



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 24, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1650-17
 Conditional Use Permit (CUP) No. 1020-17
 Tentative Tract Map (TTM) No. 74940

APPLICANT/OWNER: Hooman Moshar
 25726 Dillon Road
 Laguna Hills, CA 92653

REQUEST: Consider approval of a Site Plan and Design Review No. 1650-17, Conditional Use Permit No. 1020-17, and Tentative Tract Map No. 74940 to develop a 9-unit condominium project.

PROPERTY INVOLVED: 123 East 223rd Street

COMMISSION ACTION

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

Item No. 5A

I. Introduction

Applicant
Hooman and May Moshar
25726 Dillon Road
Laguna Hills, CA 92653

Property Owner
Hooman and May Moshar
25726 Dillon Road
Laguna Hills, CA 92653

II. Project Description

The applicant, Hooman Moshar requests approval of DOR No. 1650-17, CUP No. 1020-17, and TTM No. 74940 to develop a new 9-unit condominium development in the RM-25-D (Residential Multiple Family-25 dwelling units/acre – Design Overlay) zone.

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 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 1 existing detached single-family home. It also includes recording a reciprocal easement agreement to construct a private driveway that will be shared between the subject property and the adjacent Church of the Foursquare Gospel located at 129 E. 223rd Street. The proposed condominium development will consist of nine townhouse units within two, three-story structures. Two proposed floor plan designs will measure approximately 1,819 square feet and 2,031 square feet. The development will include enclosed parking for all residential units, outdoor guest parking and private open space.

III. Project Site and Surrounding Land Uses

The subject property is located in the RM-25-D zone and is designated High Density Residential under the Land Use Element of the General Plan. The subject property is located east of Main Street on 223rd Street.

Land uses surrounding the project site include residential, commercial, and public/institutional uses.

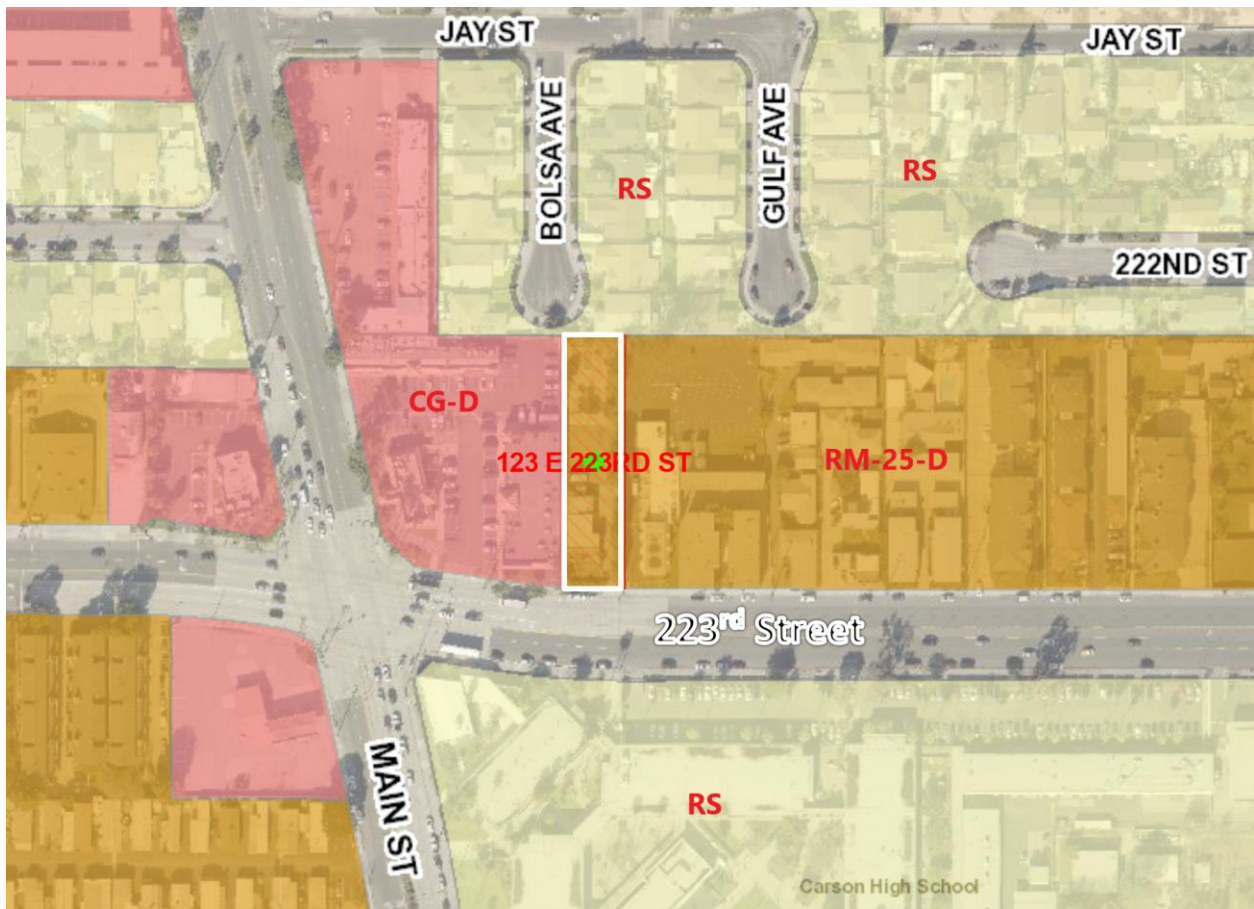


Figure above shows project site in context to its surrounding zoning.

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

Site Information	
General Plan Land Use	High Density
Zone District	RM-25-D (25 du/acre)
Site Size	Approximately 19,521 SF (or 0.45 acres)
Present Use and Development	Single-Family
Surrounding Uses/Zoning	North: Single-Family Residential; RS South: Carson High School; RS East: Church; RM-25-D West: Commercial; CG-D
Access	Ingress/Egress: 223 rd Street

IV. Analysis

Site History

The project area consists of single-family residential, commercial, and public/institutional properties. The majority of the single-family homes are designed in a ranch architectural style and built in the 1960's. The Carson Hope Community Church is located immediately west of the subject property and building records indicate it was permitted in 1962.



Site Plan

The 0.45-acre project site will consist of a 9-unit condominium development resulting in a project density of 11 dwelling units per acre. The project includes 5,575 square feet of usable open space, including 2,338 square feet of private open space (patios and balconies). Common open space is not required as the subject property is less than a half-acre.

Access

The development will have pedestrian and vehicular accessibility via one entry point located at East 223th Street. The private driveway will provide full access to the proposed development and to the adjacent church via a reciprocal easement access agreement. The applicant has agreed to remove and relocate an existing wood power pole obstructing the new shared driveway to ensure safe ingress and egress.

The original submission contemplated a driveway on the western edge of the subject property. Due to unsafe proximity to the Main/223rd Street intersection, the proposed driveway was relocated to the eastern edge of the subject property. A survey identified an existing easement on the eastern edge of the subject parcel that extends 12' feet into the adjoining (church) parcel. The applicant redesigned the driveway to overlap with the easement thereby granting vehicular accessibility to both adjoining properties. Both property owners have reviewed and have agreed to the proposed reciprocal easement access agreement.

The approved reciprocal easement access agreement will be recorded with the Los Angeles County Recorder's Officer before the Final Map.

