



**CITY OF CARSON**  
**PLANNING COMMISSION STAFF REPORT**

**CONTINUED**  
**PUBLIC HEARING:**

December 11, 2018

**SUBJECT:**

Design Overlay Review (DOR) No. 1661-17  
Conditional Use Permit (CUP) No. 1023-17  
Tentative Tract Map (TTM) No. 76070-17  
General Plan Amendment (GPA) No. 100-17  
Zone Change (ZCC) No. 178-17  
Specific Plan (SP) No. 15-17

**APPLICANT:**

Anthony Laney of LANEY LA, Inc.  
13110 Hawthorne Blvd. Unit A  
Hawthorne, CA 90250

**PROPERTY OWNER:**

Real Quest Holding, LLC  
3129 S. Hacienda Blvd. #649  
Hacienda Heights, CA 91745

**REQUEST:**

Consider approval of a four-story, 32-unit residential condominium project

**PROPERTY INVOLVED:** 21809 and 21811 S. Figueroa Street

AYE	NO		AYE	NO	
		Cainglet			Palmer
		Cinco			Pimentel
		Fe'esago			Rahman
		Madrigal			Rashad
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

***Item No. 6A***

## **I. Introduction**

### **Property Owner**

Real Quest Holding, LLC – Michael Wang  
3129 S. Hacienda Blvd. #649  
Hacienda Heights, CA 91745  
(626) 271-5322  
[chihbbs@gmail.com](mailto:chihbbs@gmail.com)

### **Applicant**

Anthony Laney, AIA  
LANEY LA, Inc.  
13110 Hawthorne Blvd. Unit A  
Hawthorne, CA 90250  
(310) 870-7175  
[anthony@laney.la](mailto:anthony@laney.la)

### **Representative**

Paul Choi, AIA  
LANEY LA, Inc.  
13110 Hawthorne Blvd. Unit A  
Hawthorne, CA 90250  
(310) 870-7175  
[paul@laney.la](mailto:paul@laney.la)

## **II. Project Description**

The applicant requests the approval of Design Overlay Review No. 1661-17, Conditional Use Permit No.1023-17 and Tentative Tract Map No. 76070-17; and recommendation of approval to the City Council for General Plan Amendment No. 100-17, Zone Change No. 178-15, and Specific Plan No. 15-17 (Birch Specific Plan "BSP") to develop a new four-story, 32-unit residential condominium and related site improvements, and has entered into an agreement for participation in the City-wide Community Facilities District (CFD) and Development Impact Fees (DIF).

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

The 0.8 acre project site is located along the western edge of the City of Carson. The site is within a block from the intersection of Carson Street and Figueroa Street, adjacent to State Route 110 (SR-110), and within a half mile of a Metro Express bus station.

## **IV. Background and Analysis**

*Planning Commission*



This item was continued from November 13, 2018 at the Planning Commission's request with a 7-0 vote, Exhibit 1. During the public hearing, the Commission discussed concerns regarding the following issues:

- "Work force" housing;
- Open space; and
- Parking

Staff addressed the Commission's concerns regarding open space and parking during the hearing. The following provides a discussion regarding "work force" housing.

The Commission continued the item since the applicant is requesting an increase in density and should provide community benefits including affordable and/or "workforce housing" for the project. Staff informed the Commission that the Municipal Code does not have provisions to require projects to provide affordable and/or "workforce housing". Staff proposed to meet with the applicant to discuss this issue further.

The project is proposing 32 units with a density of 41 dwelling units per acre. The current General Plan land use designation allows up to 25 dwelling units per acre which would allow 20 units for this site. The proposed density increase aligns with the one of the 2040 General Plan Update Land Use alternatives which envisions this area as Downtown High Density Mixed-Use land use designation. Downtown High Density Mixed-Use is consistent with the adjacent Carson Street Mixed Use Corridor because it proposes to include a variety of similar uses as such as residential, small-scale businesses, offices, retail, services, and other commercial uses generally with a total site Floor Area Ratio (FAR) of between 1.0 and 3.0. This FAR will result in similar or higher densities than the proposed project. The designation also proposes development will be designed to be pedestrian-oriented creating ground floor activation.

