



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 9, 2019

SUBJECT: Site Plan and Design Review (DOR) No. 1651-17
Conditional Use Permit (CUP) No. 1021-17
Tentative Tract Map (TTM) No. 74898

APPLICANT: Curt Dittman of C Dittman Design
5117 Macafee Road
Torrance, CA 90505

PROPERTY OWNER: Amir Aatari-Sharghi
1657 Via Arriba
Palos Verdes Estates, CA 90274

REQUEST: Consider approval of a Site Plan and Design Review No. 1651-17, Conditional Use Permit No. 1021-17, and Tentative Tract Map No. 74898 for a proposed 5-unit residential condominium development located at 21915 Dolores Street.

PROPERTY INVOLVED: 21915 Dolores Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairman Pimentel			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

Item No. 7B

I. Introduction

Property Owner

Amir Aatari-Sharghi
1657 Via Arriba
Palos Verdes Estates, CA 90274
(310) 901-7133
aatariinc@yahoo.com

Applicant/Representative

Curt Dittman of C Dittman Design
5117 Macafee Road
Torrance, CA 90505
(310) 387-0010
cdittmandesign@earthlink.net

II. Project Description

The applicant requests the approval of DOR No. 1661-17, CUP No.1021-17 and TTM No. 74898 to develop a new 5-unit residential condominium project and related improvements on a 0.39-acre parcel. Each unit measures approximately 1,900 square feet with an attached two-car garage. In addition to residential parking garages, there will be five surface parking spaces for guests. Residents will enjoy approximately 850 square feet of common open space that includes community amenities. The future homeowner's association will manage the common areas as well as all interior road, landscaping, and perimeter walls. The subject property currently contains a 1,456 square foot single-family home, chain-link fencing along the perimeter and an existing wood fence along the western perimeter of the site.

III. Project Site and Surrounding Land Uses

The project site is located along Dolores Street between 219th Street to the north and 220th Street to the south, and in close proximity to Carson Street.



Figure (a) Project Site in context to surrounding zoning

The following provides a summary of the site information:

Site Information	
General Plan Land Use Designation	Medium Density Residential
Zone District	RM-12-D (Multiple Dwelling Residential, up to 12 dwelling units per acre, with Design Overlay)
Site Size	0.39 acre (16,769.79 sf)
Present Use and Development	Single-family residential with detached garage
Surrounding Uses/Zoning	Existing one and two-story multifamily residential homes

IV. Analysis

Site History

In 2006 the subject property was entitlement for a five-unit detached condominium project under discretionary permits Design Overlay Review No. 920-05, Conditional Use Permit No. 628-06, and Tentative Tract Map No. 66348. The final map was never recorded and these permits have since expired.

Public Safety Issues

On June 13, 2019, the Code Enforcement division issued a warning notice (CEV 19336) to the property owner for overgrown vegetation, excess dirt on the property, inadequate landscaping, and a vehicle parked on an unpaved area.

Buildings and Architecture

The project proposes three separate structures with a single architectural modern and contemporary industrial style. The structure features moderate articulation, alternating materials and colors and varying fenestration, all of which breaks the massing of the building. The surrounding neighborhood features classic ranch style housing with intermittent Spanish style architecture; the proposed architectural style utilizes architectural elements, material, colors and quality finishes that will allow the development to be in harmony with the existing community. The current project design reflects revisions made by the Applicant in response to staff comments.

The proposed two story townhome project consists of 5 residential units with approximately 9,485 of total residential square footage. Each unit is approximately 1,900 square feet. The proposed structures have a maximum height of approximately 25 feet. Two structures will contain attached units (duplex), and the third building will contain one single-family unit.



Figure (b) Proposed elevations

The applicant has included private balconies on each proposed building, facing south on building 1 and 2, and facing north on building 3. These features improve the articulation and help reduce the visual impact of the two-story structure. Privacy and adequate screening are provided with a six-foot shared stucco wall on the proposed balcony between units A and B on building 1, and between units D and E on building 3.

Site Plan

The project proposal consists of a single lot, 5-unit, multi-family residential condominium complex. The site includes five additional parking spaces and an outdoor landscaped common space area. The applicant has provided pedestrian connections throughout the site connecting proposed community open space areas, residential units, and public right-of-way.