Parking & Traffic

CMC Section 9305 (Condominium Development Standards) (c. Off-Street Parking) (i.) requires 2 spaces within a garage for each condominium unit and (ii. Spaces Designated for Visitors) requires at least 1 visitor parking space for each ten (10) condominium units. The proposed condominium development requires 18 spaces within a garage (2 spaces X 9 units = 18). The proposed development requires 1 guest parking spaces (1 space per 10 units = 1). The applicant proposes 18 spaces within a two-car garage per unit and 6 guest parking spaces: 5 regular and 1 ADA compliant parking spaces.

Building and Architecture

The project architecture is reflective of a 'Contemporary' architecture style that incorporates various wall planes and massing elements that adds interest to the proposed elevations. 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 (white, brown, and gray), while the exterior building materials will include composite shingle roof material, stucco, sectional garage doors, metal awnings, light fixtures, metal railing systems and fiber cement trims and siding (Exhibit 2).

Fence and Security

A 6-foot-high split-face block wall, with flat precast decorative cap will be installed at the western property line and a 6-foot-high black wrought iron fence will separate the residential development and the adjoining Church of the Foursquare Gospel. All units will have access to private yards separated by 3 ½-foot-high composite wood fencing with access gates.

Private Open Space

Carson Municipal Code Section 9305 (Condominium 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 an approximate 77 square foot balcony and a 244 square foot patio.

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 drought tolerant landscape plan and permanent irrigation for both on and off site landscaped areas will comply with applicable water conservation requirements. It will include several tree species across the project site including Magnolia, Gold Medallion, Sweet Shade, and Podocarpus Gracilor. Trees, shrubs and groundcover will be planted throughout the site and within the private patio areas. Additional trees and shrubs will be installed within the public parkway to provide shading along 223th Street.

The proposed on-site landscaping measures approximately 3,600 square feet. All new landscaping exceeding 2,500 square feet are required to comply with the State's Water Efficient Landscape Ordinance (WELO).

Tentative Map

Tentative Tract Map No. 74940 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 (Exhibit 3).

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 city services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD (the CFD Services). A uniformed-standardized city-wide 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 city-wide 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 9 unit development, the current estimated annual amount for ongoing services is \$7,911.90, 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 the existing residential unit demolished from the project site.

The proposed development includes development impact fees estimate of \$126,000 (9 new units X \$14,000 = \$126,000). The proposed development includes a credit estimate of \$12,500 (1 unit removed X \$12,500 = \$12,500). The applicant will be responsible for the estimated development impact fees of \$113,500 (\$126,000-\$12,500 = \$113,500). 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

The project site is located within the RM-25-D zone with a General Plan Land Use designation of High Density. Eleven dwelling units is the maximum number of units allowed within the existing zone. The proposal to develop a 9-unit condominium project complies with the existing zone and General Plan designation.

VII. Environmental Review

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

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

VIII. Public Notice

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

The applicant was unable to host a community meeting due to the COVID-19 health crisis. Alternatively, on May 27, 2020, the applicant mailed notices to the residential neighborhood located immediately north of the proposed project. The notices described the project, requested community feedback and shared a link to view the site plan and renderings on the City's website.

No responses or comments were received.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 20-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1650-17, CONDITIONAL USE PERMIT NO. 1020-17 AND TENTATIVE TRACT MAP NO. 74940 TO DEVELOP A 9-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 123 E. 223rd STREET."

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans (under separate cover)
3. Tentative Tract Map (under separate cover)

Prepared by: McKina Alexander, Associate Planner

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 20-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1650-17, CONDITIONAL USE PERMIT NO. 1020-17 AND TENTATIVE TRACT MAP NO. 74940 TO DEVELOP A 9-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 123 E. 223rd STREET

WHEREAS, on March 30, 2017 the Department of Community Development received an application from Hooman Moshar for real property located at 123 E. 223rd Street and described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1650-17, Conditional Use Permit No. 1020-17, and Tentative Tract Map No. 74940 to develop a 9-unit condominium project; 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-fourth day of June, 2020, conduct a duly noticed public hearing as required by law to consider said applications. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by June 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. 1650-17** to permit the design for a new 9-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 High Density 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 9 townhouse units divided into two, three-story residential condominium structures with enclosed parking, open space, guest parking and a driveway that will be shared with the adjacent church located at 129 E. 223rd Street.
 - 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 223rd Street. The private

driveway will serve both the condominium development and the adjacent church via a City-approved reciprocal easement access agreement entered into by and between the applicant and the adjacent property owner and recorded with the Los Angeles County Recorder's office. Carson Municipal Code Section 9305 (Condominium Development Standards) (c. Off-Street Parking) (I.) requires 2 spaces within a garage for each condominium unit and (ii. Spaces Designated for Visitors) requires at least 1 visitor parking space for each ten (10) condominium units. The proposed condominium development requires 18 spaces within a garage (2 spaces X 9 units = 18). The proposed development requires 1 guest parking spaces (1 space per 10 units = 1). The applicant proposes 18 spaces within a two-car garage per unit and 6 guest parking spaces: 5 regular and 1 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 drought tolerant landscape plan and permanent irrigation for both on and off-site landscaped areas will comply with applicable water conservation requirements. It will include several tree species across the project site including Magnolia, Gold Medallion, Sweet Shade, and Podocarpus Gracilior. Trees, shrubs and groundcover will be planted throughout the site and within the private patio areas. Two additional trees and a variety of shrubs will be installed within the public parkway to provide shading along 223th Street.
 - f) The proposed landscape is approximately 3,600 square feet. All new landscape exceeding 2,500 square feet and irrigation are required to comply with the State's Water Efficient Landscape Ordinance (WELO).
 - g) The project is subject to the City-approved reciprocal easement access agreement. The agreement will be recorded with the Los Angeles County Recorder's Office prior to the issuance of a Final Map.
2. With respect to **Conditional Use Permit (CUP) No. 1020-17** to permit a 9-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 High Density Residential and the proposed 9-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 9-unit condominium development.
 - c) There will be adequate street access and traffic capacity. The development will have pedestrian and vehicular accessibility via one entry point located at East 223th Street. The private driveway will provide full access to the proposed development and to the adjacent church via a reciprocal easement access agreement.
 - d) The County Fire Department, on behalf of the City, has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs.
 - e) The proposed 9-unit condominium development, which consists of 9 townhouse units

divided into two, three-story residential condominium structures with enclosed parking, open space, guest parking and a shared driveway with the adjoining property, will be compatible with the intended character of the area.

- f) All common areas will be continuously **The No conditional use permits shall be granted pursuant to this Chapter for a condominium development, unless the obligation for care, upkeep, and maintained by the home owners association management of the common element areas is imposed on a nonprofit corporation in perpetuity.**

3. With respect to the **Tentative Tract Map (TTM) No. 74940:**

- a) Tentative Tract Map No. 74940 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 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 9-unit residential condominium project, and will accommodate the project and its proposed density of 11 dwelling units per acre.
- e) There is no basis for the Planning Commission to find that the discharge of waste from the proposed subdivision would result in or add to violation of existing requirements prescribed by a California regional water quality control board, as would provide a basis for disapproval of the Tentative Tract Map pursuant to Government Code Section 66474.6. The Planning Commission's approval of the project, as conditioned by the conditions of approval attached hereto as Exhibit "B," requires the applicant to demonstrate that the waste discharge from the proposed subdivision will not result in or add to such a violation in order to obtain a determination of compliance with Section 66474.6 by the City Council at the time of consideration of Final Map approval.