Other communities have ordinances that provide requirements and methodology to allow density increases. The City could consider this approach because it can provide a clear path to request increases in the allowable density and provide the City with a menu of amenities in exchange for this increase in density. As an example the City of Emeryville's Density Bonus ordinance is attached as Exhibit 5.

On November 20, 2018, staff met with the applicant to discuss the Commission's request for "workforce housing" which is defined as affordable to workers and close to their jobs. It could be homeownership, as well as rental housing, that can be reasonably afforded by a moderate to middle income families and is accessible to transit. The applicant informed staff that the economics of the project cannot justify providing "workforce housing". However, the applicant is proposing the following community benefits: a public bike rack, an electric vehicle charging station that will be available for public use and improvements to a bus shelter in close proximity to the project site. The details of these amenities will be determined by staff at a later time.



The Commission's intentions to obtain additional amenities such as "work force" housing in exchange for higher densities are a reasonable request. However, the City does not have an adopted policy requiring such amenities. The Commission could consider making a recommendation to the City Council to adopt a policy similar to Emeryville's quantify the amenities in direct proportion to the requested density increase.

## V. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1661-17, Conditional Use Permit No.1023-17, Tentative Tract Map No. 76070-17 subject to the conditions of approval attached as Exhibit "B" to the Resolution and contingent upon City Council approval of General Plan Amendment No. 100-17, Zone Change No. No. 178-17, Specific Plan No. 15-17, and Mitigated Negative Declaration; and
- **RECOMMEND APPROVAL** General Plan Amendment No. 100-17, Zone Change No. 178-17, and Specific Plan No. 15-17, and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration for the Project to the City Council; and
- **WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-\_\_\_, ENTITLED "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1661-17, CONDITIONAL USE PERMIT NO. 1023-17, TENTATIVE TRACT MAP NO. 76070-17, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 100-17, ZONE CHANGE NO. 178-17, SPECIFIC PLAN NO. 15-17, AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 32-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON A 0.8-ACRE PROJECT SITE AT 21809 AND 21811 S. FIGUEROA STREET."**

## VI. Exhibits

1. Draft Resolution
2. Planning Commission Disposition Excerpt dated November 13, 2018
3. Planning Commission Staff Report, November 13, 2018
4. Development Plans
5. Example Ordinance - City of Emeryville

Prepared by: Leila Carver, 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. 1661-17, CONDITIONAL USE PERMIT NO. 1023-17, TENTATIVE TRACT MAP NO. 76070-17, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 100-17, ZONE CHANGE NO. 178-17, SPECIFIC PLAN NO. 15-17, AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 32-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON A 0.8-ACRE PROJECT SITE AT 21809 AND 21811 S. FIGUEROA STREET**

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

**Section 1.** An application was duly filed by the applicant, Anthony Laney of LA LANEY, Inc. on behalf of the property owner, Real Quest Holding, LLC, with respect to real property located at 21809 and 21811 S. Figueroa Street and described in Exhibit "A" attached hereto, requesting to construct a new four story, 32-unit residential condominium project. The ground level will be a concrete podium structure with at-grade parking on a 0.8-acre project site at 21809 and 21811 S. Figueroa Street.:

- Design Overlay Review (DOR) No. 1661-17 to permit the design of the proposed project through the General Plan and Zoning Ordinance to construct a 32-unit residential condominium project;
- Conditional Use Permit (CUP) No. 1023-17 to permit a new multiple-family residential and to increase the residential density beyond what is currently allowed by the Zoning Ordinance;
- General Plan Amendment (GPA) No. 100-17 to change the existing land use designation from High Density Residential (up to 25 dwelling units per acre) to Urban Residential (up to 65 dwelling units per acre);
- Zone Change (ZCC) No. 178-17 to change the existing zoning district from RM-18-D (Residential, Multifamily – 18 dwelling units per acre – Design Overlay) to Birch Specific Plan;
- Tentative Tract Map (TTM) No. 76070-17 to subdivide the two existing parcels into one parcel to allow for development of 32-unit residential condominium units;
- Specific Plan (SP) No. 15-17 to create a new Specific Plan to ensure consistency with the City of Carson General Plan, Municipal Code, and Zoning Ordinance.



**Section 2.** A public hearing was duly held on November 13, 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. The Planning Commission continued the matter to December 11, 2018.

**Section 3.** A public hearing was duly held December 11, 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 the aforesaid meeting.

