



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: February 11, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1773-19
Lot Line Adjustment (LLA/COC) No. 286-19
Conditional Use Permit (CUP) No. 1094-19
Tentative Tract Map (TTM) No. 067200
Zone Change (ZCC) No. 180-19

APPLICANT: Cambria Court, LLC
c/o Richard Welter
23705 Crenshaw Blvd., Suite 200
Torrance, CA 90745

PROPERTY OWNER: Don Wilson Builders
23705 Crenshaw Blvd., Suite 200
Torrance, CA 90745

REQUEST: Consider approval of a Site Plan and Design Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, Tentative Tract Map No. 067200, and recommend that the City Council adopt Zone Change No. 180-19 and Mitigated Negative Declaration to develop a 35-unit condominium project.

PROPERTY INVOLVED: 427 E. 220th Street

COMMISSION ACTION

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

Item No. 7A

Exhibit 2

On the regularly scheduled Planning Commission meeting of January 28, 2020, the public hearing was opened, public comment was taken, and the item was continued to the Planning Commission's regularly scheduled meeting of February 11, 2020.

I. Introduction

Applicant

Cambria Court, LLC
c/o Richard Welter
23705 Crenshaw Boulevard, Suite 200
Torrance, California 90510

Property Owner

Don Wilson Builders
23705 Crenshaw Boulevard, Suite 200
Torrance, California 90510

II. Project Description

Don Wilson Builders, represented by Richard Welter, requests approval of DOR No. 1773-19, LLA/COC No. 286-19, CUP No. 1094-19, TTM No. 067200; and recommendation of approval to the City Council for ZCC No. 180-19 and certification of Mitigation Negative Declaration to develop a new 35-unit condominium development in the RM-8-D (Residential Multiple Family-8 dwelling units/acre – Design Overlay) and RM-12-D (Residential Multiple Family-12 dwelling units/acre – Design Overlay) zones.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Carson Municipal Code Section 9302 (Zoning and Conditional Use Permits Required) states residential condominiums require a conditional use permit.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on General Plan consistency, the site can accommodate the proposed use, adequate circulation, adequate water supply, compatible with character of the area and such other criteria as are specified for condominiums in the Zoning Chapter of the Municipal Code.

Carson Municipal Code Section 9172.13 (Zone Change) requires that the Planning Commission shall, by resolution, render its decision in the form of a written recommendation to the Council, and such recommendation shall include the reasons for the recommendation, shall specify the relationship of the proposed ordinance to applicable general and specific plans, and shall be transmitted to the Council.

Carson Municipal Code Section 9203.1 (Tentative Maps) requires the tentative map be processed and approved in accordance with the terms and provisions of the Subdivision Map Act and with the provisions of the Zoning Chapter of the Municipal Code.

The proposed condominium development includes the demolition and removal of 15 existing detached single-family homes. It also includes the acquisition of a portion of adjoining parcels 10 (345 E. 220th Street) and 11 (349 E. 220th Street). Once all parcels are combined, the project site will measure approximately 3.11 acres. The proposed condominium development will consist of 35, two-story, free-standing residential units

with three and four-bedroom floor plans that will measure approximately 1,844 square feet to 2,138 square feet. The development will include enclosed parking for all residential units, guest parking, open space and internal private road.

III. Project Site and Surrounding Land Uses

The subject property is located in the RM-8-D and RM-12-D zones and is designated Medium Density Residential under the Land Use Element of the General Plan. The subject property is located on the northeast corner of Dolores Street and 220th Street.

Land uses surrounding the project site include residential, commercial, public/institutional, and utility (So Cal Edison Electrical Substation) uses.



Figure above shows project site in context to its surrounding zoning.