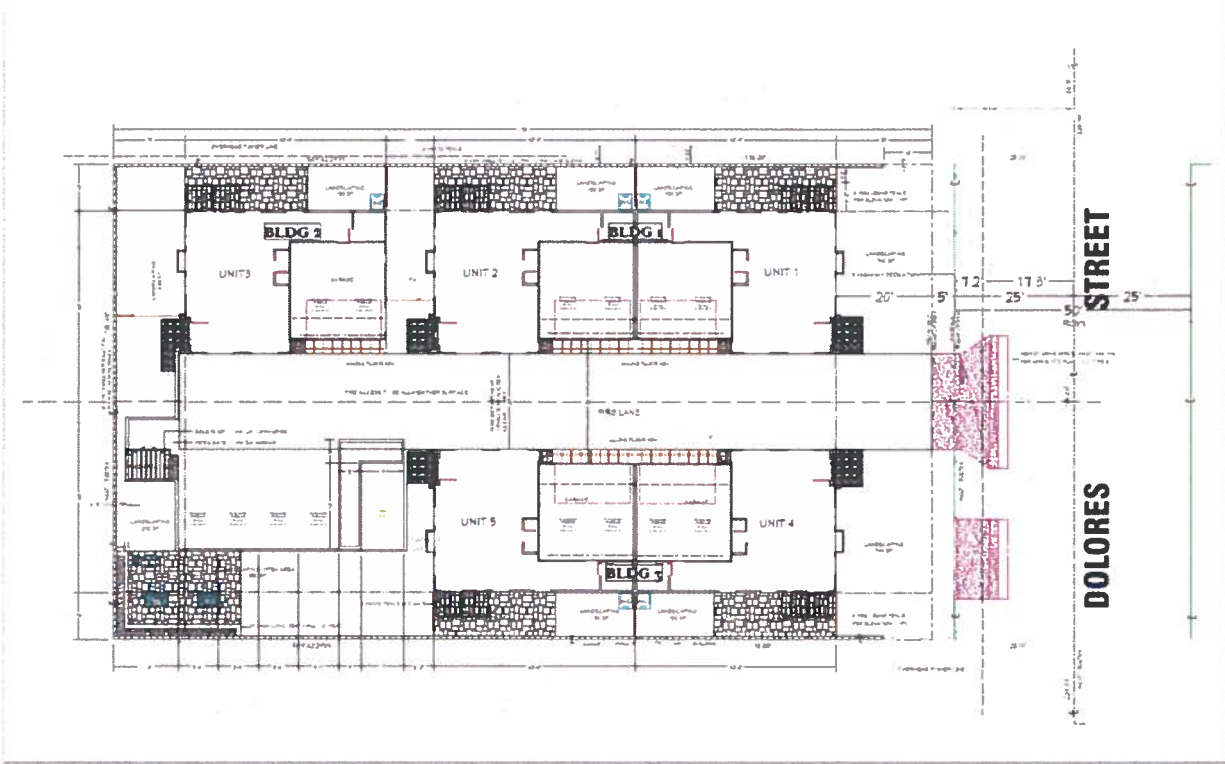


Figure (c) Proposed Site Plan

The applicant has oriented the units so entries front the street and has located additional parking on the rear south-eastern edge of the site, which enhances the streetscape. The site features a public landscape area located on the south-western edge of the site.

Private Open Space

The project exceeds the requirements for private open space in accordance with the Carson Municipal Code (CMC) Condominium Development Standards Section 9305.a, which requires 150 square feet of private open space per unit. Each unit includes a 238 square foot private patio.

Common Open Space

Amenities include approximately 850 square feet of common open space with a BBQ pit, picnic table, seating, and an informal play area. The future homeowners association will manage the common areas including interior road, landscaping, and perimeter walls. This common open space area with other usable open space provided on site meets the CMC Site Development Standards Section 9126.28, which requires at least thirty (30) percent of the net project areas for condominium projects of one (1) acre or less.

Landscape

The applicant has provided landscaping throughout the project site including on the outer edges of buildings, between walls, units, and driveway and pedestrian paths and at the property frontage for purposes of screening from the public right-of-way. Each landscape area is planted by hydro-zone. Hydrozoning is the practice of clustering together plants with similar water requirements in an effort to conserve water. All planting and irrigation shall comply with the applicable State's Model Water Efficient Landscape Ordinance.

Block Walls and Fencing

A six-foot (6') high concrete masonry wall with stucco finish and painted to match the building's stucco, shall be constructed at the northern, western, and southern perimeter of project site. The eastern elevation of the project site, at the property frontage, will include a six-foot (6') high wood fence with a security gate.