**Section 4.** Pursuant to the Birch Specific Plan, any proposed development is subject to site plan and design review per Section 9172.23. With respect to the Design Overlay Review No. 1661-17, the Planning Commission finds that:

- a) The proposed map and design will be compatible with proposed General Plan Land Use Designation of Urban Residential, Birch Specific Plan, and surrounding multifamily residential land uses and the Carson Street Mixed Use District. The proposed Urban Residential land use designation will accommodate up to 65 dwelling units per acre. The project is consistent with General Plan policies. The project includes a zone change application changing the existing zoning district from RM-18-D (Residential, Multifamily (Residential, Multifamily – 18 dwelling units per acre – Design Overlay) to Birch Specific Plan zoning district. Where the Carson Zoning Ordinance regulations and/or development standards are inconsistent with Birch Specific Plan, the Birch Specific Plan standards and regulations shall prevail. The implementation of the project requires different development standards than those included in the RM-18-D zone; therefore, the applicant proposes the new Birch Specific Plan.
- b) The proposed project is within the existing RM-18-D zoning district and anticipated Birch Specific Plan zoning district, and proposed project is compatible with the architecture and design with existing and anticipated development in the area, including site planning, land coverage, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area. The residential building and associated improvements were designed with a strong and appropriately scaled framework of architectural and landscape. The building mass and landscaping throughout the project site are designed to create a sense of unity within on-site elements and with off-site elements. High-quality features are proposed through site design (i.e. building orientation and screening), architecture (i.e. mass, scale, form, style, material, and color), and streetscape elements (i.e. lighting and paving materials). The project is bordered by one- and two-story multifamily residential properties that include a variety of architectural influences including "Spanish", "Contemporary", "Craftsman", and "Industrial". The applicant has proposed a "Modern" style architecture that exhibits some characteristics of industrial influences. The building is comprised of a series of angled planes providing articulation to the





overall building composition. The roof line includes a series of saw-tooth cornices that are the inspiration for project signage and landscape forms found elsewhere in the project. Elevation materials are comprised of brick, wood, glass, and stucco that support the chosen "Modern" style architecture. The proposed landscape plan features water efficient design and includes several different plant species across the project site. Hedges and trees will provide screening along all property lines and screening for the adjoining single-story residence to the north, west and south. In addition, all planting and irrigation shall comply with applicable water conservation limits.

- c) The project site is within the RM-18-D and anticipated Birch Specific Plan zoning district. Two driveways adjacent to Figueroa Street provide vehicle access to the project site and parking areas. There are no internal vehicular streets other than the minimal access into the parking garage. The site design creates a quality pedestrian atmosphere with a large parkway area in front of the building, access from the street, and internal pedestrian access throughout the proposed building. Due to the proximity of the project site to the Carson Street corridor, residents of the proposed project would be able to access the corridor via local sidewalks, promoting pedestrian-oriented and transit-oriented environment
- d) All signage associated with this project will comply with the Birch Specific Plan Specific Plan, and Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.
- e) The proposed multifamily residential condominium use and development will be compatible with the intended character of the area. The high quality design of the project in proximity to the Carson Street Mixed-Use District and the Metro transit station will further development of the transit-oriented development, and the continued revitalization of Carson Street.

**Section 5.** With respect to the Conditional Use Permit No. 1023-17, the Planning Commission finds that:

- a) The proposed multifamily residential condominium use and development will be compatible with proposed General Plan Land Use Designation of Urban Residential. The proposed Urban Residential land use designation is required to accommodate up to 65 dwelling units per acre. The project is consistent with General Plan policies.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development to accommodate for a 32-unit residential condominium project.
- c) The proposed development will have adequate street access from Figueroa Street, and also adequate capacity for parking and traffic. Two driveways adjacent to Figueroa Street provide vehicle access to the project site and parking areas. Parking will be completely screened from the public view. There are no internal vehicular streets other than the minimal access into the parking



garage. The proposed project includes 73 parking spaces: 64 resident spaces and 9 guest parking spaces. In addition, the project site is accessible via local sidewalks to two transit lines. The site design creates a quality pedestrian atmosphere with a large parkway area in front of the building, access from the street, and internal pedestrian access throughout the proposed building. Due to the proximity of the project site to the Carson Street corridor, residents of the proposed project would be able to access the corridor via local sidewalks, promoting pedestrian-oriented and transit-oriented environment

- d) 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.
- e) The proposed multifamily residential condominium use and development will be compatible with the intended character of the area. The high quality design of the project in proximity to the Carson Street Mixed-Use District and the Metro transit station will further development of the transit-oriented development, and the continued revitalization of Carson Street.