SECTION 3. The project is categorically exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the California Environmental Quality Act. Class 32 consists of projects characterized as in-fill development meeting the conditions as enumerated below. Based on the analysis provided, the proposed condominium development meets all criteria for Class 32 Categorical Exemption to Section 15332 of the State CEQA Guidelines.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

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 4. The Planning Commission of the City of Carson pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1650-17, Conditional Use Permit No. 1020-17, and Tentative Tract Map 74970 for a proposed 9-unit condominium development at 123 E 223rd Street, subject to the Conditions of Approval contained in Exhibit “B” and incorporated herein by reference.

SECTION 5. 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.

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

APPROVED and **ADOPTED** this 24th day of June, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A

LEGAL DESCRIPTION OF PARCEL 1

That certain real property in the City of Carson, County of Los Angeles, State of California legally described as follows:

Parcel 1:

That portion of Lot 5 of Tract 2982, in the City of Carson, as per map recorded in Book 35 Page 31 of Maps, in the office of the County recorder of said County, included within the following described boundaries:

Beginning at a point in the center line of Wilmington Street, (Now 223rd street), as shown on said map, distant North 89 degrees 43' East 229 feet from the intersection of said center lines with the center line of main street, as shown on said map; thence along said center line of Wilmington Street, North 89 degrees 43' East 70 feet, thence at right angles North 0 degrees 17' West 330 feet, more or less, to the Northerly line of said lot; thence along said Northerly line, South 89 degrees 43' West 70 feet to a line drawn at right angles with said center line of Wilmington street which passes through the point of beginning; thence South 0 degrees 17' East 330 feet to the point of beginning.

Except therefrom that portion of said parcel 1, which lies within a strip of land 50 feet wide, the Southerly boundary of which is the center line of that certain 100 foot strip of land described in parcel "A" of Deed to the County of Los Angeles, recorded as Document No. 3711 on November 29, 1956 in Book 32984 Page 1 of 238 of said official records.

Parcel 2:

An easement for ingress and egress over the Westerly 12.5 feet of that portion of Lots of Tract 2982, in the City of Carson, as per map recorded in Book 35 Page 31 of maps, in the office of the County recorder of said County, lying Easterly of a line drawn at right angles with the center line of Wilmington street, (Nor 223rd Street) as shown on said map, which passes through a point in said center line distant North 8g degrees 43' East, 299 feet from the intersection of said center line with the center line of main street, as shown on said maps.

Assessor's Parcel No: 7335-024-024

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

**SITE PLAN AND DESIGN REVIEW NO. 1650-17
CONDITIONAL USE PERMIT NO. 1020-17
TENTATIVE TRACT MAP NO. 74940-17**

GENERAL CONDITIONS

1. **Interim Development Impact Fee.** 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. Developer is also eligible to receive a one-time credit of \$12,500 for every permitted residential unit demolished from the project site.
2. The proposed development includes development impact fees estimate of \$126,000 (9 units X \$14,000 = \$126,000). The proposed development includes a credit estimate of \$12,500 (1-unit X \$12,500 = \$12,500). The Developer will be responsible for the estimated development impact fees of \$113,500 (\$126,000 – \$12,500 = \$113,500). 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.

3. **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 City services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD (the CFD Services). A uniform, standardized City-wide 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 uniform standardized City-wide 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 9-unit development, the current estimated annual amount for ongoing services is \$7,911.90, subject to annual adjustments.

Prior to recordation of final tract map or building permit issuance, whichever comes first, Developer shall demonstrate compliance under this condition 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.
4. The approvals that are the subject of these conditions shall become null and void two years following the effective date of 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 condition does not supersede an individual time limit for performance of specific conditions or improvements.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of approval by the Planning Manager.
 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 therefor, 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”), agrees 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. 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, maintenance and modification of private improvements on 223th 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 Developer 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 provides for one 30” box specimen tree for each condominium unit; the amount and configuration of private open space and private storage space; treatment of utilities, isolation of vibration and sources of interior structure-borne noise; and 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. 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.

LANDSCAPE/IRRIGATION

31. Comply with the provisions of the Los Angeles County Green Building Code Section “Water Efficient Landscaping.”
32. The proposed landscaping exceeds 2,500 square feet. Prior to building permit issuance, submit landscape and water efficient plans for all development-related landscape and irrigation in accordance with the Water Efficient Landscape Ordinance (WELO).
33. 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 and comply with the Water Efficient Landscape Ordinance (WELO).
34. Installation of 6” x 6” concrete curbs is 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.
35. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
36. The proposed irrigation system shall include best water conservation practices that comply with the Water Efficient Landscape Ordinance (WELO).
37. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.

LIGHTING

38. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 (Exterior Lighting) of the Zoning Ordinance.
39. 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

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

RECIPROCAL ACCESS EASEMENT AGREEMENT

41. **Construct a new joint access 26-foot-wide private driveway (joint access provided via non-exclusive reciprocal access easement) that provides vehicular and pedestrian access to the subject development and the adjacent property to the east (the “Driveway Easement Area”).**
42. **Before Final Map approval, a City-approved reciprocal access easement agreement for the Driveway Easement Area, located on APNs 7335-024-024 (Parcel 1) and 7335-024-027 (Parcel 2), executed by and between the property owners of Parcel 1 Parcel 2, shall be recorded with the Los Angeles County Recorder’s Office.**

43. **The City shall have the right to use the Driveway Easement Area for emergency access, and the City shall have the right, but not the obligation, to enforce its access rights under the City-approved reciprocal access easement agreement and to enforce the no parking restrictions in the Driveway Easement Area. The City's enforcement of the restrictions on parking or blocking of the Driveway Easement Area may include ticketing vehicles which are parked in the Driveway Easement Area or which are blocking emergency access through the Driveway Easement Area.**

TRASH

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

46. 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.
47. 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.
48. 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
49. 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.

WALL/FENCE

50. **A 6-foot-high split-face block wall, with flat precast decorative cap, shall be installed at the western property line, and a 6-foot-high black wrought iron fence shall separate the church property from the residential project on the east side.**
51. **All units of the proposed development shall have access to private yards separated by 3-foot-high composite wood-alternative fencing with access gates.**

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

52. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
53. 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.

54. 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.
55. A construction permit is required for any work to be done in the public right-of-way.
56. Construction bond for all work to be done within the public right-of-way shall be submitted to and approved by Engineering Division prior to issuance of permit by Engineering Division.
57. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of permit by Engineering Division.
58. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to approval of the Final Map.
59. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
60. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
61. Private easements 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.
62. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
63. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
64. 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.
65. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
66. 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.
67. 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.
68. The Developer shall submit drainage/grading plans, prepared by a registered Civil Engineer, to the Los Angeles County Department of Public Works (LACDPW) and obtain approvals to the satisfaction of the LACDPW.

