

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 23-2XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON CONSIDER FINDING A CEQA EXEMPTION AND APPROVAL OF A DETACHED TWO-STORY, FOUR-UNIT MULTIPLE FAMILY DWELLING DEVELOPMENT AND APPROVAL OF A VARIANCE TO REDUCE THE SIDE YARD SETBACK FROM 10 FEET TO 5 FEET AT 222 E 220TH STREET.

WHEREAS, on May 5, 2022, the Department of Community Development received an application from Oscar Sanchez of Ideal Designs-ID LLC for the following entitlements for the development a 4-unit, two-story, detached, multiple-family residential development located at 222 E. 220th Street (APN 7335022035) and legally described in Exhibit "A" attached hereto (the "Property"):

- Design Overlay Review No. 1894-22 and Conditional Use Permit No. 1119-22, to redevelop the residential property with four, detached, two-story, multifamily dwelling units (approximately 2,372-square-foot) consisting of three-bedrooms, two full and one-half bathrooms, family rooms, ground level attached two-car garages (420 square feet), and second floor decks (150 square feet), balconies (72 square feet); and five (5) guest parking spaces; and
- Variance No. 574-23 to allow reducing the side yard setback from ten (10) feet to five (5) feet.

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 eleventh day of July 2023, conduct a duly noticed public hearing as required by law to consider said application. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site by June 29, 2023.

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

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

SECTION 2. With respect to the **Design Overlay Review No. 1894-22**, the Planning Commission finds as follows:

- a) The project site is in the Residential Multiple-Family-12 dwelling unit/acre-Design Overlay (RM-12-D) zone and the proposed project is consistent with the Medium Density Residential General Plan Land Use Designation.
- b) The surrounding properties consists of one – and two-story multiple dwelling units and are predominantly in the RM-12-D and RM-8-D zones within the same MDR General Plan

EXHIBIT 1

Land Use designation. The two-story, detached four-unit multiple-family dwelling development is compatible with the surrounding uses. The project has been designed to incorporate Multiple-Family Dwelling development standards and criteria of the Zoning Code.

- c) The Land Use Element of the City of Carson General Plan provides policies aimed at seeking residential opportunities in the City, provide a diverse array of housing types to meet the needs of all segments of the community (Guiding Principle 3) including development of the “missing middle” housing types...to increase housing opportunities for low- and moderate-income levels...(LUR-P-3).
- d) The four-unit multiple-family dwelling development provides additional “missing middle” housing to the City, is similar to the primarily medium density residential neighborhood character and is consistent with the MDR General Plan Land Use designation.
- e) The MDR land use designation allows housing at densities 10.0 to 18.0 units per acre...along with lower-density multifamily. The four-unit multiple family development has a 9 unit per acre density and complies with the MDR General Plan Land Use designation.
- f) The 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 and open spaces, and other features relative to a harmonious and attractive development of the area. The medium density residential development will consist of four detached, approximately 25-foot-high, two-story, multiple-family dwelling units, five guest parking spaces including an ADA accessible parking space, and useable open space for each of the dwelling. Each dwelling units is approximately 2,372 square feet consisting of three-bedrooms, two full and one-half bathrooms, family rooms, ground level attached two-car garages (420 square feet), and second floor decks (150 square feet) and balconies (72 square feet).
- g) A contemporary Spanish ranch architectural style consisting of primarily natural earth toned stucco with elements of white painted siding finish at the top, natural stone veneer at the base and reddish color Spanish roof tiles is proposed for the project. This includes the use of multiple roof elevations and articulation in the facades.
- h) Approximately 4,000 square feet of landscaping is being provided. A variety of ground cover, drought tolerant ornamental shrubs and medium size trees, which would be varying in height, and elements of artificial turf would be included as a part of the proposed landscaping. Landscaping and plantings to be provided along the site’s western edge will offer a verdant privacy screen for adjacent residential uses. In conclusion, the proposed architectural style, material, colors, and landscaping will allow the development to be in harmony with the existing community.
- i) The project design provides for convenience and safety of circulation for pedestrians and vehicles. The development will have pedestrian and vehicular accessibility via a new driveway adjacent to 220th Street.
- j) Any signage associated with the project, typically addressing, shall comply with the applicable Carson Municipal Code provisions and Los Angeles County Fire Department regulations and will exhibit attractiveness, effectiveness, and restraint in signing

graphics and color.

- k) The proposed development will be in one phase (i.e., will not be a phased development).
- l) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review," can be and are made in the affirmative with the Planning Commission approval of the requested variance to reduce the 10-foot side yard setback pursuant to CMC Section 9126.24 and allow a 5-foot side yard setback.

