floor area to remain as unused space (Applicant has stated this space will remain vacant)
<b><u>Annex Building</u></b>	
No plans for the Annex Building in Phase I	Main portion of the Annex Building will be occupied by a multiservice beauty salon
	Annex Building will also provide the entrance and reception area to the Gym, proposed to occupy the basement floor of the main building.

**IV. Project Site and Surrounding Land Uses**

SouthBay Pavilion Mall is an existing regional mall with an existing gross leasable area of 1,035,483 SF with 4,640 parking spaces that is anchored by Target, IKEA, JCPenney, Cinemark Theaters, and a mix of 83 specialty stores and restaurants. The properties included in the mall are part of a reciprocal easement agreement (REA) which covers the entire property. The REA includes provisions for common driveways, parking, and maintenance requirements.

<b>Site Information</b>	
General Plan Land Use	Mixed-Use Residential
Existing Zone District	CR-D-MUR (Commercial, Regional – Design Overlay Review – Mixed Use Residential)
Site Size	Approximately 71 acres
Present Use and Development	Regional Retail Shopping Center
Surrounding Uses/ Zoning	<u>North:</u> Del Amo Park, smaller retail center, residences zoned OS (Open Space) and CR (Commercial, Regional) <u>South:</u> Commercial businesses and hotel zoned CR (Commercial, Regional) <u>East:</u> Apartments zone RM-25 (Residential, Multifamily) and light industrial uses zoned ML (Manufacturing, Light) <u>West:</u> Offices zoned CR (Commercial, Regional)
Access	Ingress/Egress: Primary access from Avalon Blvd; secondary access from Dominguez St, Del Amo Blvd, and Leapwood Ave

*Public Safety Issues*

The SouthBay Pavilion has its own security team that patrols the mall. Major code enforcement issues have not been reported by the City’s Public Safety Division.

**V. Analysis**

Proposed Improvements

The project includes interior and exterior renovation of an existing building. Interior improvements include the demising of the existing floor area resulting in 3 tenant spaces (including Gold’s Gym and a Salon). No new square footage is proposed as part of the overall tenant improvements.

The Main building is two-storied with a basement level. The basement level is proposed to be occupied by Gold’s Gym and the first floor level by Tenant 3, proposed as a soft goods tenant. A small portion of the basement floor will be for Tenant 3 primarily for receiving purposes. The second floor of this building is being occupied by Burlington Coat Factory and an unused space (plans for which were approved through DOR 1631-17) and thus is not part of this project’s purview. The Annex Building is a single story structure, which is proposed to be occupied by a multiservice beauty salon and will also provide lobby and access space to the proposed Gold’s Gym.

The applicant proposes modifications to the east elevation including two new storefront entrances to the annex building. Modifications are also proposed to the North elevation including one new storefront entrance. Both the elevations are compatible and advancing the essence of the previously approved DOR 1631-16. The only significant change to the earlier proposal is that only two storefronts are now

being proposed on the North Elevation instead of three (as approved earlier). The existing loading area will remain on the East side.

#### Landscaping

The design of the landscaping previously approved through DOR 1631-16 will be extended along the North and East elevation of the main building.

New landscaping is proposed around the annex building. Existing trees will be maintained and additional potted plants are added on the East and North side of the annex building. The potted plants are proposed to be Euphorbia tirucalli, also commonly known as the 'sticks of fire' and will enhance articulation along this storefront.

Lighting features have been added to the elevation to create interest and provide aesthetic relief. The landscaping plan will help visually enhance the property from parking areas and the street while providing adequate shading and screening.

#### Parking

At this time, there are no other changes as a result of this project to the onsite circulation, ingress/egress, and parking. The site has sufficient parking to accommodate the proposed uses.

#### Signage

New tenant wall signs are required to comply with the sign ordinance CMC 9136.7 and will be reviewed separately. They do not require Planning Commission approval and will be approved by the Planning Division staff prior to building occupancy.

#### Development Impact Fees

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments to pay for impacts of a project on the City's infrastructure. Projects with existing buildings are exempt from this proposed fee. Since this project is proposed within an existing building (formerly Sears), the project is exempt from DIF.