Access and Parking

The project entry is located along Dolores Street and provides access for parking and traffic from the public right-of-way to the condominium development. The project will provide access via a driveway on Dolores Street. The off-street parking exceeds the CMC Condominium Development Standards Section 9305.c. which requires one guest parking space for each 10 condominium units, and two car garages assigned to each condominium unit within the project. Resident parking is provided in attached garages, and visitor parking is located in the rear of the property using the driveways and sidewalks. All parking spaces will be completely screened from public view. The proposed project includes a total of 15 parking spaces: 10 resident spaces and five guest parking spaces. In addition, the project site is accessible via local sidewalks on Dolores Street. The site design creates a quality pedestrian atmosphere with access from the street, and internal pedestrian access throughout the proposed project site.

Subdivision

The proposed site is subdivided into one lot for condominium purposes to accommodate five units, and common open space, a private driveway and fire lane. Tentative Tract Map No. 74898 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map.

A subdivision committee review meeting was held on June 11, 2019 to discuss the subdivision map and draft conditions of approval with the applicant.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee (IDIF) Program. In accordance with this IDIF program, the applicant shall be responsible for payment of one-time development impact fee at the rate of \$14,000/dwelling unit. The Project contemplates a 5-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 \$70,000 (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.

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). Based on the adopted CFD, the subject property falls under Residential – All Others Land Use Category and will be charged accordingly. The base year CFD fee has been established at \$879.10 per unit. Calculated CFD for this site up to June 2020 is \$4,395.50.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the Multi Dwelling Residential (RM-12-D) zoning designation and the Medium Density Residential General Plan land use designation and will remain consistent with the surrounding uses.

VII. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects.

VIII. Public Notice

Notice of public hearing was posted in the newspaper and to the project site on June 30, 2019. Notices were mailed to property owners and occupants within a 750' radius by June 30, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **APPROVE** Site Plan and Design Review No. 1661-17, Conditional Use Permit No.1021-17, Tentative Tract Map No. 74898 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- **ADOPT** RESOLUTION NO. 19-___, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN REVIEW NO. 1651-17, CONDITIONAL USE PERMIT NO. 1021-17, AND TENTATIVE TRACT MAP NO. 74898 FOR A PROPOSED 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 21915 DOLORES STREET.

X. Exhibits

1. Draft Resolution
2. Development Plans

Prepared by: Leila Carver, Planner

ITEM 7B

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EXHIBIT 1

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 19-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING SITE PLAN AND
DESIGN REVIEW NO. 1651-17, CONDITIONAL USE
PERMIT NO. 1021-17, AND TENTATIVE TRACT MAP NO.
74898 FOR A PROPOSED 5-UNIT RESIDENTIAL
CONDOMINIUM DEVELOPMENT LOCATED AT 21915
DOLORES STREET.**

WHEREAS on April 17, 2017 the Development of Community Development received an application from Amir Aatari-Sharghi on behalf of the Aatari Sharghi Trust for Site Plan and Design Review No. 1651-18, Conditional Use Permit No. 1021-17 and Tentative Tract Map No. 74898 to allow the construction of a 5-unit residential condominium development located at 21915 Dolores Street; and

WHEREAS the Planning Commission, upon giving the required notice, did on the ninth day of July, 2019, conduct a duly advertised public hearing as required by law to consider said design overlay application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750' foot radius of the project site by June 27, 2019 and published in the Our Weekly on June 27, 2019; and

WHEREAS, the Planning Commission determined that the proposed Site Plan and Design Review No. 1651-17, Conditional Use Permit No. 1021-17, and Tentative Tract Map No. 74898 is Categorically exempt under Class 32 (In-Fill Development Projects) Section 15332 of the California Environmental Quality Act and that a Notice of Exemption will be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted; and

WHEREAS the Planning Commission determined that the facts of this matter are as follows:

1. With respect to the **Site Plan and Design Review No. 1651-18** to permit the design of the proposed project to construct a 5-unit residential condominium project:
 - a) The proposed map and design will be compatible with the General Plan Land Use Designation of Medium Density Residential, and surrounding uses. The Medium Density Residential will accommodate up to 12 dwelling units per acre, and the proposed 5-units to be developed on a 0.39-acre site The project is consistent with General Plan policies.
 - b) The proposed project is within the Multi Dwelling Residential (RM-12-D) zoning district, and the proposed project is compatible with the architecture and design with the

existing and anticipated development in the area, including site planning, 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 project proposes three separate structures with a single architectural modern and contemporary industrial style. The structure features moderate articulation, alternating materials and colors and varying fenestration, all of which breaks the massing of the building. The surrounding neighborhood features classic ranch style housing with intermittent Spanish style architecture; the proposed architectural style utilizes architectural elements, material, colors and quality finishes that will allow the development to be in harmony with the existing community.