69. The Developer shall comply with applicable LID requirements (*Carson Municipal Code Section 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.
70. 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.
71. 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.
72. 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:

73. Final Map shall be approved and recorded.
74. 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.
75. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (if any) along East 223rd Street.
 - b. Sewer Main Improvements (if any) along East 223rd Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along East 223rd Street as determined by the aforementioned requirement.
76. 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.
77. Per the City of Carson Public Service and Facilities Element and Raised Median Element, adopted by the City Council in 1981-1982 pursuant to the City's General Plan and in connection with the City's Master Plan of Highways, and CMC §9161.4, a raised landscape median is required on 223rd street fronting the proposed project. Developer shall pay an in-lieu fee pursuant to CMC §9161.7 for the costs of constructing this required landscaped median improvement in the form of a cash payment to the City prior to the issuance of building permits. This in-lieu fee payment is calculated based on \$20/SF, a 7ft wide median, and an 87ft frontage, which amounts to \$12,180.
78. Per CMC §9161.4, the Developer shall provide an in-lieu fee in an amount determined by the City Engineer, per CMC §9161.7, to be sufficient to cover the costs of undergrounding all existing overhead utility lines, including telecommunication lines, 12

kilovolts and less along E. 223rd street directly fronting the proposed project. The cash in-lieu payment shall be deposited in full amount before issuance of Building Permits. At the discretion of the City Engineer, the City may accept an undergrounding cost estimate prepared by Southern California Edison in-lieu of the City's estimate

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

79. 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.
80. 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.
81. Comply with mitigation measures recommended by the water purveyor.
82. 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.
83. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along East 223rd Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
84. Fill in any missing sidewalk within the public right of way along East 223rd Street abutting this proposed development
85. Remove and replace any broken/damaged driveway approach within the public right of way along East 223rd Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
86. Remove unused driveway approach if any, within the public right-of-way along East 223rd 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.
87. The Developer shall modify existing driveways within the public right of way along East 223rd 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.
88. 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 20 feet.
89. Approved parkway trees on locations where trees in the public right of way along East 223rd Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
90. **Plant two Gold Medallion trees (*Cassia leptophylla*) in the 4-foot-deep parkway and drought tolerant low plantings and ground cover such as *Dymondia*. The trees should be spaced away a minimum from any 15 feet apart from street lights.**

91. **Install a private irrigation system for the purpose of maintaining the parkway trees to be planted within the public right-of-way along East 223rd Street abutting this proposed development.**
92. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
93. 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.
94. Install striping and pavement legend per City of Carson PW Standard Drawings.
95. Paint Curbs Red along East 223rd Street within or abutting this proposed development as required by the city Traffic Engineer. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
96. **A right-turn only sign shall be installed inside the property for egressing vehicles.**
97. **A right-turn only marking shall be installed inside the property for egression vehicles next to the above conditioned right-turn only sign.**
98. **Hatch lines shall be installed on the two-way left-turn lane, directly fronting the proposed development, to prevent left-turns.**
99. If needed, grant an easement(s) to the City or other appropriate agency or entity to the extent necessary for the construction and maintenance of all infrastructures required pursuant to the project approval and these conditions, and to facilitate ADA-compliant pedestrian and vehicular ingress and egress across driveways or other access points connecting the proposed development to the public right-of-way, or otherwise along the public right-of-way on or adjacent to the proposed development, to the satisfaction of the City Engineer and or appropriate agency or entity.
100. Streets abutting the development, shall be slurry sealed from curb-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
101. 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.
102. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. **Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation.**
103. Relocate existing conflicting street light pole to the satisfaction of L.A. County Traffic and Lighting Division, the City of the City Engineer and/or appropriate agency or entity.

The Department of Public Works – LID/NPDES recommends approval of the proposed project subject to the following conditions:

104. Prior to issuance of **Building Permit**, the proposed development is subject to the following:
105. 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.

106. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
107. 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.
108. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
109. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.

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

110. 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.
111. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
112. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.
113. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
114. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.

LOS ANGELES COUNTY DEPARTMENT OF FIRE

Final Map

115. Submit the Final Map for review and approval prior to recordation. Submittals are to be made at epicla.lacounty.gov
116. Label the driveway “Private Driveway and Fire Lane” on the Final Map and clearly depict the required Fire Department width as approved at the tentative map review.
117. Prior to building permit issuance, verification for compliance will be performed during the fire prevention engineering plan check unit architectural plan review.

Access Requirements

118. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1

119. The proposed driveway within the development shall provide approved street names and signs. All future buildings shall provide approved address numbers.
120. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.
121. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
122. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
123. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
124. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
125. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
126. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
127. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

Water Systems Requirements

128. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
129. The required fire flow for the public fire hydrant on this residential development is 1,500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
130. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
131. All required public fire hydrants shall be tested and accepted prior to beginning construction. Fire Code 501.4

LOS ANGELES COUNTY DEPARTMENT PUBLIC WORKS

Drainage

132. Comply with the hydrology study, recommended for approval on 02/19/2020, or any later approved revision.
133. Comply with all of the City's water quality requirements.

Grading

134. Submit a grading plan for approval. Also, acknowledgment and/or approval from all easement holders may be required.
135. Prior to approval of the grading plan, provide approval of the latest hydrology study by the City.
136. 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.
137. 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.

Street

138. Construct driveway improvements (sidewalk, driveway, landings, etc.) that either serve or form part of a pedestrian access route and conform with current Americans with Disabilities Act guidelines.
139. Construct road improvements along the property frontage on 223rd Street to include standard curb, gutter, sidewalk, and drainage devices (parkway drains/curb drains). Sidewalks are to be constructed next to the property line. All drainage improvements within public right of way are to be privately maintained. Execute and record a covenant for the maintenance of the private drainage improvements.
140. Provide an irrevocable reciprocal easement through a separate recorded document for ingress/egress over the proposed common (shared) driveway to the satisfaction of the City Engineer.
141. Close the unused driveways along the property frontage on 223rd Street with standard curb, gutter, and sidewalk.
142. Provide a signing and striping plan for any modification to the existing painted median on 223rd Street in the vicinity of the project frontage.
143. **Plant street trees (24-inch box minimum) with private irrigation provided along the property frontage on 223rd Street.**
144. **Remove/relocate the existing power pole in the middle of the proposed common driveway.**
145. Repair or replace all improvements damaged during construction along the property frontage on 223rd Street.

146. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Public Works, Construction Division, at (626) 458-3129 for new location of any above ground utility structure in the parkway.
147. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated.
148. If it is determined by the City and the United States Postal Service that postal delivery receptacles are to be located within the street right of way, the receptacles shall be installed in groups to serve two or more residential units. Provide a minimum 4-foot clearance for pedestrian walkway (dedicate additional street right of way if required).
149. Comply with the street lighting conditions as stipulated in the enclosed letter dated August 15, 2017, from Public Works, Traffic Safety and Mobility Division, and/or any City street lighting requirements.
150. Comply with the City's road conditions.

Sewer

151. The approved sewer area study for this proposed land division (PC19-1AS CRSN dated June 03, 2019) remains valid for two years from the date of approval. After this period, the applicant shall request the City to re-validate the existing approved sewer area study. 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.
152. **The Developer shall install a separate house lateral to serve each building in the land division.**

Water

153. **The Developer shall comply with the requirements as stipulated in the Will Serve letter from California Water Service dated October 23, 2017. The Will Serve letter has expired on October 23, 2019. It shall be the sole responsibility of the applicant to renew the said Will Serve letter (as necessary for hearing) and abide by all requirements of the water purveyor.**

Subdivision

154. 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 9 units.
155. If determined necessary by the Fire Department, label driveways, multiple access strips, and any required vehicular turnarounds as "private driveways and fire lanes" and delineate them on the final map to the satisfaction of the Fire Department and the City.
156. If required by the City, provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of an owners' association comprised of the owners of the units and those responsible for the maintenance of the common areas.