SECTION 3. With respect to **Variance No. 574-23**, the Planning Commission finds that:

- a) The variance is approved to reduce the side yard setback from ten feet to five feet due to special circumstances applicable to the property such as its shape. Due to the width of this lot, the site is constrained and combined with providing medium residential density, complying with development standards such as grade level two-car garage parking, guest parking stalls, ADA accessible parking requirements, provide safe on-site maneuvering and Fire clearance, the strict application of the side yard setback requirement would deprive the existing property owner privileges currently enjoyed by other property in the vicinity and under identical zoning classification.
- b) Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the area in which the subject property is located. The Building and Safety Department, Traffic Engineer and Los Angeles County Fire Department have reviewed and approved the project.
- c) The required findings can be and are made in affirmative, the variance complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.22, "Variance" and of the Carson Municipal Code.

SECTION 4. With respect to the **Conditional Use Permit No. 1119-22**, the Planning Commission finds that:

- a) A CUP for the multiple-family dwelling development is a required pursuant to CMC Sections 9123 and complies with CMC Section 9172.21.
- b) The project has adequate traffic capacity as confirmed by the Traffic Engineer.
- c) Adequate water supply for fire protection will be provided as confirmed by Los Angeles County Fire Department.
- d) The two-story, detached four-unit multiple-family residential development is compatible with the intended character of the medium residential density area containing one-story and two-story multiple-family dwelling units and no adverse effects are expected to occur because of the proposed use and development.
- e) The required findings pursuant to Section 9172.21, "Conditional Use Permit," can be and are made in the affirmative.

SECTION 5. The Planning Commission further finds the detached, 4-unit multiple-family residential development constitute a project within the scope of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines and determined that the project is exempt from review under CEQA. Pursuant to State CEQA Guidelines Class 3, Section 15303(b) - New Construction or Conversion of Small Structures - the proposed 4-unit multiple-family residential development will not have the potential to cause a significant effect on the

environment and is therefore exempt from further environmental review.

The project meets all the foregoing criteria. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 6. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Site Plan and Design Review No. 1894-22 and Conditional Use Permit No. 1119-22 for construction of a detached two-story, four-unit multiple family dwelling development and approval of Variance No. 574-23 to reduce the side yard setback from 10 feet to 5 feet at 222 E. 220th Street subject to the Conditions of Approval contained in Exhibit “B” attached hereto.

SECTION 7. The Planning Commission shall become effective and final 15 days from the date of adoption of this Resolution, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant,

APPROVED and **ADOPTED** this 11th of July 2023.

INTERIM CHAIRPERSON

ATTEST:

SECRETARY

Exhibit A: Legal Description
Exhibit B: Conditions of Approval

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 60 FEET OF THE WEST 237.05 FEET OF THE OF THE EAST 635 FEET OF LOT 28 OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7335-022-035

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

**SITE PLAN DESIGN OVERLAY REVIEW NO. 1894-22
CONDITIONAL USE PERMIT NO. 1119-22
VARIANCE NO. 574-33**

GENERAL CONDITIONS

1. Site Plan and Design Overlay Review No. 1894-22 and Conditional Use Permit No. 1119-22 for a two-story, detached four-unit multiple-family dwelling development and approval of a variance to reduce the side yard setback from ten (10) feet to five (5) feet at 222 E. 220th Street. Each dwelling unit is approximately 2,300 square feet consisting of an attached, ground-level two-car garage, three bedrooms, two and a half bathrooms, family room, deck, and balcony. Five guest parking spaces including an ADA accessible parking space and approximately 4,000 square feet of drought tolerant landscape are provided.
2. In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code ("CMC"), the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of one-time interim development impact fees ("IDIF") at the applicable rate detailed below for each unit of residential development constructed for the project. If the project increases or decreases in regard to the number of units constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

Per CMC 11504, the IDIF shall be paid prior to issuance of the building permit(s), and the applicable IDIF rate (detailed below) shall be that in effect at the time of such payment. No building permit shall be issued prior to the full payment of the required IDIF amount, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500.

IDIF amounts/rates for residential development (all other) have been set at \$19,293.88 per unit for Fiscal Year 2023-24, effective July 1, 2023, through June 30, 2024. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$77,175.52 for the proposed project, calculated as follows: 4 Residential Units (All Other) X \$19,293.88 per unit = \$77,175.52. However, if the IDIF for the project is not paid in 2023-24 fiscal year (i.e., by June 30, 2024), a new IDIF rate/amount will apply for the period of July 1, 2024, through June 30, 2025, based on the IDIF rate for Fiscal Year 2024-25, and so on for subsequent fiscal year(s). The Fiscal Year 2024-2025 IDIF rates have not yet been determined.

Additionally, subject to the review, verification, and approval of the Community Development Director, the applicant may be eligible for development impact fee credits for demolition of an existing permitted structure or structures. The existing site consists of one residential unit consisting of 2 bedrooms. The estimated credits to be awarded is \$17,226.68, calculated as follows \$17,226.68 per residential unit (Residential All Other w/o Administration Fee) X 1 residential unit. Awarded fee credits shall reduce the final development impact fee amount and are applied when development impact fees are due.