2. With respect to the **Conditional Use Permit (CUP) No. 1021-17** to permit a new multiple-family residential condominium project:
 - a) The proposed map and design will be compatible with the General Plan Land Use Designation of Medium Density Residential, and surrounding uses. The Medium Density Residential will accommodate up to 12 dwelling units per acre, and the proposed 5-units to be developed on a 0.39-acre site. The project is consistent with General Plan policies.
 - b) 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 attached as Exhibit "B."
 - c) The proposed multi-family residential condominium development will be compatible with the intended character of the area. The proposed project is within the Multi Dwelling Residential (RM-12-D) zoning district, and the proposed project is compatible with the architecture and design with the existing and anticipated development in the area, including site planning, 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 project proposes three separate structures with a single architectural modern and contemporary industrial style. The structure features moderate articulation, alternating materials and colors and varying fenestration, all of which breaks the massing of the building. The surrounding neighborhood features classic ranch style housing with intermittent Spanish style architecture; the proposed architectural style utilizes architectural elements, material, colors and quality finishes that will allow the development to be in harmony with the existing community.
3. With respect to the **Tentative Tract Map (TTM) No. 74898** to subdivide for condominium purposes to allow for the development of 5 residential condominium units:
 - a) Tentative Tract Map No. 74898 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map. The Commission finds it appropriate to approve the Tentative Tract Map conditioned upon resolution of the outstanding items subject to the holds, as stated in the conditions of approval attached hereto as Exhibit "B," and to otherwise allow final action thereon to be deferred until the time of consideration of Final Map.
 - b) None of the findings requiring denial pursuant to California Government Code Section

66474, can be made.

- c) The project design of the subdivision will not conflict with existing easements on the project site.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.

SECTION 2. The public health, safety and welfare would not be adversely affected by approval of the proposed Site Plan and Design Review No. 1651-17, Conditional Use Permit No. 1021-17, and Tentative Tract Map No. 74898 to allow for the construction of a 5-unit residential condominium development located at 21915 Dolores Street.

SECTION 3. The project is categorically exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the California Environmental Quality Act.

SECTION 4. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

SECTION 5. The Tentative Tract Map complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 2, Section 9203 (Tentative Maps) of the Carson Municipal Code.

SECTION 6. Based on the findings and conclusions set forth above, the Planning Commission hereby approves Site Plan and Design Review No. 1651-17, Conditional Use Permit No. 1021-17, and Tentative Tract Map No. 74898 subject to the conditions of approval as contained in Exhibit 1.

BE IT FURTHER RESOLVED, that the Secretary of this Commission be directed to transmit to the City Council a copy of this resolution as the report of the findings and recommendations of the Planning Commission with reference to Tentative Parcel Map No. 74898 in Final Map form.

This recommendation was adopted by the following vote at the Planning Commission meeting of July 9, 2018:

APPROVED and ADOPTED this 9th day of July, 2019.

Secretary
City Planning Commission

Chairperson
City Planning Commission

EXHIBIT A – LEGAL DESCRIPTION

SCHEDULE A

The form of Policy or Policies of title insurance contemplated by this report is:

FOR SUBDIVISION PURPOSES ONLY

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

FEE SIMPLE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Amir Aatari Sharghi, Trustee of the Amir Aatari Trust dated December 13, 2013

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT 'A'

The North 100 feet of the East 178 feet of Lot 30 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 Los Angeles County.

APN: 7335-003-005

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1651-17
CONDITIONAL USE PERMIT NO. 1021-17
TENTATIVE TRACT MAP NO. 74898

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

1. 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.

GENERAL CONDITIONS

2. City adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. In accordance with this IDIF program, the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of one-time impact fees of \$14,000 per dwelling unit. The Project contemplates a 5-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 **\$70,000 (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. See the following City webpage for additional information: <http://ci.carson.ca.us/communitydevelopment/CFD.aspx>.
3. 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 this purpose so as to offset the ongoing impacts of the Project (the CFD Benefits). Based on the adopted CFD, the subject property falls under Residential – All Others Land Use Category and will be charged accordingly. The base year CFD fee has been established at \$879.10 per unit. Calculated CFD for this site up to June 2020 is \$4,395.50. See the following City webpage for additional information: <http://ci.carson.ca.us/communitydevelopment/CFD.aspx>.
4. 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.