### **VI. General Plan Consistency**

SouthBay Pavilion Mall has a General Plan Land Use designation of Mixed Use Residential and remains consistent with the surrounding Commercial, Office, Light Industrial, and Residential uses.

### **VII. Environmental Review**

Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA), the proposed project to remodel the existing building (formerly Sears) reasonably falls within this exemption category and no foreseeable significant impacts would result.

## VIII. Public Notice

Public notice was posted to the project site on September 19, 2018. Notices were mailed to property owners and occupants within 300 feet by September 27, 2018. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

## IX. Recommendation

That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **ADOPT** Resolution No. 18-\_\_\_\_, approving Design Overlay Review No. 1739-18 to permit the second phase of the remodel of an existing building (formerly Sears) within SouthBay Pavilion Mall by demising the existing floor area into three tenant spaces, updating the exterior façade, and minor landscape improvements for a property located at 20700 S. Avalon Boulevard.

## X. Exhibits

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

**Prepared by:** Manraj Bhatia, Assistant Planner

**CITY OF CARSON**  
**PLANNING COMMISSION**

**RESOLUTION NO. 18-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1739-18 TO PERMIT THE REMODEL OF AN EXISTING BUILDING (FORMERLY SEARS) WITHIN SOUTHBAY PAVILION MALL BY DEMISING THE EXISTING FLOOR AREA INTO THREE RETAIL SPACES, UPDATING THE EXTERIOR FAÇADE, AND MINOR LANDSCAPE IMPROVEMENTS, LOCATED IN THE CR-MUR-D (COMMERCIAL REGIONAL – MIXED USE RESIDENTIAL – DESIGN OVERLAY) ZONING DISTRICT.**

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

**Section 1.** An application was duly filed by the applicant, Blake Carroll of Cypress Equities, on behalf of the property owner, Seritage Growth Properties, with respect to real property located at 20700 S. Avalon Boulevard and described in Exhibit “A” attached hereto requesting approval of Design Overlay Review No. 1739-18 to remodel of an existing building (formerly Sears) within SouthBay Pavilion Mall by demising the existing floor area into three retail spaces, updating the exterior façade, and minor landscape improvements, located in the CR-MUR-D (Commercial Regional - Mixed Use Residential – Design Overlay) zoning district.

**Section 2.** A public hearing was duly held on October 9, 2018, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

**Section 3.** The Planning Commission finds that:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Mixed-Use Residential and the existing development and proposed renovation is compatible with the surrounding areas.
- b) The proposed project is within the SouthBay Pavilion shopping center and the proposed renovation is compatible with the architecture and design of existing and anticipated development in the area, including site planning, land coverage, landscaping, appearance, scale of structures and open space.
- c) The project site circulation will remain unchanged. The project site is within the SouthBay Pavilion shopping center and adequate parking spaces and circulation will be provided to assure the convenience and



safety of pedestrians and vehicles. The proposed development will have direct access to Avalon Boulevard and secondary access to Dominguez Street, Del Amo Boulevard, and Leapwood Avenue via internal driveways within the parking lot of the shopping center.

- d) The planter along the east elevation will remain unchanged and new potted plants will be added to both North and East elevation of the Annex Building. Landscape improvements will enhance the visual attractiveness from adjoining streets and walkways.
- e) The proposed building signage includes new locations for the proposed tenant suites. All signage is subject to review by the Planning Division under a separate permit pursuant to code.
- f) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- g) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", can be made in the affirmative.

**Section 4.** Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines the project is categorical exempt. The proposed project to remodel the existing Sears building reasonably falls within this exemption category and no foreseeable significant impacts would result. As such, the Planning Commission hereby approves the Categorical Exemption.