**Section 6.** With respect to the General Plan Amendment 100-17, the Planning Commission finds that:

- a) State law requires compatibility/consistency between land use zoning classifications and the General Plan. Amending the General Plan land use designation from High Density to Urban Residential will be consistent and compatible with the existing multifamily and commercial uses in the surrounding areas of the subject site.
- b) The proposed General Plan Amendment is consistent with the General Plan goals and policies. The proposed project advances the General Plan's goals and policies related to land use, transportation, housing and economic development.
- c) The General Plan Amendment will ensure consistency between the Birch Specific Plan and the General Plan. The General Plan amendment will establish an Urban Residential" Land Use Designation for the Birch Specific Plan area to replace the Site's existing High Density Residential General Plan designations. The Specific Plan is consistent with the General Plan Land Use Element goals, policies and objectives.

**Section 7.** With respect to the Zone Change 178-17, the Planning Commission finds that:

- a) The project includes a zone change application changing the existing zoning district from RM-18-D to Birch Specific Plan zoning district.
- b) A zone change, to be effectuated by ordinance changing the zoning of the Birch Specific Plan Area from RM-18-D to Birch Specific Plan zoning district (which zoning district shall have standards substantially in compliance with the Birch





Specific Plan, attached hereto and incorporated herein by reference), is consistent with the General Plan, as amended pursuant to GPA 100-17. Where the Carson Zoning Ordinance regulations and/or development standards are inconsistent with Birch Specific Plan, the Birch Specific Plan standards and regulations shall prevail. The proposed "Birch Specific Plan" zone and Urban Residential General Plan Land Use designation will increase the residential density to allow up to 65 dwelling units per acre.

- c) The zone change from RM-18-D to Birch Specific Plan is compatible with the surrounding uses and compatible/consistent with a General Plan land use designation of Urban Residential upon approval of GPA 100-17.

**Section 8.** With respect to the Specific Plan (SP) No. 15-17, Birch Specific Plan, dated November 2018, which is available for public review at city website page: <http://ci.carson.ca.us/CommunityDevelopment/Birch.aspx>, and incorporated herein by reference (the "Plan"), the Planning Commission finds that:

- a) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:
  - i. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
  - ii. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable;
  - iii. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
  - iv. A statement of the relationship of the Specific Plan to the General Plan.
- b) The Plan is consistent with the General Plan, as amended pursuant to GPA 100-17.
- c) The proposed project is consistent with and adheres to the Carson General Plan Urban Residential Land Use designation and adheres to the policies, goals and objectives of the Birch Specific Plan. The proposed multifamily residential condominium development is consistent with development standards of the Birch Specific Plan. The proposed project will be a focal point along Figueroa Street and an example of high quality pedestrian and transit oriented development.

**Section 9.** With respect to the Tentative Tract Map (TTM) No. 76070-17, attached hereto as Exhibit 5 and incorporated into this Resolution by reference, the Planning Commission finds that all of the findings required pursuant to Carson Municipal Code Section 9203.14, to the extent applicable, can be made in the affirmative, and that the proposed tentative TTM 76070 can be substantiated, based on the following affirmations:



- a) TTM No. 76070 was reviewed by LA County Department of Public Works and resulted in the issuance of a letter dated October 24, 2018 determining that the proposed Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and recommending conditions for the final map approval.
- b) The proposed subdivision, together with the provisions for its design and improvement, is consistent and compatible with the General Plan objectives, policies, general land uses, and programs, and proposed Birch Specific Plan. The proposed project advances the goals and policies related to land use, transportation, housing and economic development.
- c) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made.
- d) The project site is suitable for proposed 32-unit residential condominium project. The proposed zone change, general plan amendment, and proposed Birch Specific Plan will accommodate for the proposed density of up to 65 units per acre. The design of the subdivision and project has incorporated project design features to reduce public health problems associated with close proximity to freeway. The project is an infill project, and will not create environmental damage. All environmental impacts to cultural resources, noise, and tribal cultural resources will be mitigated to existing conditions through the Mitigated Negative Declaration Mitigation Monitoring and Reporting Program. The project design of the subdivision will not conflict with existing easements on the project site.
- e) In accordance with Carson Municipal Code Section 9203.14 and Government Code 66474.6, as indicated in the Mitigated Negative Declaration for this project and the conditions of approval attached hereto as Exhibit "B" and incorporated herein by reference, the Planning Commission has determined that the discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by Los Angeles Regional Water Quality Control Board per Division 7 of the Water Code.