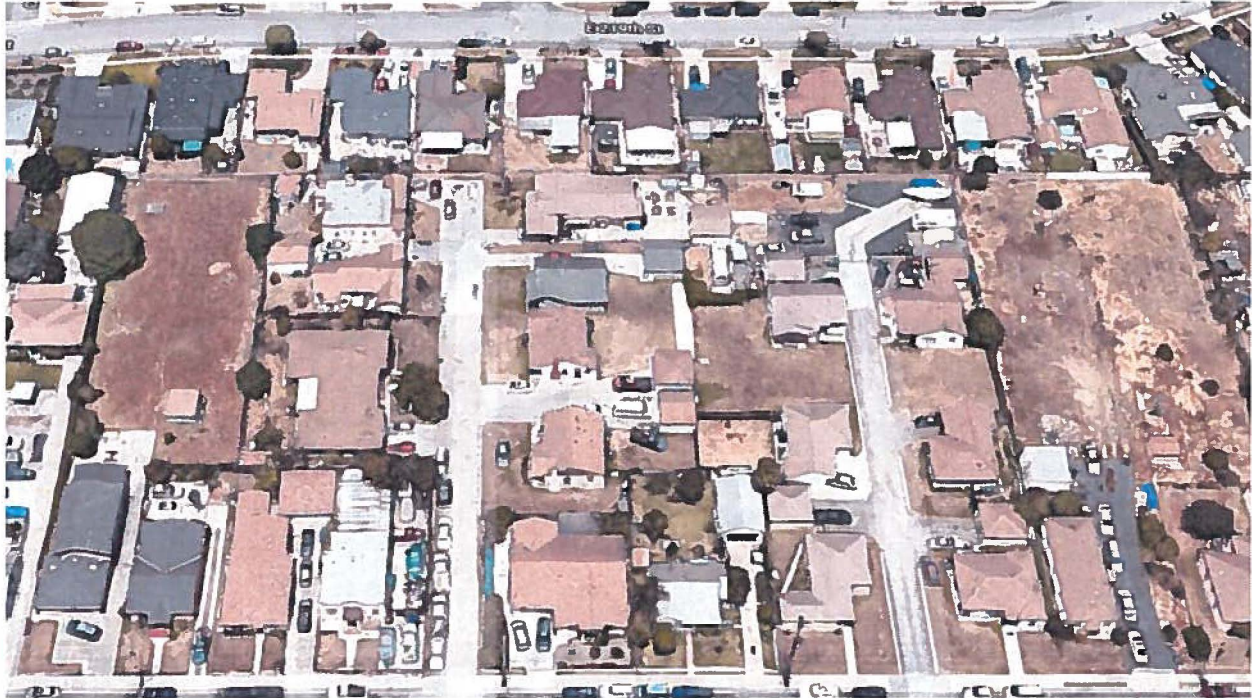
The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Medium Density
Zone District	RM-8-D (8 du/acre) and RM-12-D (12 du/acre)
Site Size	Approximately 135,471 SF (or 3.11 acres)
Present Use and Development	Single-Family & Multi-Family Homes
Surrounding Uses/Zoning	North: Single-Family Residential; RS South: Single-Family Residential and a Church; RS East: Single-Family Residential; RM-8-D West: Single-Family Residential; RM-8-D
Access	Ingress/Egress: 220 th Street

IV. Analysis

Site History

The project area consists of primarily single-family and multi-family residential properties. The majority are designed in a ranch architectural style and built between the 1920's and the 1960's. The First Christian Church of Carson is located immediately south of the subject property and building records indicate it was permitted in 1945.



Site Plan

The 3.11 acre project site will consist of a 35-unit condominium development resulting in a project density of 11.3 units per acre. The project includes 54,000 square feet of usable open space, including 14,000 square feet of private open space (patios and balconies), and 5,100 square feet of common open space, to include a shaded play area, outdoor dining seating area, fire pit, dog run and an outdoor kitchen with built-in BBQ, sink and counter space.

Access

The development will have pedestrian and vehicular accessibility via one entry point located at East 220th Street. The internal driveway will provide full access to the development.

Parking & Traffic

Carson Municipal Code Section 9162.21(Parking Spaces Required) (A. Residential) (4. Condominiums) requires 2 spaces within a garage for each dwelling unit and 1 guest parking space for every 1 multifamily unit with 3 bedrooms or more. The proposed condominium development requires 70 spaces within a garage (2 spaces X 35 units = 70). The proposed development requires 35 guest parking spaces (1 space X 35 units = 35). The applicant proposes 70 spaces within a two-car garage per unit and 35 guest parking spaces; 22 regular, 11 compact and 2 ADA compliant parking spaces.

Building and Architecture

The project architecture is reflective of a three different styles; "Craftsman", "Farmhouse" and "Spanish." The proposed building has a maximum height of 30 feet. The building exterior includes vertical and horizontal elements that break up the overall massing and provide visual interest. The exterior building colors will include a variety of neutral earth tones (beige, brown, white, taupe, and gray), while the exterior building materials will include composite shingle roof material, stucco, sectional garage doors, light fixtures, and fiber cement trims and siding. Additionally, some units will include a stone veneer, and others will use decorative bracket siding (Exhibit 2).

Fence and Security

A 6 foot high split-face block wall, with flat precision cap will be installed at the northern, eastern and western property lines, and a majority of the southern perimeter. The wall will include 6 foot 6 inch high split-face block pilasters, with 18 inch square precast cap. The four units facing 220th Street will be secured by a 3 foot 6 inch high CMU garden wall with stucco with precast caps and pedestrian gates. All units will have access to private yards separated by 5 foot 6 inch high vinyl fencing with access gates.