5. 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.
6. 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.
7. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
9. 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.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. **Covenant, Conditions, and Restrictions (CC&Rs) shall be established for the project (see Condition of Approval #24).**
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required pursuant to the Conditions of Approval. 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 Developer, for itself and its successors in interest ("Indemnitors"), agrees to defend, indemnify and hold harmless the City of Carson, its agents, officers, and employees ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, penalties, actions, or proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void or annul any of

the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to any damage or harm to person or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action, or proceeding against the City, and Indemnitors 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 Indemnitors' 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. Indemnitors 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 Indemnitors fail to provide or maintain the deposit, the City may abandon the action and Indemnitors shall pay all costs resulting therefrom and the City shall have no liability to Indemnitors.

15. 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.
16. 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.

AESTHETICS

17. Texture treatment shall be incorporated into building facades, subject to the Planning Division approval.
18. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
19. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
20. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
21. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

CONDOMINIUMS

22. **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.**

23. **The project shall conform to all the development standards as outlined in Section 9305 of the Zoning Ordinance, unless otherwise provided for in this approval.**
24. **The Declaration of Covenants, Conditions and Restrictions (“CC&R’s”) shall be established for the project as outlined in CMC Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.**
- a) The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations.
 - b) The CC&Rs shall provide for formation of a homeowner’s association (“HOA”) which shall be responsible for ensuring proper maintenance of the common areas.
 - c) The CC&Rs shall ensure proper maintenance of the common areas by a professional management agency.
 - d) All applicable Conditions of Approval shall be included within the CC&Rs.
 - e) No changes to provisions of the approved CC&Rs that would vary or conflict with these Conditions of Approval or implicate the provisions of CMC shall be made without the City's consent.
 - f) The Developer shall pay for the cost of review and approval of the CC&Rs by the City Attorney.
 - g) 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.
 - h) The CC&Rs shall include language that prohibits ceasing professional property management without obtaining City of Carson City Council approval.
25. All ground-mounted equipment including air conditioners and transformers shall be screened from public view.

LANDSCAPE/IRRIGATION

26. Install additional screening on and near proposed CMU block walls with vines and fastgrowing landscape prior to issuance of certificate of occupancy.
27. Provide pilasters with decorative material (i.e. stone) every 8-10 feet along the perimeter proposed CMU block walls, where feasible.
28. A final landscape plan should be submitted Planning Division for approved prior to issuance of building permit.
29. 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.
30. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
31. The proposed irrigation system shall include best water conservation practices.

32. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Three sets of landscape and irrigation drawings of the entire project site must be submitted to the Building Department with conjunction plans. The plans shall be approved by the Planning Manager prior to the issuance of building permits.
33. Projects shall comply with AB 325, the State Model Water Efficient Landscape Ordinance. Maximum Applied Water Allowance, MAWA, and Estimated Applied Water Use shall be calculated and submitted on all landscape construction documents.
34. Maintenance shall be permanently provided for all areas, including parkways and determined setbacks, not designated for paving, sidewalk, or building. Identify who is responsible for continued maintenance; HOA, LMD or property owner. Irrigation system shall function properly and landscaping maintained in a healthy condition.
35. Irrigation systems shall be designed to be water efficient with like plant material grouped together and proper solar orientation. Turf shall be on a separate valve from shrub areas. Landscape areas in the shade (north or east sides of building) shall be controlled separately from areas in the sun (south or west).
36. For on-site landscaping, a separate irrigation service shall be required.
37. Irrigation systems shall be constantly maintained to eliminate wastewater due to loss of heads, broken pipes or misadjusted nozzles.
38. Show corner sight line distances on the landscape plan per Engineering Department Standard Drawing.
39. Linear root barriers if proposed shall be 12" deep maximum for trees planted within 5' of paving. Root barriers shall not surround any tree but shall run parallel to paving.
40. Shredded mulch within planter areas is required at a depth of 3" for shrubs and 1" for groundcover. Shredded bark with a tackifier shall be used on 3:1 slopes or greater, not wood chips. Soil shall not be visible. Keep mulch 3" clear of plant stem, 6" of trees.
41. Groundcovers from flats shall be spaced at 10" on center. Low groundcovers shall not exceed an 18" width in front of larger shrubs. One (1) gallon containers shall be used for larger groundcover areas. Perennials or annual color shall be spaced at 8".
42. Weeds shall be removed before 2 inches high or weed seeds develop. Note on plans for a pre-emergent to be applied before the mulch layer is installed to prevent weeds.