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1739-18 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

**PASSED, APPROVED AND ADOPTED THIS 9<sup>TH</sup> DAY OF OCTOBER 2018.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**





(B) Title to said estate or interest at the date hereof is vested in:

Sears, Roebuck and Co., a New York corporation

The land referred to in this Commitment is situated in the City of Carson, County of Los Angeles, State of California, and is described as follows:

PARCEL ONE:

PARCELS 1, 2 AND 3, INCLUSIVE, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 71684, FILED OCTOBER 2, 2014 IN BOOK 379 OF PARCEL MAPS, PAGES 83 TO 88, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PERCENT OF THE OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND WITHOUT, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP, OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS OR EQUIPMENT, HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID REAL PROPERTY, IN AND UNDER OR RECOVERABLE FROM SAID REAL PROPERTY, AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN BOOK D2250 PAGE 752, OFFICIAL RECORDS.

PARCEL TWO:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, THE PASSAGE AND PARKING OF VEHICLES, THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, RELOCATION AND REMOVAL OF UTILITIES AND INCIDENTAL PURPOSES, OVER AND ACROSS THE "COMMON AREAS" AS SET FORTH, DEPICTED AND DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 28, 1972 AS INSTRUMENT NO. 2971 OF OFFICIAL RECORDS; AND THAT CERTAIN FIRST AMENDMENT TO CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 6, 1992 AS INSTRUMENT NO. 92-206068 OF OFFICIAL RECORDS; AND THAT CERTAIN SECOND AMENDMENT TO CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 27, 2005 AS INSTRUMENT NO. 2005-0197780 OF OFFICIAL RECORDS; AND THAT CERTAIN THIRD AMENDMENT TO CONSTRUCTION OPERATION AND RECIPROCAL

EASEMENT AGREEMENT RECORDED JANUARY 27, 2005 AS INSTRUMENT NO. 2005-0197784 OF OFFICIAL RECORDS; AND THAT CERTAIN FOURTH AMENDMENT TO CONSTRUCTION OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 19, 2013 AS INSTRUMENT NO. 2013-1212491 OF OFFICIAL RECORDS.

APN: 7381-024-006



**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1739-18**

**GENERAL CONDITIONS**

1. If a building permit for Design Overlay Review No. 1739-18 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.



9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. **All relevant Conditions of Approval for the Design Overlay Review (DOR) 1631-16 shall remain in effect as applicable.**
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. 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.
14. 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 Seritage Growth Properties, Property Owner(s), operations or any claims against the City for or as a result of the granting of the approval. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Parties' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Parties shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.



## AESTHETICS

15. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
16. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
17. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
18. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
19. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.)

## LANDSCAPE/IRRIGATION

20. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. **Landscaping shall be installed in parking lot diamonds to the satisfaction of the Planning Division. All parking lot diamond planters shall be installed with root barriers.**
22. 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.
23. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
24. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
25. The proposed irrigation system shall include best water conservation practices.
26. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

## LIGHTING

27. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
28. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.
29. **Sufficient parking lot lighting shall be provided to ensure safety of all visitors.**

## PARKING

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

## SIGNAGE

*Prior to obtaining final building approval*

32. All signage shall comply with the requirements of the Carson Municipal Code and shall be approved by the Planning Division prior to building occupancy.

## TRASH

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

## BUILDING AND SAFETY DIVISION

34. Submit development plans for plan check review and approval.
35. Obtain all appropriate building permits and an approved final inspection for the proposed project.
36. Prior to Issuance of building permits, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.
37. **Clearly show Occupancy separation between A-3 occupancy (i.e. Gym) and B or M occupancies per Chapter 5 of 2017 Building Code. This applies to wall and floor ceiling assembly.**
38. **A-3 occupancy (i.e. Gym) must be fully sprinkled if over 13,000 sq.ft. or on level other than grade level, per section 903 of 2017 County of LA Building Code. Clearly show that Fire Sprinklers are provided in the basement area of the Gym.**



## **FIRE DEPARTMENT**

39. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

## **ENGINEERING SERVICES DEPARTMENT**

### *General Conditions*

40. All necessary street dedications and street improvements shall not apply due to the exceptions stated on CMC § 9161.2, with exceptions to the items below.
41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.
42. A construction permit is required for any work to be done in the public right-of-way.
43. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
44. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