Private Open Space

Carson Municipal Code Section 9128.15 (Development Standards) states that all projects with five (5) units or more shall have an appurtenant private patio, deck, balcony, atrium, or solarium with a minimum area of one hundred fifty (150) square feet. The applicant has designed each unit with a balcony and/or patio measuring approximately 227 to 701 square feet.

Landscaping Requirements

Carson Municipal Code Section 9128.15 (Development Standards) requires that One (1) specimen-size tree (30' inch box tree) shall be provided for each unit. Specimen trees existing on a site prior to development shall be identified on the proposed site plan and shall not be removed without prior written approval from the Director of Community Development. Existing specimen trees may be used to satisfy the landscaping requirement.

The proposed xeriscape landscape plan will comply with applicable water conservation requirements. Permanent irrigation utilizing best water conservation practices will be installed for both on and off site landscaped areas. It will include several tree species across the project site including Olive, Magnolia, California Sycamore, Desert Willow, Italian Cypress and Australian Willow. Trees will be installed to provide screening along all the 220th Street property lines. Additional trees, shrubs and groundcover will be planted to screen the adjoining single-story residences to the north, east and west.

Recreational Facilities

Carson Municipal Code Section 9128.15 (Development Standards) requires all projects one-half acre or larger to include a children's playground calculated at 140 square feet for every three bedroom or more unit in the project. The proposed development requires a minimum 4,900 square foot playground (140sf X 35 = 4,900sf). The applicant proposes 5,100 square feet of common open space, to include a playground with a

shade structure, fire place with seating, turf game court, a built-in BBQ/sink and counter for small social events and group gatherings, and a dog run area.

Tentative Map

Tentative Tract Map No. 067200 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.

V. CFD/DIF Discussion

The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the "CFD") to fund the ongoing costs of 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). A uniformed-standardized rate was adopted pursuant to Resolution No. 19-009 ("Resolution") and accompanying Fiscal Impact Analysis ("FIA") report.

The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under "Residential – All Others" rate at \$879.10 per unit per year through June 30, 2020. Based on a 35 unit development, the current estimated annual amount for ongoing services is \$30,768.50, subject to annual adjustments.

Interim Development Impact Fee

The applicant shall be responsible for payment of a one-time development impact fee at the rate of \$14,000 per residential unit constructed and a credit of \$12,500 for every residential unit demolished from the project site.

The proposed development includes development impact fees of \$490,000 (35 new units X \$14,000 = \$490,000). The proposed development includes a credit of \$187,000 (15 units removed X \$12,500 = \$187,000). The applicant will be responsible for development impact fees of \$302,000 (\$490,000-\$187,500 = \$302,500). If the Project increases or decreases in size, the IDIF Amount will be adjusted accordingly at the same rate.

VI. Zoning and General Plan Consistency

Rezone – Zone Change No. 178-17

Current

The site is zoned RM-8-D (Residential Multiple Family-8 dwelling units/acre – Design Overlay) and RM-12-D (Residential Multiple Family-12 dwelling units/acre – Design Overlay).

Proposed

In order to facilitate development of the project, applicant has requested a zone change for all parcels zoned RM-8-D to convert those to RM-12-D thereby creating a contiguous RM-12-D zoned site.

VII. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), a Draft Negative Declaration was prepared and made available for public review from September 25, 2019 through October 14, 2019. A Notice of Intent to Adopt a Draft Negative Declaration was posted with the City Clerk, LA County Clerk, Carson Library, on-site, and sent to responsible agencies. An electronic copy of the document was also posted on the Planning Division website (<http://ci.carson.ca.us/CommunityDevelopment/Cambria.aspx>). No comments were received recommending that an Environmental Impact Report (EIR) should be prepared.

Potentially significant impacts of Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources were identified during the Initial Study. Per the Negative Declaration, with the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible and below a level of significance.

VIII. Public Notice

Notice of public hearing was posted at the project site, the local newspaper, Our Weekly, and mailed to property owners and occupants within a 750' radius on January 9, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

On November, 2019, the applicant went door to door and informed surrounding residents of the proposed project, shared the site plan and renderings and listened to their concerns. The applicant collected 45 postcards in support of the project (Attachment 5).

On January 5, 2020, the applicant again went door to door and presented the site plan, location map, renderings, and elevations to existing tenants of the subject properties.

On January 6, 2020, the applicant hosted a community meeting at the Carson Event Center wherein six residents/tenants attended. Attendees inquired about the timing of the development. No one spoke in opposition.

IX. Recommendation

That the Planning Commission:

- **APPROVE** Site Plan and Design Overlay Review No. 1773-19, Conditional Use Permit No. 1094-19, Lot Line Adjustment No. 286-19, and Tentative Tract Map No. 067200 subject to the conditions of approval attached as Attachment "B" to the Resolution and contingent upon City Council approval of, Zone Change No. 180-19 and Mitigated Negative Declaration; and

- **RECOMMEND APPROVAL** Zone Change No. 180-19 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. 19-___**, ENTITLED "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1773-19, LOT LINE ADJUSTMENT NO. 286-19, CONDITIONAL USE PERMIT NO. 1094-19, TENTATIVE TRACT MAP NO. 067200 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE CHANGE NO. 180-19 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 35-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 427 E. 220TH STREET."