**Section 10.** The Planning Commission further finds that the proposed project, as mitigated pursuant to Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, which are available for public review at <http://ci.carson.ca.us/CommunityDevelopment/Birch.aspx> and are incorporated into this Resolution by reference, will not have a significant effect on the environment.

**Section 11.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review (DOR) No. 1661-17, Conditional Use Permit (CUP) No. 1023-17, and Tentative Tract Map (TTM) 76070-17, with respect to the property described in Section 1 hereof, and recommends approval to City Council of General Plan Amendment (GPA) 100-17, Zone Change (ZCC) 178-17, Specific Plan (SP) 15-17, and Mitigated Negative Declaration, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 12.** The applicant has entered into a DIF/CFD agreement to annex into the CFD No. 2018-01 as well the payment of the Development Impact Fee (DIF), which can be found in Exhibit "C".

**Section 13.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 14.** This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of General Plan Amendment No. 100-17, Zone Change No. 178-17, Specific Plan No. 15-17 by the City Council 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 11<sup>th</sup> DAY OF DECEMBER, 2018**

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



## SCHEDULE A

### PART VI

6. The Tentative Map No. is a Subdivision of the land described as follows:

TRACT NO. 76070, BEING A SUBDIVISION OF LOT 41 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 165 FEET AND THAT PORTION OF SAID LAND LYING WEST OF THE WEST LINE OF THE EAST 235 FEET THEREOF AS GRANTED TO THE STATE OF CALIFORNIA IN BOOK 47490, PAGE 312 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND AS GRANTED TO THE STATE OF CALIFORNIA IN THAT CERTAIN DEED RECORDED ON MARCH 30, 1960 AS INSTRUMENT NO. 2388 OF OFFICIAL RECORDS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 165.00 FEET OF SAID LOT, DISTANT EASTERLY ALONG SAID SOUTH LINE 407.03 FEET FROM THE WEST LINE OF SAID LOT; THENCE SOUTHERLY IN A DIRECT LINE, TO A POINT ON THE SOUTH LINE OF SAID LOT, DISTANT EASTERLY ALONG SAID SOUTH LINE OF SAID LOT 405.73 FEET FROM THE SAID WEST LINE; THENCE WESTERLY ALONG SAID LAST MENTIONED SOUTH LINE 4.53 FEET TO THE WEST LINE OF THE EAST 235.00 FEET OF SAID LOT; THENCE NORTHERLY ALONG SAID LAST MENTIONED WEST LINE 165.00 FEET TO THE SAID SOUTH LINE OF THE NORTH 165.00 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED LINE, 5.78 FEET TO THE POINT OF BEGINNING.

APN: 7343-020-009; 7343-020-010

APN: 7343-020-009, 010

This legal description is for the sole purpose of this report and may not be considered for use in any policy of title insurance to be issued by this company; and is subject to change at any time. It is preparatory to the issuance of a Subdivision Guarantee and is intended solely for the use of those parties directly involved in the preparation and checking of said map.

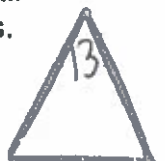


**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**

**DESIGN OVERLAY REVIEW NO. 1661-17**  
**CONDITIONAL USE PERMIT NO. 1023-17**  
**TENTATIVE TRACT MAP NO. 76070-17**  
**GENERAL PLAN AMENDMENT NO. 100-17**  
**ZONE CHANGE NO. 178-17**  
**SPECIFIC PLAN NO. 15-17**

**GENERAL CONDITIONS**

1. The Developer shall enter into an Agreement for Development Impact Fees and Community Facilities District participation with the City and shall comply with all its requirements. In accordance with this agreement, Developer shall be responsible for payment of one-time impact fees of \$10,000/dwelling unit. The Project contemplates a 32-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$320,000 (DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment of the DIF Amount.
2. City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Developer has agreed to and shall participate in the CFD No 2018-01 for these purpose so as to offset the ongoing impacts of the Project (the CFD Benefits), in accordance with the CFD Cost Allocation attached as Exhibit "A" to the Agreement For Development Impact Fees And Community Facilities District Participation, subject to each of the following:
3. Development project approval shall become null and void **two years** 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.
4. 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.



