

the six-unit condominium to a six-unit apartment development "due to the poor economy." On June 9, 2009, the Planning Commission approved the request for modification (Exhibit No. 3). Per the Carson Municipal Code, apartment developments are not subject to stricter condominium requirements. Originally constructed as condominiums, Planning Department staff believes the current development will meet and exceed all requirements as apartment units. If approved as apartments, the applicant, in the future, may convert the units into condominiums subject to Planning Commission approval.

The total of the bonds posted for the required improvements was \$61,500.00. The Faithful Performance Bond authorized for release is comprised of the \$40,000.00 for road improvements and \$1,500.00 for the installation of trees. The Labor and Materials Bond authorized for release is \$20,000.00 for road improvements.

The required road improvements and tree installation for Tentative Tract Map No. 53751 have been completed by the applicant and inspected by city inspectors.

The developer has now requested that the City of Carson release the Surety Bonds for the completed work. The city Engineering Services staff recommends their release.

V. FISCAL IMPACT

None.

VI. EXHIBITS

- 1. Location Map. (pg. 4)
- 2. Minutes, October 11, 2005, Item No. 11. (pgs. 5-7)
- 3. Minutes, June 9, 2009, Item No. 12. (pg. 8)

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