X. Exhibits

1. Draft Resolution No. 20-2686
2. Draft Ordinance No. 20-2003

For the following exhibits, please refer to the January 28, 2020 PC meeting:

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans (under separate cover)
3. Tentative Tract Map (under separate cover)
4. Mitigated Negative Declaration (under separate cover)
5. Letters of Support

Prepared by: Ignacio Rincon, Senior Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 20-2686

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON: (1) APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1773-19, LOT LINE ADJUSTMENT NO. 286-19, CONDITIONAL USE PERMIT NO. 1094-19, AND TENTATIVE TRACT MAP NO. 067200; AND (2) RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 20-2003 APPROVING ZONE CHANGE NO. 180-19 AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, FOR THE DEVELOPMENT OF A 35-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 427 EAST 220TH STREET

WHEREAS, on February 19, 2019, the Department of Community Development received an application from Rich Welter, on behalf of property owner Cambria Court, LLC, for real property located at 427 East 220th Street and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, and Tentative Tract Map No. 067200 and recommendation of approval to the City Council for Zone Change No. 180-19 to develop a 35-unit condominium project; and

WHEREAS, the application was deemed complete on July 9, 2019; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-eighth day of January, 2020, and the eleventh day of February, 2020, conduct a duly noticed public hearing as required by law to consider said 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 January 9, 2020.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOW:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

1. With respect to the **Site Plan and Design Review No. 1773-19** to permit the design for a new 35-unit condominium project:
 - a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use Designation of Medium Residential and the proposed condominium project is compatible with the surrounding uses.

- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed project consists of developing 35 free standing residential condominiums with enclosed parking, open space, guest parking and internal private road.
 - c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The development will have pedestrian and vehicular accessibility via one entry point located at East 220th Street. The internal driveway will provide full access to the development. Carson Municipal Code Section 9162.21(Parking Spaces Required) (A. Residential) (4. Condominiums) requires 2 spaces within a garage for each dwelling unit and 1 guest parking space for every 1 multifamily unit with 3 bedrooms or more. The proposed condominium development requires 70 spaces within a garage (2 spaces X 35 units = 70). The proposed development requires 35 guest parking spaces (1 space X 35 units = 35). The applicant proposes 70 spaces within a two-car garage per unit and 35 guest parking spaces; 22 regular, 11 compact and 2 ADA compliant parking spaces. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
 - d) All signage associated with this project will comply with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
 - e) The proposed xeriscape landscape plan will comply with applicable water conservation requirements. Permanent irrigation utilizing best water conversation practices will be installed for both on and off-site landscaped areas. It will include several tree species across the project site including Olive, Magnolia, California Sycamore, Desert Willow, Italian Cypress and Australian Willow. Trees will be installed to provide screening along all the 220th Street property lines. Additional trees, shrubs and groundcover will be planted to screen the adjoining single-story residences to the north, east and west.
2. With respect to **Conditional Use Permit (CUP) No. 1094-19** to permit a 35-unit condominium development:
- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Medium Density Residential and the proposed 35-unit Condominium development is compatible with the surrounding areas.
 - b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development of a 35-unit condominium development.
 - c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The development will have pedestrian and vehicular accessibility via one entry point located at East 220th Street. The internal driveway will provide full access to the development. Carson Municipal Code Section 9162.21(Parking Spaces Required) (A. Residential) (4. Condominiums) requires 2 spaces within a garage for each dwelling unit and 1 guest parking space for every 1 multifamily unit with 3 bedrooms or more. The proposed condominium development requires 70 spaces within a garage (2 spaces X 35 units = 70). The proposed development requires 35

guest parking spaces (1 space X 35 units = 35). The applicant proposes 70 spaces within a two-car garage per unit and 35 guest parking spaces; 22 regular, 11 compact and 2 ADA compliant parking spaces. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.

- 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.
- e) The proposed 35-unit condominium development, which consists of 35 free standing residential condominiums with enclosed parking, open space, guest parking and internal private road, will be compatible with the intended character of the area.