5. 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.
6. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
7. 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.
8. 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.
9. 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.
10. 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.
11. **Covenant, Conditions, and Restrictions (CC&Rs).** **Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels.**
12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to defend, indemnify and hold harmless the City of



Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to any damage or harm to people or property, real and personal, that may result from Property Owner(s), operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Parties' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Parties shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

14. After project's entitlement approval, the applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council.
15. The applicant shall pay the Park and Recreation Fee pursuant to CMC Section 9207.19 Quimby fee prior to recordation of final map, or prior to issuance of building permit, whichever comes first.
16. This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of General Plan Amendment No. 100-17, Zone Change No. 178-17, Specific Plan No. 15-17 by the City Council unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

#### **SPECIAL CONDITIONS**

17. **Applicant shall make commercially best efforts to provide operable windows on west façade/elevation to be used for egress only. Windows to be hardwired to trigger fire alarm when opened.**
18. **Prior to issuance of final certificate of occupancy, install building filtration systems with Minimum Efficiency Reporting Value (MERV) 13 or better in all dwelling units.**
  - a) **The project's CC&Rs shall include a clause that requires residents to operate and maintain their HVAC systems, including MERV filters, to manufacturer's specifications. Future residents will be made aware of this requirement prior to purchasing their condominium during the escrow/disclosures process. Thus, the requirements to maintain the MERV**

filter system, as well as costs associated with such maintenance requirements, will be disclosed early on and should not be surprising to residents.

**b) The disclosure shall include the following:**

- 1) Disclose the potential health impacts to prospective residents from living in a close proximity of I-110 and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., in the common usable open space areas);**
- 2) Identify the responsible implementing and enforcement agency such as the Home Owners Association (HOA) to ensure that enhanced filtration units are inspected regularly;**
- 3) Provide information to residents on where the MERV filters can be purchased;**
- 4) Disclose the potential increase in energy costs for running the HVAC system to prospective residents;**
- 5) Provide recommended schedules (e.g., once a year or every 6 months) for replacing the enhanced filtration units to prospective residents;**
- 6) Identify the responsible entity such as residents themselves, Homeowner's Association, or property management for ensuring enhanced filtration units are replaced on time, if appropriate and feasible (if residents should be responsible for the periodic and regular purchase and replacement of the enhanced filtration units, the Lead Agency should include this information in the disclosure form);**
- 7) Identify, provide, and disclose any ongoing cost sharing strategies, if any, for the purchase and replacement of the enhanced filtration units;**

- 19. Prior to issuance of the building permit, the applicant shall provide community benefits as determined and approved by the Planning Division.**

**AESTHETICS**

- 20. Texture treatment shall be incorporated into building facades, subject to the Planning Division approval.**
- 21. 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.**
- 22. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.**
- 23. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.**
- 24. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.**



## **CONDOMINIUMS**

25. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
26. The multi-family project shall conform to all the development standards as outlined in Section 9305 of the Zoning Ordinance, unless otherwise provided for in this approval.
27. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. The CC&Rs shall ensure proper maintenance of the common areas by a professional management agency. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map (condominiums).
28. All ground-mounted equipment including air conditioners and transformers shall be screened from public view.
29. All Conditions of Approval shall be contained within the CC&Rs.
30. All alleys shall be of concrete material.

### *Prior to occupancy of any unit*

31. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning Division.

## **ENVIRONMENTAL**

32. **Prior to issuance of grading permit and building permit, a revised mitigation monitoring program matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with the mitigation measures for Birch Specific Plan Mitigated Negative Declaration dated June 2018.**
33. **Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the Mitigation Monitoring and Reporting Program for Birch Specific Plan dated June 2018. A final mitigation monitoring matrix/spreadsheet shall be submitted to the City.**

## **LANDSCAPE/IRRIGATION**

34. Comply with the provisions of the Los Angeles County Green Building Code Section "Water Efficient Landscaping."



35. 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.
36. 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.
37. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
38. The proposed irrigation system shall include best water conservation practices.
39. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.
40. Provide greenscreens on the west and north elevations, subject to the Planning Division approval.