To understand the requirements in more detail, please visit the City's IDIF webpage at: <https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx> and/or contact James Nguyen at jnguyen@carsonca.gov or 310-952-1700 ext. 1310

Notice of Imposition of Interim Development Impact Fees; Right to Protest

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective date of the City's approval/conditional approval of the project.

If you have any questions or comments regarding this notice, please contact James Nguyen at jnguyen@carsonca.gov or (310) 952-1700 ext. 1310.

3. Development project approval for Design Overlay Review No. 1894-22, Conditional Use Permit No. 1119-22 and Variance No. 574-23 shall become null and void if building permits are not issued within **two years** of the effective date of this approval, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
4. Developer shall submit a complete set of electronic plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to Building and Safety plan check
5. 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 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. 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.

8. 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.
9. 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.
10. 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.
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. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. Indemnification. 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.

14. After project approval, Developer shall pay all applicable City fees. Fees shall be paid at the rate established by resolution of the City Council.

AESTHETICS

15. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
16. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
17. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

LANDSCAPE/IRRIGATION

18. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. 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.
20. 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.
21. The proposed irrigation system shall include best water conservation practices.
22. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
23. All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELo) per Department of Water Resources Title 23, Chapter 2.7

LIGHTING

24. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 (Exterior Lighting) of the Zoning Ordinance.

25. 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

26. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
27. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

TRASH

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

UTILITIES

29. 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.
30. 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.
31. 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.
32. 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.

BUILDING AND SAFETY DIVISION

33. **Separate water meters shall be provided for every unit based on the new Plumbing Code.**

FIRE DEPARTMENT

34. **Submit architectural drawings to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review and approval prior to building permit issuance. Contact them at (323)890-4125 for specific submittal requirements.**
35. **Provide automatic residential fire sprinkler system for each dwelling.**
36. **Approved building address numbers, building numbers or approved building identification shall be provided and maintained 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 inches.

BUSINESS LICENSE

37. All parties involved in the development of the subject project, including but not limited to contractors and subcontractors, are required to obtain a City business license per Section 6310 of the Carson Municipal Code. Additionally, per Carson Municipal Code Section 9138.92(C)(2): (a) No person shall engage in, conduct or carry on, or permit to be engaged in, conducted or carried on, in any location within the City, the business or operation of a tattoo establishment, and no person shall manage a tattoo establishment, without first obtaining a valid business license issued by the City's Business License Division; and (b) Each person providing tattoo service in a tattoo establishment who is not a paid employee of said establishment, but is contracted or otherwise paid apart from the establishment, must obtain a separate City business license. Paid employees of the establishment need not obtain a separate City business license.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

38. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of permit by Engineering Division.
39. 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.
40. A construction permit is required for any work to be done in the public right-of-way.
41. 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.
42. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
43. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to obtain confirmation capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development to the satisfaction of the L.A. County Sewer Department.
44. The Developer shall install separate main sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
45. Before Building permit issuance, Drainage/Grading plan prepared by a registered Civil Engineer shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of the approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Services Division of the Department of Public Works.

46. 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.
47. Before Building permit issuance, the Developer shall execute and provide to the City Engineer a written statement from the water purveyor indicating 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.
48. 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.
49. Before Building permit issuance, 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 shall be shown on a separate set of street improvement plans.
50. 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.
51. The developer shall contact LA County Sam Abdelhdi (babdel@dpw.lacounty.gov) for street lighting COA
52. The Developer shall execute and provide to the City Engineer, a will serve letter from the utility companies.
53. Remove unused driveway approach 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.
54. 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.
55. The developer shall construct new driveway approach 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. Easement may be required to accommodate the construction of the driveway and meet the ADA requirement.
56. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
57. The new driveway on 220th Street should be a minimum of 26 feet.

58. 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.
59. Developer shall pay for any fees applicable at the time of the approval of the projects

CITY OF CARSON PUBLIC WORKS DEPARTMENT, WATER QUALITY

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

60. 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.
61. Developer shall submit digital copies of the LID/NPDES/Grading Plans, Hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver City copy via e-mail to rjen@carsonca.gov
62. 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.
63. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at rjen@carsonca.gov.
64. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
65. Developer shall submit plans to the Los Angeles County Sanitation District for approval of the sewer connection. Developer shall submit record of the Sanitation District's approval.

SHERIFF DEPARTMENT – COUNTY OF LOS ANGELES

66. **A Construction Traffic Management Plan shall be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access shall be always maintained. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs shall be posted to advise motorists of reduced construction zone speed limits. On-site inspector shall notify the Carson Station when these measures are in place.**
67. **Installation of video monitoring system where appropriate.**