3. With respect to the **Tentative Tract Map (TTM) No. 067200:**

- a) Tentative Tract Map No. 067200 was reviewed on behalf of the City by LA County Department of Public Works, which determined that the proposed Tentative Tract Map meets the requirements of the City's Municipal Code and the State Subdivision Map Act, and recommended conditions for the final map approval which have been incorporated herein.
- b) 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. The proposed subdivision, together with the provisions for its design and improvement, is consistent and compatible with the General Plan and its objectives, policies, general land uses, and programs. The proposed project advances the General Plan 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 the proposed 35-unit residential condominium project, and will accommodate the project and its proposed density of 11.3 units per acre. As set forth in Section 4, 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 any 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 incorporated by reference in Section 4 and the conditions of approval attached hereto as Exhibit "B," the Planning Commission finds 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.

4. With respect to **Lot Line Adjustment No. 286-19:**

- a. The project provides for portions of two contiguous parcels, APNs 7335-006-023 and 7335-006-024, to be acquired by the project developer and combined with the adjacent parcels currently owned by the developer into one large lot.
- b. All affected parcels are contiguous and will be held by the same owner prior to the aforementioned action taking effect.

- c. The portions of the affected parcels to be acquired do not conform to standards for minimum parcel size.
 - d. At least one (1) of the affected parcels is undeveloped by any structure for which a building permit was issued.
 - e. At least one (1) of the conditions enumerated in Section 9207.27(a)(2) exists with respect to at least one (1) of the affected parcels; a. The parcel comprises less than five thousand (5,000) square feet in area at the time of the determination of merger.
 - f. A greater number of parcels than originally existed will not be created by approval of Lot Line Adjustment No. 286-19.
 - g. Lot Line Adjustment No. 286-19 complies with all applicable codes of the City.
5. With respect to **Zone Change No. 180-19** to permit the zone change for a higher density allowance:
- a. Zone Change No. 180-19, as set forth in the proposed City Council ordinance attached hereto as Exhibit "C," proposes to change the zoning for 3 parcels from RM-8-D (Residential Multiple Family - 8 dwelling units per acre) to RM-12-D (Residential Multiple Family - 12 dwelling units per acre). The proposed zone change will facilitate the development of the project and create a contiguous RM-12-D zoned project site, in that, other than the three parcels subject to the proposed zone change, all remaining parcels that comprise the project site are currently zoned RM-12-D.
 - b. The proposed zone change is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Medium Density Residential and the proposed 35-unit Condominium development is compatible with the surrounding uses.

SECTION 3. Tentative Maps shall be prepared and processed in accordance with the provisions of the Subdivision Map Act and with the provisions of Article IX, Chapter 2, Section 9203 (Tentative Maps) of the Carson Municipal Code. The City Council shall make the findings required by Section 66427.1, 66473.5, 66474, 66474.1, and 66474.6 of the California Government Code and Section 21100 of the California Public Resources Code prior to approval of the final tract map.

SECTION 4. The Planning Commission finds that the proposed project, as mitigated pursuant to the 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/Cambria.aspx> and are incorporated into this Resolution by reference ("MND"), will not have a significant effect on the environment.

SECTION 5. The Planning Commission of the City of Carson, based on the findings set forth above, does hereby approve Design Overlay Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, and Tentative Tract Map 067200, and recommend approval to the City Council of the proposed Ordinance No. 20-2003 attached hereto as Exhibit "C" approving Zone Change (ZC) No. 180-19 and MND, for the development a 35-unit condominium project, subject to the Conditions of Approval attached hereto as Exhibit "B" and incorporated herein by reference.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

SECTION 7. This decision of the Planning Commission shall become effective and final 15 days after the date of this action, unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance, and subject to approval of ZC No. 180-19 and MND by the City Council.

APPROVED and ADOPTED this 11th day of February, 2020.

Ramona Pimentel
CHAIRPERSON 

ATTEST:

Denise Bothe
SECRETARY

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

CLTA Standard Owners

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

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

Cambria Court, LLC, a California limited liability company, as to Parcels 1 through 9; and

Henry M. Naval, a single man, Jocelyn N. Maramba, a married woman, Lambert M. Naval and Delfin M. Naval, Jr., all married as their sole and separate property as joint tenants, as to Parcels 10 and 11, SUBJECT TO Item Nos. 43, 44 and 45 of Schedule B, Section B

The land referred to herein is situated 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"

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

Parcel 1:

The Westerly 100 feet of the Easterly 127 feet of Lot 31, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Except therefrom the Southerly 255 feet of said land.

Parcel 2:

The Northerly 50 feet of the Southerly 255 feet of the Westerly 100 feet of the Easterly 127 feet of Lot 31, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 3:

The South 105 feet of the East 63.5 feet of the West 127 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 4:

The East 63.5 feet of the West 254 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 5:

The East 63.5 feet of the West 190.5 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 6:

The North 50 feet of the West 127 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 6A:

The South 50 feet of the North 100 feet of the West 127 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 6B:

The South 50 feet of the North 150 feet of the West 127 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.