157. If required by the City, reserve reciprocal easements for drainage, sewer, water, utilities, right to grade, and maintenance purposes, in a separate document over the common (shared) driveway.
158. If applicable, relocate or quitclaim any easements interfering with building locations.
159. Remove existing buildings and improvements prior to final map approval. Demolition permits and final sign-off from the building inspector are required from Public Works, Building and Safety Division.
160. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
161. If required by the City, private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
162. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
163. 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 Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Street Light Requirements

164. New streetlights are not required. However, the project area will be required to be annexed to the County Lighting Maintenance District serving the City of Carson. Therefore, submit a street lighting plan showing existing streetlight for the annexation process.
165. The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street light district is required. Street lighting plans cannot be approved prior to completion of annexation process.
166. Upon submittal of street lighting plans(s) (subdivision only), the applicant shall comply with conditions of annexation listed below in order for the light districts to pay for the future operation and maintenance of the streetlights. Conditions 170 and 171 shall apply for projects subject to annexation. The annexation and the levy of assessment require the approval of the Board of Supervisors prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

Conditions of Annexation

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

Conditions of Acceptance for Street Light Transfer of Billing

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



OWNHOMES

PROJECT DATA

APN #	7335-024-024	ADDRESS	123 EAST 223RD STREET, CARSON, CA 90745
CONSTRUCTION TYPE	TYPE VA	LOT AREA	GROSS AREA: 19,521 S.F. (0.45 AC) NET AREA: 18,199 S.F.
CITY OF CARSON ZONING CODE - 9191.354 FRONT YARD IS EXCLUDED FROM TOTAL LOT NET AREA.			

CITY OF CARSON - ZONING CODE			
ZONING :	ALLOWED / REQUIRED	PROVIDED	NOTES
ZONING :	RM-25-D		
DENSITY AND NUMBER OF UNITS :	25 DU / AC - 11 DU	20 DU / AC - 9 DU	
HEIGHT :	30'	30'	CITY OF CARSON - ZONING CODE - 91.26.12
GROUND LOT COVERAGE:	7,808 S.F. (40% OF LOT AREA)	6,969 S.F. (35% OF LOT AREA)	CITY OF CARSON - ZONING CODE - 91.26.21
LANDSCAPED AREA:		3,629 S.F.	
SETBACKS - FRONT :	20'-0"	20'-0"	CITY OF CARSON - ZONING CODE - 91.26.23, 91.26.24, AND 91.26.25.
SETBACKS - SIDE (EAST) :	10'-0"	16'-5"	
SETBACKS - SIDE (WEST) :	10'-0"	15'-5"	
SETBACKS - REAR :	15'-0"	47'-6"	
PASSAGEWAY :	15'-0"	13'-7"	CITY OF CARSON - ZONING CODE - 91.26.26
SPACE BETWEEN BUILDINGS :	10'	13'-7"	CITY OF CARSON - ZONING CODE - 91.26.27
USABLE OPEN SPACE :	5,460 S.F.	5,575 S.F.	CITY OF CARSON - ZONING CODE - 91.26.28
PRIVATE OPEN SPACE :	1,350 S.F.	2,338 S.F.	CITY OF CARSON - ZONING CODE - 91.28.15
RESIDENTIAL STORAGE:	200 C.F. / DU	200 C.F. / DU	CITY OF CARSON - ZONING CODE - 9305
RESIDENTS PARKING:	18 SPACES - 2 SPACE / DU	18 SPACES	CITY OF CARSON - ZONING CODE - 9305
GUEST PARKING:	2 SPACES (1 STANDARD + 1 HO)1 SPACE / 10 DU	6 SPACES	CITY OF CARSON - ZONING CODE - 9305

UNIT COUNT						
UNIT DESIGNATION / TYPE	# OF UNITS	GROSS AREA	TOTAL GROSS AREA	NET AREA	TOTAL NET AREA	PATIO & BALCONY / DU
A-3 BEDROOM 3.5 BATH	5	1,819 S.F.	9,095 S.F.	1,712 S.F.	8,560 S.F.	266 S.F.
B-3 BEDROOM 3.5 BATH	4	2,031 S.F.	8,124 S.F.	1,903 S.F.	7,612 S.F.	252 S.F.
TOTAL	9	17,335 S.F.		16,172 S.F.		

BUILDING SUMMARIES	UNITS - A	UNITS - B	TOTAL UNITS	TOTAL GROSS AREA	TOTAL NET AREA
BUILDING I	2	2	4	7,700 S.F.	7,230 S.F.
BUILDING II	3	2	5	9,519 S.F.	8,942 S.F.

CONTENTS

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- 02-2 TENTATIVE MAP - EXHIBIT MAP / EXHIBIT A
- 02-3 LID-1
- 02-4 LID-2
- 03 ILLUSTRATIVE SITE PLAN
- 04 BUILDING PLAN
- 05 UNIT PLAN 'A'
- 06 UNIT PLAN 'B'
- 07 ELEVATIONS
- 08 ELEVATION AND SECTIONS
- 09 MATERIAL BOARD
- 10 CONTEXT PERSPECTIVE
- 11 CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP



PROJECT TEAM

OWNER

HOOMAN MOSHAR
 ADDRESS: 25726 DILLON ROAD
 LAGUNA HILLS, 90265
 CONTACT: HOOMAN MOSHAR
 PHONE: (949) 300-0878
 EMAIL: hooman.moshar@broadcom.com

ARCHITECT

WITHEE MALCOLM ARCHITECTS, LLP
 ADDRESS: 2251 WEST 190TH STREET
 TORRANCE, CA 90504
 CONTACT: DIRK THELEN
 PHONE: 424.266.6935
 FAX: 310.217.0425
 EMAIL: dthelen@witheelmalcolm.com

CIVIL ENGINEER & SURVEYING

BOLTON ENGINEERING CORP.
 ADDRESS: 25834 Narbonne Ave #210
 Lomita, CA 90717
 CONTACT: DAN BOLTON
 PHONE: 310.325.5580
 FAX: 310.325.5581
 EMAIL: dbolton@boltonengineering.com

PROJECT SUMMARY

MAJOR LAND DIVISION

Vesting Tentative Tract #074940 For Condominium Purposes Located in the City of Carson, County of Los Angeles, State of California April 28, 2020

OWNER:
HOOMAN MOSHAR
29726 DILLON ROAD
LAGUNA HILLS, CA 90265

APPLICANT/DEVELOPER:
SAME AS OWNER, ABOVE

PROPERTY ADDRESS:
123 EAST 223rd AVENUE
CARSON, CA 90745
APN: 7335-024-024
THOMAS BROS.: PG. 634-B6

ARCHITECT:
WITHEE MALCOLM ARCHITECTS, LLP
ATTENTION: DAN WITHEE, AIA
2251 W. 190th STREET
TORRANCE, CA 90504
PHONE: 310-217-8885

EXISTING USE:
THE TOTAL AREA OF LAND CONSISTS OF:
GROSS = 19,521± Sq. Ft.
NET = 19,521± Sq. Ft.

THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY RESIDENCE.