LIGHTING

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

44. 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

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

TRASH

46. Trash collection shall comply with the requirements of the City's trash collection company.
47. 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

48. 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.
49. 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.
50. 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.
51. 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.

Subdivision/Tentative Map

52. The life (term) of this tentative tract map (VTTM) No. 74898 and any extensions of that life shall be that and those set forth in the Subdivision Map Act and any amendments thereto.
53. Should the tentative map be challenged in court, the provisions of Government Code Section 66452.6(c) shall apply.

CITY OF CARSON, PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

General Conditions

54. 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.

55. The Developer shall submit an electronic copy of approved plans (such as, Sewer, Street, and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permit.
56. 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.
57. A construction permit is required for any work to be done in the public right-of-way.
58. 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.
59. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
60. Prior to final map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
61. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
62. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5 feet of additional right-of-way abutting the development along Dolores Street. New Right-of-Way line shall be 30-ft from existing centerline. Dedication shall be included on the Final map.
63. 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

64. Final Map shall be recorded.
65. 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 Dolores Street
 - b) Sewer Main Improvements (if any) along Dolores Street as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (if any) along Dolores Street as determined by the aforementioned requirement.
66. 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.

67. All existing overhead utility lines 12 kilovolts and less (including telecommunication) along Dolores Street shall be underground pursuant to CMC Section 9161.4, 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

68. The Developer shall comply with all requirements from L.A. County Sanitation District for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
69. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a) Comply with mitigation measures recommended by the water purveyor.
70. 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.
71. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Dolores Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
72. Remove and replace any broken/damaged driveway approach within the public right of way along Dolores Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
73. Remove unused driveway approach if any, within the public right-of-way along Dolores Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
74. The Developer shall modify existing driveways within the public right-of-way along Dolores Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
75. 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 20 feet.

76. Install sidewalk along Dolores Street abutting this proposed development per City of Carson PW Standard Drawing No. 115 case 1 and Drawing No. 116.
77. Plant parkway grass in the public right-of-way along Dolores Street abutting this proposed development per City of Carson Standard Plan No. 116 to the satisfaction of the City Engineer.
78. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Dolores Street abutting this proposed development.
79. 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.
80. Install striping and pavement legend per City of Carson standard.
81. Paint Curbs Red along Dolores Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
82. 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.
83. Streets abutting the development shall be slurry sealed from curb-to-centerline 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)
84. 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

85. 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.
86. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
87. 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.

88. 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. *Digital copy preferred.*
89. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.

Prior to Issuance of Certificate of Occupancy

90. 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.
91. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.
92. Developer shall ensure Covenant and Agreement is addressed to: City of Carson, Public Works Department, Engineering Services Division, 701 E. Carson Street, Carson, CA 90745
93. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City's engineering department. Digital copy preferred

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

Developer shall comply with LA County Department of Public Works Land Development Unit (LA County DPW LDU) letter dated May 29, 2019, providing recommended final conditions for final map approval for Tentative Map No. 74898.

Drainage Conditions of Approval

94. All proposed drains shall be privately maintained. If required by the City of Carson (City), provide a covenant, conditions, and restrictions to include the maintenance responsibilities of any proposed drains to the satisfaction of the City Engineer.

Prior to the issuance of a grading permit, an approved grading plan, satisfying the following design criteria, is required:

95. Comply with the hydrology study recommended for approval on May 14, 2019, or any later approved revisions to the satisfaction of the City.
96. Comply with the National Pollutant Discharge Elimination System (NPDES), the California Storm Water Management Plan (SWMP), and the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

Grading Conditions of Approval

97. Submit a grading plan for approval. Also, acknowledgement and/or approval from all easement holders may be required.

Prior to approval of grading plan:

98. An approved Best Management Practice (BMP) system is required. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to the City's standards or requirements, then the applicant is responsible for proposing alternate methods in accordance with the Low Impact Development (LID) requirements. If alternate methods substantially changed the project to which the project may no longer be deemed to conform with the original tentative map approval or conditions, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
99. Provide approval of the latest hydrology studies by Public Works, Land Development Division, Drainage and Hydrology Section.
100. Provide approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.
101. Provide approval of any permits and/or letters of non-jurisdiction from all state and federal agencies, as applicable. These agencies may include the State of California Regional Water Quality Control Board, the State of California Department of Fish and Wildlife, the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

Road Conditions of Approval

102. Dedicate an additional 5 feet of right of way for road purposes along the property frontage on Dolores Street to achieve an ultimate right-of-way width of 30 feet from the centerline to the satisfaction of the City of Carson.
103. Close the unused driveway along the property frontage on Dolores Street with standard curb, gutter, and sidewalk to the satisfaction of the City.
104. Construct a driveway approach/apron on Dolores Street to conform with current Americans with Disabilities Act guidelines and to the satisfaction of the City.
105. Plant street trees with irrigation provided along the property frontage on Dolores Street to the satisfaction of the City.
106. Repair or replace all improvements damaged during construction along the property frontage on Dolores Street to the satisfaction of the City.
107. Remove all structures, fences, and/or private improvements from the dedicated, or to be dedicated, right of way, along the property frontage on Dolores Street to the satisfaction of the City.

108. Construct drainage devices (parkway drains/curb drains) on site and execute a covenant for the maintenance of the private drainage devices and landscaping along the property frontage to the satisfaction of the City.
109. If it is determined by the City, in conjunction with the United States Postal Service, that postal delivery receptacles are to be located within the public right of way, the receptacles shall be installed in groups to serve two or more residential units.
110. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.
111. Underground all new utilities to the satisfaction of the City.

Sewer Water Conditions of Approval

112. The sewer area study (PC18-2AS CRSN), approved on August 21, 2018, remains valid for two years from the date of approval. After this period, the applicant shall request the City to re-validate the existing approved sewer area study. If warranted by the City, an approved update of the area study will be required.
113. The subdivider shall install separate house laterals to serve each building in the land division to the existing sewer main line on Dolores Street.

Water Conditions of Approval

114. The on-site water system will be by service lines as shown on the tentative map. If a fire hydrant is required, or an upgrade of an existing fire hydrant is required by the Fire Department, a water plan shall be provided to the satisfaction of the Fire Department and the City.
115. The Will Serve letter issued by California Water Service, dated February 13, 2018, will expire on February 13, 2020. If necessary for the hearing, it shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and to abide by all requirements of the water purveyor.
116. Prior to obtaining the building permit, submit landscape water efficiency plans for the common area in the land division with an aggregate landscape area equal to or greater than 500 square feet in accordance with the California Model Water Efficient Landscape Ordinance.

Subdivision Conditions of Approval

117. Place a note on the final map, to the satisfaction of the City, indicating that this map is approved as a residential condominium development for five units.
118. Provide addressing information in Microsoft Excel format to the satisfaction of the City.

119. If required by the City, provide reciprocal easements through a separate recorded document for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, over the common driveway, to the satisfaction of the City Engineer.
120. Remove existing building/improvements prior to final map approval. Demolition permits and final sign-off from the building inspector are required from Public Works, Building and Safety Division.
121. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
122. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
123. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.
124. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.
125. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the final map:
 - a) The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract No. 74898 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the parcel map.
126. Upon approval by the City Council, please forward a copy of the conditions of final map approval to Public Works, Land Development Division.

LOS ANGELES COUNTY FIRE DEPARTMENT, FIRE PREVENTION DIVISION

Additional Fire Department requirements will be determined during the Fire Department Building Plan Check review. The Fire Department has recommended approval (approval letter dated October 4, 2017) with the following conditions of approval:

Prior to Issuance of Building Permit

127. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.

128. 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
129. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to 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. Fire Code 503.1.1 & 503.2.1
130. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.

Water System Requirements

131. The required fire flow for the public fire hydrants for this project is 7500 gpm at 20 psi residual pressure for a minimum duration of 2 hours. Fire Code 507.3 & Appendix B105.1
132. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
133. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
134. The required fire flow may be recalculated by Fire Prevention Engineering during the building plan check review.
135. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Final Map Requirements

136. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
137. Three copies of the Final Map shall be submitted to the County of Los Angeles Fire Department Fire Prevention Land Development for review and approval prior to recordation.
138. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required Fire Department apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map with the width(s) clearly depicted. Any proposed parking area, walkway, or other amenities within the

private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.