Parcel 6C:

The South 74 feet of the North 224 feet of the West 63.50 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 6D:

The South 50 feet of the North 200 feet of the East 63.50 feet of the West 127 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 6E:

The Easterly 4 feet of the North 224 feet of Lot 31, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 7:

The Northerly 100 feet of the Southerly 205 feet of the Westerly 100 feet of the Easterly 127 feet of Lot 31, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 8:

The Easterly 127 feet of Lot 31, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Except the Westerly 97 feet of the Southerly 105 feet thereof.

Also except therefrom the Westerly 100 feet of the Northerly 150 feet of the Southerly 255 feet thereof.

Also except therefrom the Easterly 4 feet of the Northerly 224 feet thereof.

Also except therefrom the Easterly 4 feet of the South 81 feet thereof.

Parcel 9:

The East 63.5 feet of the West 317.5 feet of Lot 32, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 10:

The Easterly 42.33 feet of the Westerly 127 feet of the Easterly 254 feet of Lot 31, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Parcel 11:



The Easterly 42 1/3 feet of the Westerly 84 2/3 feet of the Easterly 254 feet of Lot 31, of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

APN: 7335-006-033; 7335-006-026; 7335-006-027; 7335-006-032; 7335-007-014; 733-007-016; 7335-007-030; 7335-007-029; 7335-007-017; 7335-006-23; 7335-006-024

No 032



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

**SITE PLAN AND DESIGN REVIEW NO. 1773-19
LOT LINE ADJUSTMENT NO. 286-19
CONDITIONAL USE PERMIT NO. 1094-19
TENTATIVE TRACT MAP NO. 067200
ZONE CHANGE NO. 180-19**

GENERAL CONDITIONS

1. In accordance to Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2019-2020 fees (effective through June 30, 2020) the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of a one-time development impact fee at the rate of \$14,000 per residential unit constructed and a credit of \$12,500 for every residential unit demolished from the project site.

The proposed development includes development impact fees of \$490,000 (35 units X \$14,000 = \$490,000). The proposed development includes a credit of \$187,500 (15 units X \$12,500 = \$187,500). The Developer will be responsible for development impact fees of \$302,000 (\$490,000-\$187,500 = \$302,500). If the Project increases or decreases in size, the development impact fee amount will be adjusted accordingly at the same rate.

Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the amount.

2. Funding Mechanism for Ongoing Services / Community Facilities District. The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the "CFD") to fund the ongoing costs of 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). A uniformed-standardized rate was adopted pursuant to Resolution No. 19-009 ("Resolution") and accompanying Fiscal Impact Analysis ("FIA") report.

The Developer shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under "Residential – All Others" rate at \$879.10 per unit per year through June 30, 2020. Based on a 35 unit development, the current estimated annual amount for ongoing services is \$30,768.50, subject to annual adjustments.

Prior to recordation of final tract map or permit issuance, whichever comes first, Developer shall demonstrate compliance under this section either through: 1) Annexing

- into a City CFD or 2) Establishing a funding mechanism to provide an ongoing source of funds for ongoing services, acceptable to the City.
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 Manager. This Permit does not supersede an individual time limit for performance of specific conditions or improvements.
 4. The approved 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. Developer 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.
 - a. Developer shall comply with all city, county, state and federal regulations applicable to this project.
 6. Developer 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 Division. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
 7. All construction documentation shall be coordinated for consistency including but not limited to architectural, structural, mechanical, electrical, plumbing, landscape, and irrigation, grading, utility, street lighting, traffic signing, traffic striping and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Division.
 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 approval by the Planning Manager.
 9. Decision of the Planning Division shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
 10. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by Developer in accordance with Section 9173.1 of the Zoning Ordinance.
 11. It is further made a condition of this approval that if any of these conditions is violated, or if any applicable law, statute, or ordinance is violated, the subject entitlement(s) may be revoked by the Planning Division (or Commission), as may be applicable; provided Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
 12. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by Developer in another document, the conditions enumerated herein shall take

precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.

13. **City Approvals.** All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
14. **Deposit Account.** A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
15. **Indemnification.** To the extent not prohibited by law, Developer, for itself and its successors in interest (“Indemnitors”), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and 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 Indemnitees’ review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people 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 Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees’ associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors’ consent. Indemnitors shall provide a deposit to the City 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 attorneys’ fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.
16. **After project approval, Developer shall pay all applicable City fees. Fees shall be paid at the rate established by resolution of the City Council.**