#### **LIGHTING**

41. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
42. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

#### **PARKING**

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

#### **SIGNS**

44. Prior to Certificate of Occupancy for the first retail tenant, a Sign Program amendment for the Specific Plan shall be submitted and approved by the Planning Division. Sign Program shall provide for two total pylon signs, and provide the minimum and maximum letter sizes, sign area allowances, and locations for each sign type.

#### **TRASH**

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

46. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

#### **UTILITIES**

47. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
48. 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.
49. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
50. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

#### **CITY OF CARSON, PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION**

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

51. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
52. The Developer shall submit an electronic copy of approved plans (such as, Sewer, Street, and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of permit by Engineering Division.
53. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
54. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
55. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to approval of the Final Map.
56. 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.
57. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the County of Los Angeles, Department of Public Works.



58. 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 Final Map approval.

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

59. Final Map shall be recorded.
60. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
- a. Street Improvements (if any) along Figueroa Street
61. Off-site improvements (eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
62. All existing overhead utility lines 12 kilovolts and less along Figueroa Street shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.

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

63. 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.
64. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
65. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
66. Fill in any missing sidewalk within the public right of way along Figueroa Street abutting this proposed development
67. Remove and replace any broken/damaged driveway approach within the public right of way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.



68. The Developer shall modify existing driveways within the public right of way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
69. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Figueroa Street abutting this proposed development.
70. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
71. Install striping and pavement legend per City of Carson PW Standard Drawings.
72. Paint Curbs Red along Figueroa Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
73. 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.
74. Streets abutting the development, shall be slurry sealed from curb-to-curb or from median-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet).
75. 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.

**CITY OF CARSON, PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES  
DIVISION – STORMWATER/NPDES UNIT**

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

76. Per City of Carson ordinance 5809 developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
77. If applicable, developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
78. If applicable, developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site.

79. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
80. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division.
81. Developer shall complete and return the ***BMP Reporting Template*** spreadsheet.

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

82. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
83. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.
84. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
85. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.

**LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS**

86. The owner/applicant shall comply with LA County Department of Public Works letter dated October 24, 2018, regarding recommended conditions for final map approval for proposed Tentative Tract Map No. 76070.

**LOS ANGELES COUNTY PUBLIC WORKS – STREET LIGHTING SECTION**

***Conditions of Annexation***

87. Provide business/property owners name, mailing address, site address, Assessor Parcel Number, and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to Street Lighting Section.
88. Submit map of the proposed project including any roadways conditioned for streetlights to Street Lighting Section. Contact Street Lighting Section for map requirements and/or questions at (626) 300-4726.

*The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above may result in delaying the approval of the street lighting plans.*

***Conditions of Acceptance for Street Light Transfer of Billing***



89. The area must be annexed into the lighting district and all streetlights in the project, or the approved phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided the above conditions are met, all streetlights in the project, or approved project phase, have been constructed per Public Works approved plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

## **FIRE DEPARTMENT**

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

90. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.
91. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear o sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 and 503.2.2 Cross hatch the Fire Department vehicular access on the site plan and clearly depict the required width.
92. All proposed driveways within the development shall provide approved street names and signs. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the City of Carson Department of Public Works and the County of Los Angeles Fire Code.
93. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
94. Fire Department vehicular access roads shall be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
95. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
96. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.



97. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
98. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5.
99. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
100. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
101. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
102. Multiple residential buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
103. The Final Map shall be submitted to the County of Los Angeles Fire Department Fire Prevention Land Development Unit for review and approval prior recordation.

#### ***Water System Requirements***

104. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
105. The required fire flow for fire hydrants at this location is 3000 gpm, at 20 psi residual pressure, for a duration of 3 hours over and above maximum daily domestic demand. Fire Code 507.3 and Appendix B105.1
106. All fire hydrants shall measure 6" x 4" x 2-1/2", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
107. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

108. Parking shall be restricted 30 feet adjacent to any required public fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
109. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

**BUSINESS LICENSE DEPARTMENT – CITY OF CARSON**

110. All parties involved in the subject project 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.