ZONING: RM-25-D (RESIDENTIAL, MULTIPLE DWELLING)
LAND USE (EXISTING): SINGLE FAMILY RESIDENTIAL
LAND USE (PROPOSED): MULTI-FAMILY RESIDENTIAL
PROPOSED USE:

THE PROPOSED PROJECT CONSISTS OF DEVELOPMENT OF 9 UNIT TOWNHOUSE CONDOMINIUMS AND OTHER HARDSCAPE AREAS ASSOCIATED WITH IT.

SUBDIVISION SUMMARY:

THE SUBDIVISION PROPOSES CREATION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES, WITH NINE (9) CONDOMINIUM AIRSPACES:

1 - 9 - TOWNHOUSE UNITS

THE PORTION OF LOT 1 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, LANDSCAPE AREA AND GUEST PARKING, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

FLOOD ZONE:
THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

EARTHWORK QUANTITIES:

EARTHWORK VOLUMES

CUT 21 (cy), FILL 503 (cy)

OVER EXCAVATION/ALLUVIAL REMOVAL & COMPACTION - 1452 (cy)
IMPORT - 482 (cy)

NOTES:

1. ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY INDICATED OTHERWISE.
2. DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM, DISCHARGING TO EAST 223rd STREET THROUGH A CURB CULVERT. INFILTRATION IS PROPOSED TO ADDRESS LOW IMPACT DEVELOPMENT REQUIREMENTS, SUBJECT TO SOILS ENGINEER'S RECOMMENDATIONS.
3. SANITARY SEWER, WATER, AND UTILITIES ARE AVAILABLE IN THE ADJACENT STREET. SANITARY SEWER SERVICE TO BE BY THREE NEW SEWER LATERALS CONNECTING TO THE SEWER MAIN IN EAST 223RD STREET.
4. ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.
5. NO WELLS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
6. (E) TREES >4" SHOWN HEREON. ALL (E) TREES TO BE REMOVED.
7. NO HAZARDOUS CONDITIONS ARE KNOWN TO EXIST ON SITE.

BENCHMARK:

FOUND LA SURVEY PBM 1969 21-07751, ELEV. 30.82, ON THE SWLY CORNER OF CARSON ST & DOLORES ST.

THE BASIS OF BEARINGS FOR THE SURVEY, NORTH 89° 43' 00" WEST, BEING THE CENTERLINE OF 223RD STREET, PER TRACT 2982, BK 35, PG 31, IN THE CITY OF CARSON, CALIFORNIA.

LEGEND:

(E) EASEMENT

(P) EASEMENT

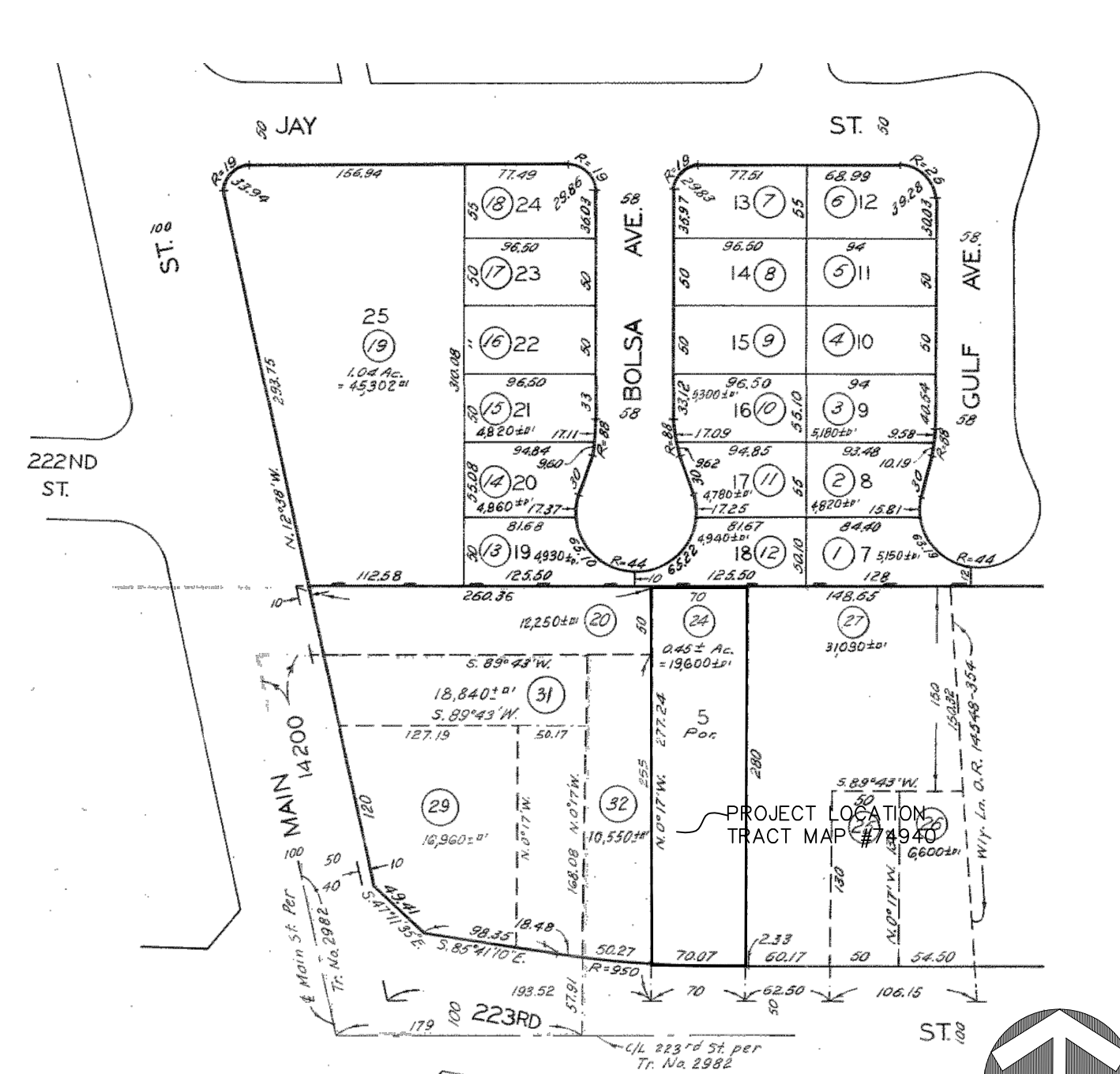
EXISTING EASEMENTS

△ EASEMENT FOR PUBLIC UTILITIES NOT AVAILABLE RECORDED-IN BOOK 7854 PAGE 79 OF OFFICIAL RECORDS (NOT ON PROPERTY)

PROPOSED EASEMENTS

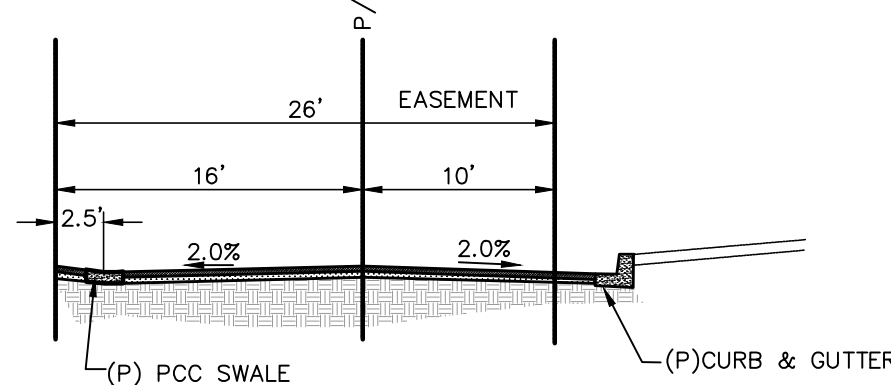
① 13.5' WIDE EASEMENT FOR INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS AND UTILITY PURPOSES

A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO HOLD AND MANAGE AREAS OUTSIDE THE CONDOMINIUM AIRSPACES FOR INGRESS, EGRESS, VEHICULAR ACCESS, UTILITY INSTALLATION AND MAINTENANCE, AND OTHER COMMON PURPOSES AS DEEMED NECESSARY.