PLANNING DIVISION

17. **Comply with the construction and maintenance with respect to construction and modification of private improvements on 220th Street required to serve the proposed development.**
18. **Final Map shall be recorded. Model home building permits may be issued prior to recordation of final map subject to City review and plan check for the model homes. A Certificate of Occupancy will not be released for the model homes until the Tentative Tract Map is recorded and temporary exterior improvements are removed.**
19. **Model homes shall not be sold, rented, or occupied.**
20. **Other than for model homes, no building permits will be issued until the Tentative Tract Map is recorded.**
21. **A bond shall be required to obligate applicant to remove temporary model home exterior improvements such as parking lots, fencing, landscaping, signage, and restrooms.**
22. **Developer shall submit an administrative plot plan for the approval of model home exterior improvements.**

AESTHETICS

23. **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.**
24. **Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.**
25. **Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.**

CONDOMINIUMS

26. **The condominium project shall conform to all the development standards as outlined in Section 9305 and 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval. For purposes of clarity, this approval allows for the requirement of one 30" box specimen tree for each condominium unit; required recreational facilities, including requirement for a clubhouse and children's playground; the amount and configuration of private storage space; interior sound attenuation requirements.**
27. **The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) shall be provided for as outlined in Section 9307 and 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. The CC&Rs shall ensure proper maintenance of the common areas by a professional management agency. The final CC&Rs shall be subject to City Attorney review and approval, and may be required to include any or all of these conditions, to the extent they are intended to impose ongoing conditions or obligations, as determined by the City in its sole discretion. 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 (townhomes).**

28. All ground-mounted equipment including air conditioners and transformers shall be screened from public view.
29. The CC&Rs shall include language that prohibits the Homeowner's Association (HOA) from ceasing professional property management without obtaining City of Carson City Council approval.
30. **Carson Municipal Code Section 9128.15 (Development Standards) requires all projects one-half acre or larger to include a children's playground calculated at 140 square feet for every three bedroom or more unit in the project. The proposed development requires a minimum 4,900 square foot playground (140sf X 35 = 4,900sf).**
31. Prior to occupancy of any unit (except models), Developer 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 Cambria Court, LLC Mitigated Negative Declaration dated September 2019.
33. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the Mitigation Monitoring and Reporting Program for Cambria Court Residential project dated September 2019. 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.

LIGHTING

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

PARKING

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

TRASH

43. Trash collection shall comply with the requirements of the City's trash collection company.
44. Recycling areas shall be provided in accordance with Sections 9164.4 (Collection and Loading of Recyclable Materials) and 9164.5 (Design Standards for Trash and Recycling Areas) of the Zoning Ordinance. The number and size of recycling facilities are specified on the site plan.

UTILITIES

45. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 (Utilities) of the Zoning Ordinance, unless otherwise provided for in these conditions.
46. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
47. Developer shall remove at its own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
48. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of way by a decorative block wall or landscaping, to the satisfaction of the Planning Division, and in compliance with public utility access requirements.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

49. 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.
50. A construction permit is required for any work to be done in the public right-of-way.
51. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
52. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

53. 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.
54. 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 and approved by the City Council, prior to being filed with the County recorder.”
55. CC&R’s (covenants, conditions, and restrictions) to address drainage responsibilities are required.
56. A private easement will 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 County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
57. Prior to final map approval, Developer shall quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
58. Provide suitable turnaround and label the driveways “Private Driveway and Fire Lane” on the Final Map to the satisfaction of the Fire Department.
59. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
60. Prior to tentative map approval, The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
61. 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.
62. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction City of Carson Department of Public Works.
63. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety, LA County DPW and the City.
64. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

65. 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.
66. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

67. Final Map shall be approved and recorded.
68. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
69. Prior to issuance of a Building Permit 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. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5-ft of additional right-of-way abutting the development along 220th street. New Right-of-Way line shall be 30-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
71. 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 along 220th Street abutting project frontage.
 - b. Sewer Main Improvements as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) as determined by the aforementioned requirement.
72. Off-site improvements (e.g. driveways, sidewalk, parkway drains, trees, curb/gutter, etc.) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
73. Streets abutting the development shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS).

Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:

74. 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.

75. 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.
76. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along 220th Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
77. Install sidewalk along 220th Street abutting this proposed development per City of Carson PW Standard Drawing No. 116.
78. Remove and replace any broken/damaged driveway approach within the public right of way along 220th Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
79. Remove unused driveway approach if any, within the public right of way along 220th Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
80. If required, the Developer shall modify existing driveways within the public right of way along 220th 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.
81. The Developer shall construct new driveway approaches per City of Carson PW Standard Drawings 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 26 feet.
82. Plant parkway grass in the public right of way along 220th street abutting this proposed development to the satisfaction of the City Engineer.
83. Plant approved parkway trees on locations where trees in the public right of way along 220th Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 115, 116, 132, 133 and 134.
84. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 220th Street abutting this proposed development.
85. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
86. 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.
87. Install striping and pavement legend per City of Carson PW Standard Drawings.
88. Paint Curbs Red along 220th Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
89. 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.