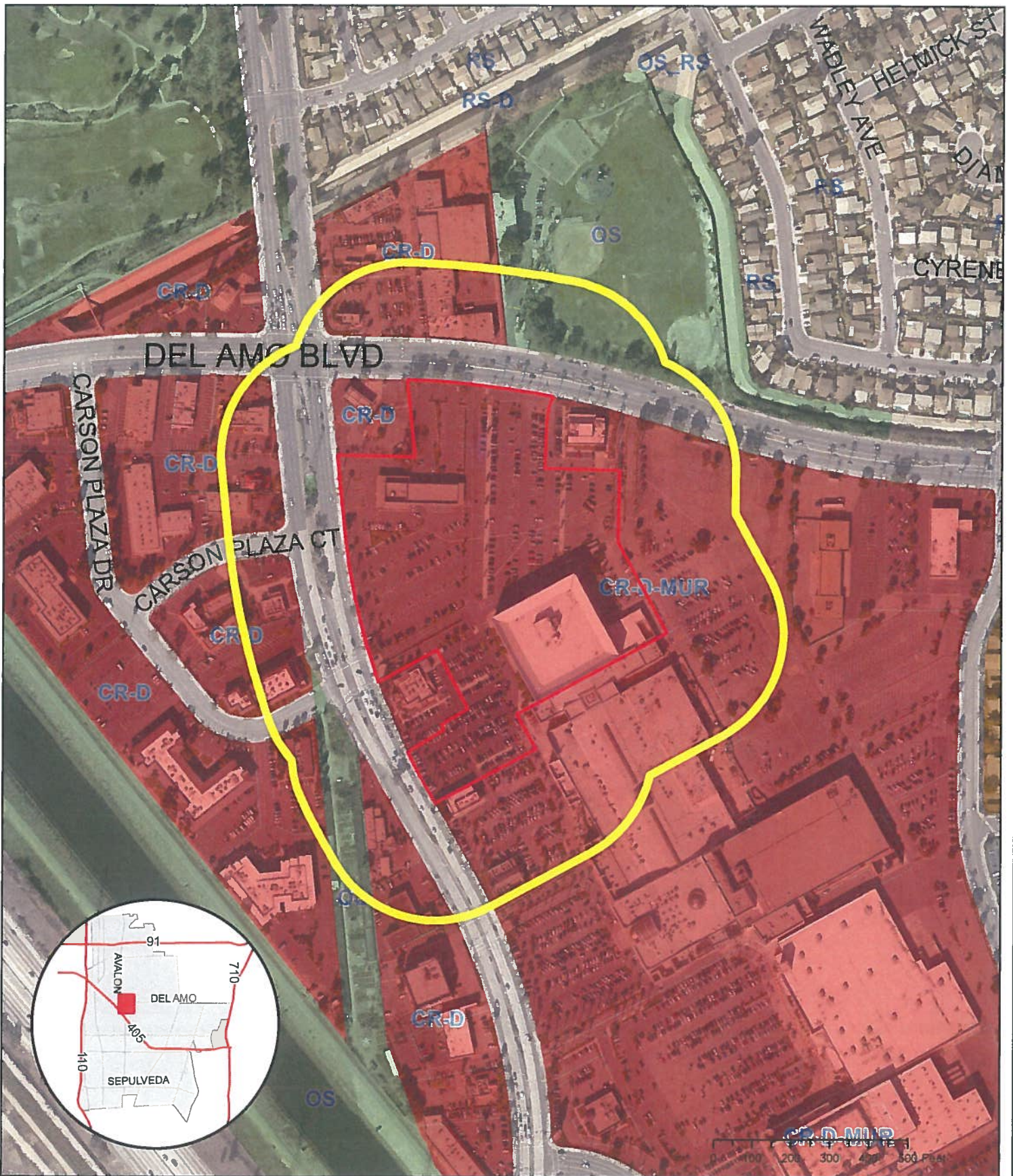
## **PUBLIC WORKS – WATER QUALITY**

45. If parkway drains are installed, install drain inserts to mitigate onsite storm water pollution.

## **BUSINESS LICENSE**

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





**City of Carson  
300 Foot Radius Map  
20700 Avalon Blvd.**