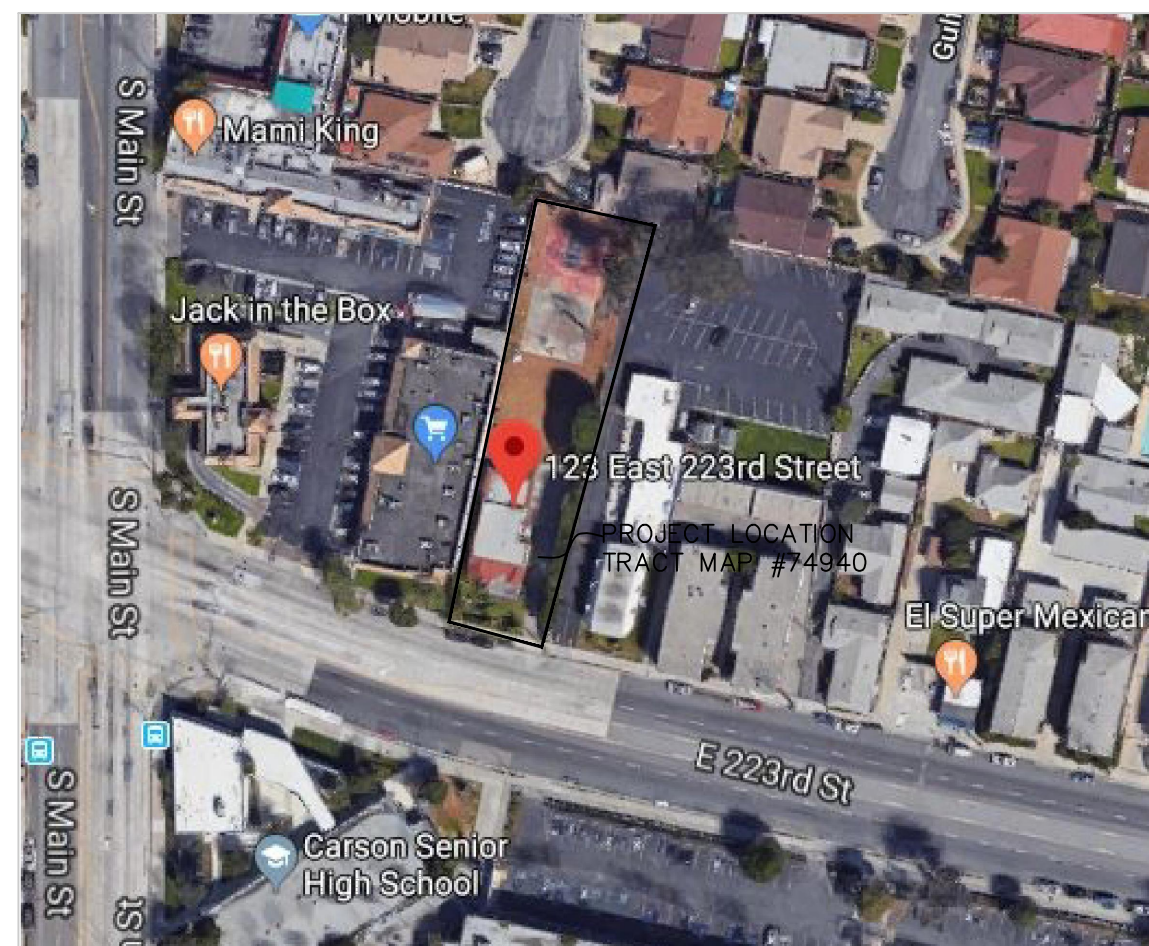
TENTATIVE PARCEL MAP DETAIL

NTS



TYPICAL SECTION-PRIVATE DRIVEWAY

SCALE: 1"=10'



SITE MAP

NTS

LEGEND:

- | | | |
|-------------|-----------------------------|------------------------------|
| 100.00 FG | PROPOSED GRADE | F.S. FINISHED SURFACE |
| (100.00 FG) | EXISTING GRADE | F.G. FINISHED GRADE |
| CONCRETE | PROPOSED CONCRETE | F.L. FLOW LINE |
| S.B. | SETBACK LINE (S.B.) | G.B. GRADE BREAK |
| 4" D | PROPOSED PVC DRAIN LINE | T.C. TOP OF CURB |
| 6" SS | PROPOSED SEWER LATERAL | INV. INVERT |
| B.W. | PROPOSED BUILDING FOOTPRINT | B.W. BACK OF WALK |
| | | F.F. FINISH FLOOR ELEVATION |
| | | H.L. HOUSE LATERAL (VCP) |
| | | OHE OVERHEAD ELECTRICAL LINE |
| | | C/O SEWER CLEANOUT |