90. Existing blue curb and handicap signage shall be removed as a part of street improvements.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, WATER QUALITY

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

91. Per City of Carson Municipal Code Section 5809, Developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
92. Per City of Carson Municipal Code Section 5809(d)(2), Developer shall comply with USEPA Guidance for street and road construction of 10,000 sq. ft. or more of impervious surface regarding Managing Wet Weather with Green Infrastructure: Green Streets.
93. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
94. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
95. 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 to City of Carson, Engineering Services Department Sustainability Administrator via E-mail at JGonzalez@Carson.ca.us.
96. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department Sustainability Administrator and Los Angeles County Building & Safety Division.
97. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division Sustainability Administrator.

Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:

98. 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.
99. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator.
100. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.

101. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
102. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
103. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

Drainage

104. Comply with the hydrology study, recommended for approval on 08/29/2019, or any later approved revision.
105. Comply with all of the City's water quality requirements.

Grading

106. Submit a grading plan for approval. Also, acknowledgment and/or approval from all easement holders may be required.
107. Prior to approval of the grading plan, the subject grading plan must also be approved by Public Works, Geotechnical and Materials Engineering Division (GMED) or the City's Geotechnical Engineer.
108. Prior to approval of the grading plan, provide approval of any permits and/or letter 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, the California Geologic Energy Management, and the Army Corps of Engineers.

Geology and Soils

109. Submit a final map for approval by Public Works, GMED, or the City's Geotechnical Engineer.
110. Submit a grading plan for approval by GMED or the City's Geotechnical Engineer. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. If the final map is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
111. Prior to grading plan approval, an updated geotechnical report, with inclusion of a complete liquefaction analysis as indicated in the geotechnical report dated September 7, 2018, and addresses current site conditions and the proposed grading, must be submitted for approval.
112. Eliminate geologic hazards associated with this proposed development or the geologic hazards may be designated as restricted use areas (RUA) and their boundaries delineated on the final map. These RUAs must be approved by GMED, and the subdivider must dedicate to the City the right to prohibit the erection of buildings or other structures within the RUAs.

Road

113. **Dedicate an additional 5 feet of road right of way along the property frontage on 220th Street to achieve an ultimate road right-of-way width of 30 feet from the street centerline.**
114. **Remove existing sidewalk and construct sidewalk on base adjacent to property line along the property frontage on 220th street.**
115. **Construct a new driveway approach/apron on 220th Street conforming with current Americans with Disabilities Act (ADA) guidelines.**
116. **Close the unused driveways along the property frontage on 220th Street with standard curb, gutter, and sidewalk.**
117. Repair or replace any improvements damaged during construction.
118. Plant street trees with private irrigation provided along the property frontage on 220th Street.
119. Underground all new utilities.
120. Comply with the street lighting conditions as stipulated in the enclosed letter dated May 14, 2019, from Public Works, Traffic Safety and Mobility Division, and/or any City street lighting requirements.
121. Comply with the City's road conditions.

Sewer

122. The subdivider shall install and dedicate sewer main lines and a separate house lateral to serve each building in the land division to the satisfaction of the City.
123. The sewer area study for this proposed land division (PC07-1ASCRSN), approved on September 5, 2019, remains valid for two years from the date of approval. After this period, the applicant shall request the City to revalidate the existing approved sewer area study. Any modifications to the approved tentative map may invalidate this sewer area study. If warranted by Public Works or the City, an approved update of the area study shall be required. A Will Serve letter indicating adequate capacity to serve this proposed subdivision from the Los Angeles County Sanitation Districts was provided.
124. Sewer easements are required. Final locations and easement requirements are subject to Public Works and City's review and approval.

Water

125. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
126. The Will Serve letter issued by California Water Service will expire on July 16, 2021, it is the applicant's sole responsibility to renew the aforementioned letter in a timely manner (if necessary) prior to final map approval.
127. Prior to obtaining the building permit from Public Works, Building and Safety Division, submit landscape and water efficient plans for each multi-family lot in the land division,

with landscape area greater than 500 square-feet, in accordance with the Water Efficient Landscape Ordinance.

Subdivision

128. 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 35 units.
129. If applicable, relocate or quitclaim any easements interfering with building locations.
130. Provide addressing information in Microsoft Excel format.
131. 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.
132. Label driveways and multiple access strips as Private Driveway and Fire lane or Private Driveway and delineate on the final map to the satisfaction of the Fire Department.
133. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from a building inspector are required from Public Works, Building and Safety Division.
134. 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, subordination must be executed by the easement holder prior to the filing of the final map.
135. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
136. 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.

Final Map

137. Prior to Final Map approval, submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Street Light Requirements

138. **Provide streetlights on concrete: poles with underground wiring along the property frontage on 220th Street to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**