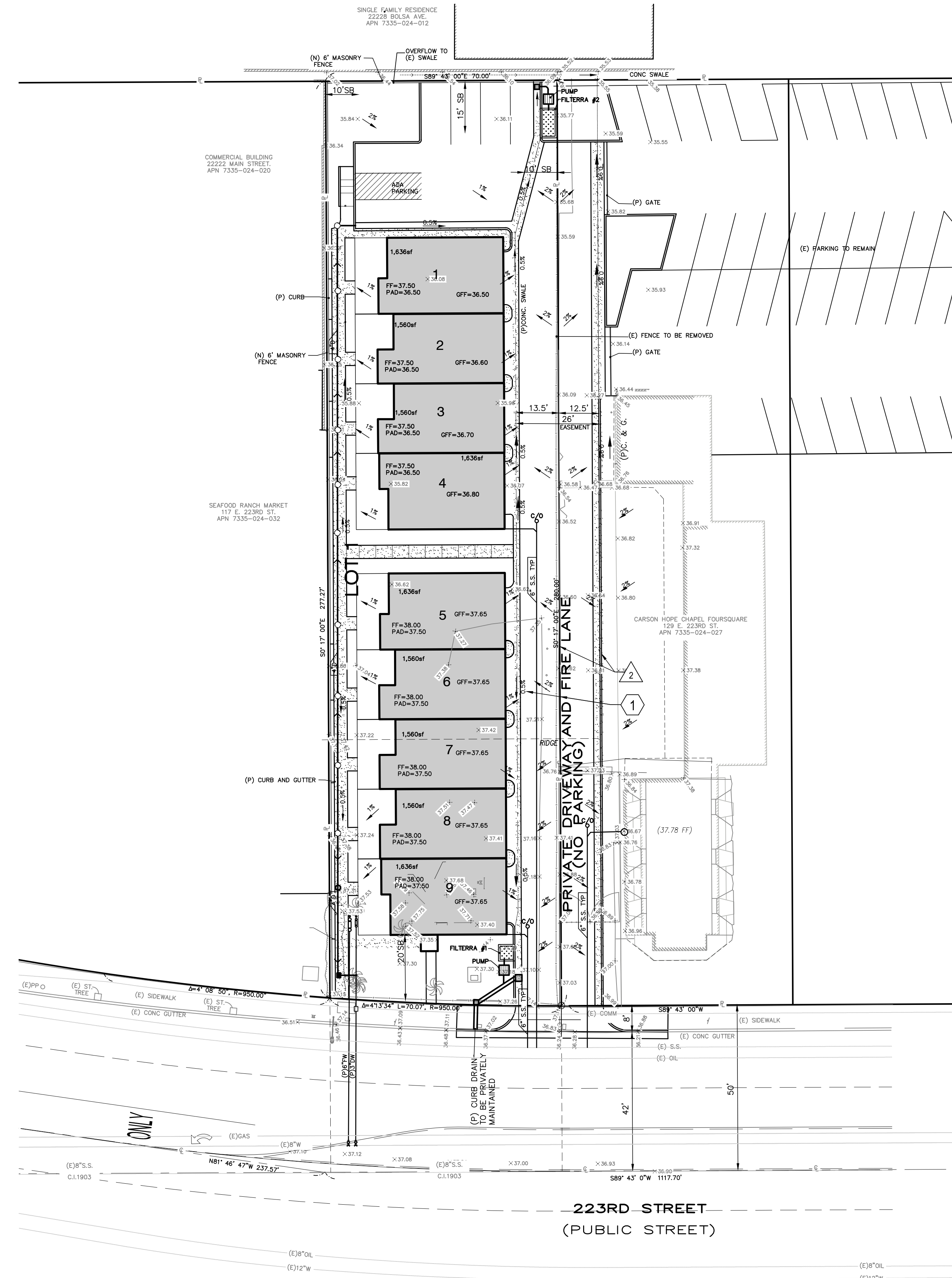
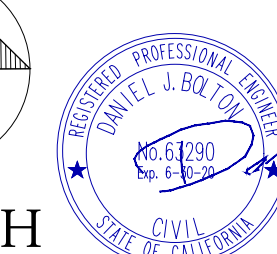
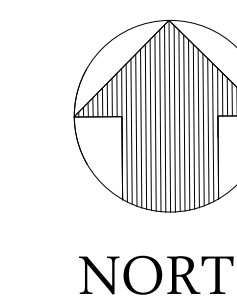


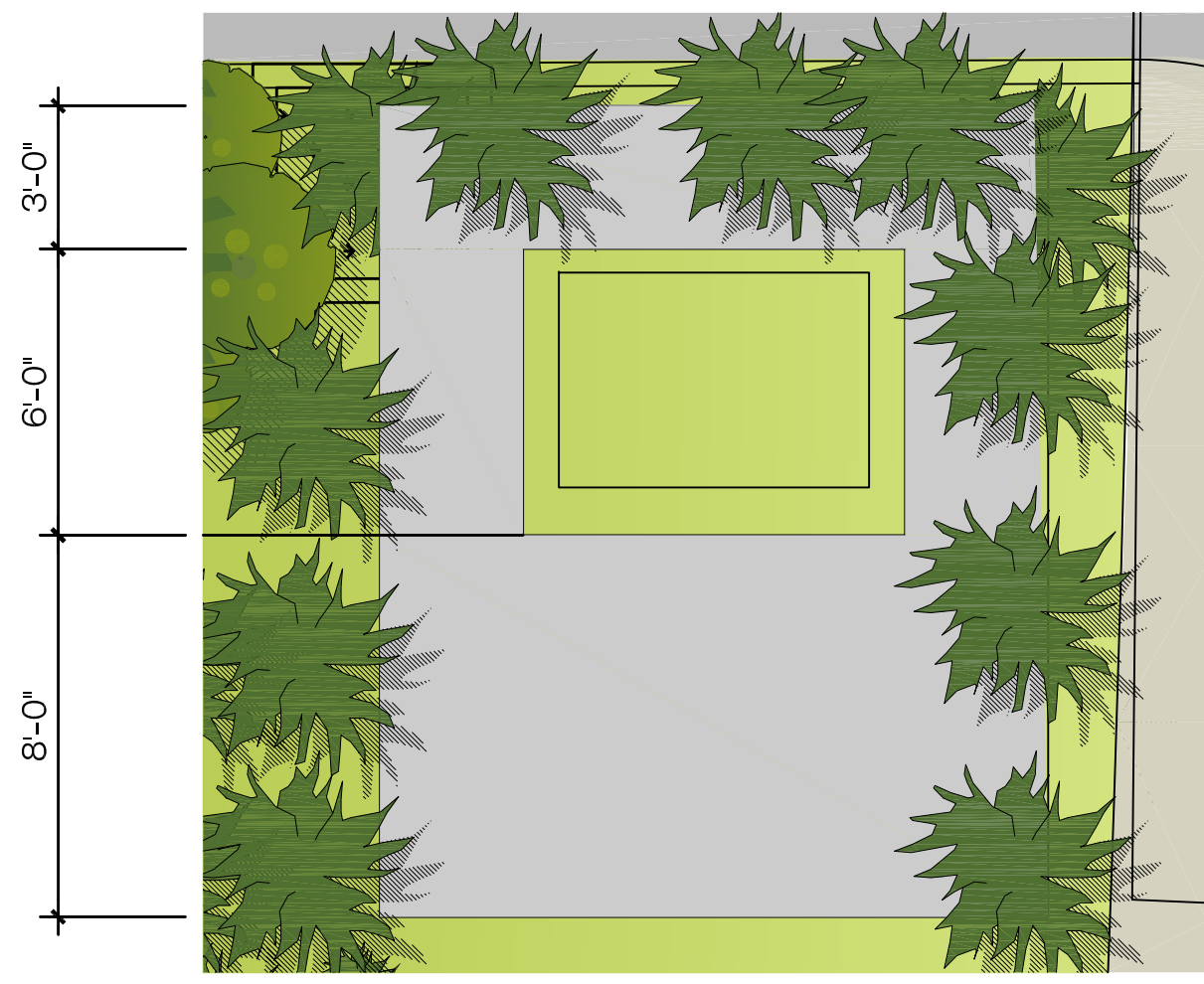
EXHIBIT MAP

SCALE: 1" = 20'-0"



Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
BEC JOB NO. 16337

SHEET 2 of 2



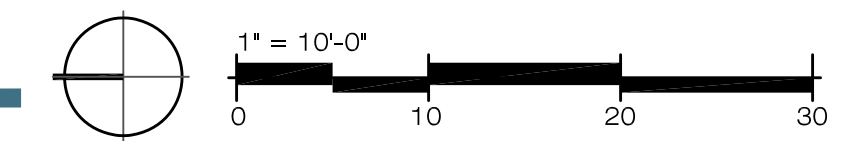
NOTE:
 3' clearance on sides and back of the equipment. 8' clearance in front of the equipment. Landscaping irrigation system will be installed so that they do not spray on the equipment.

ILLUSTRATIVE SITE PLAN

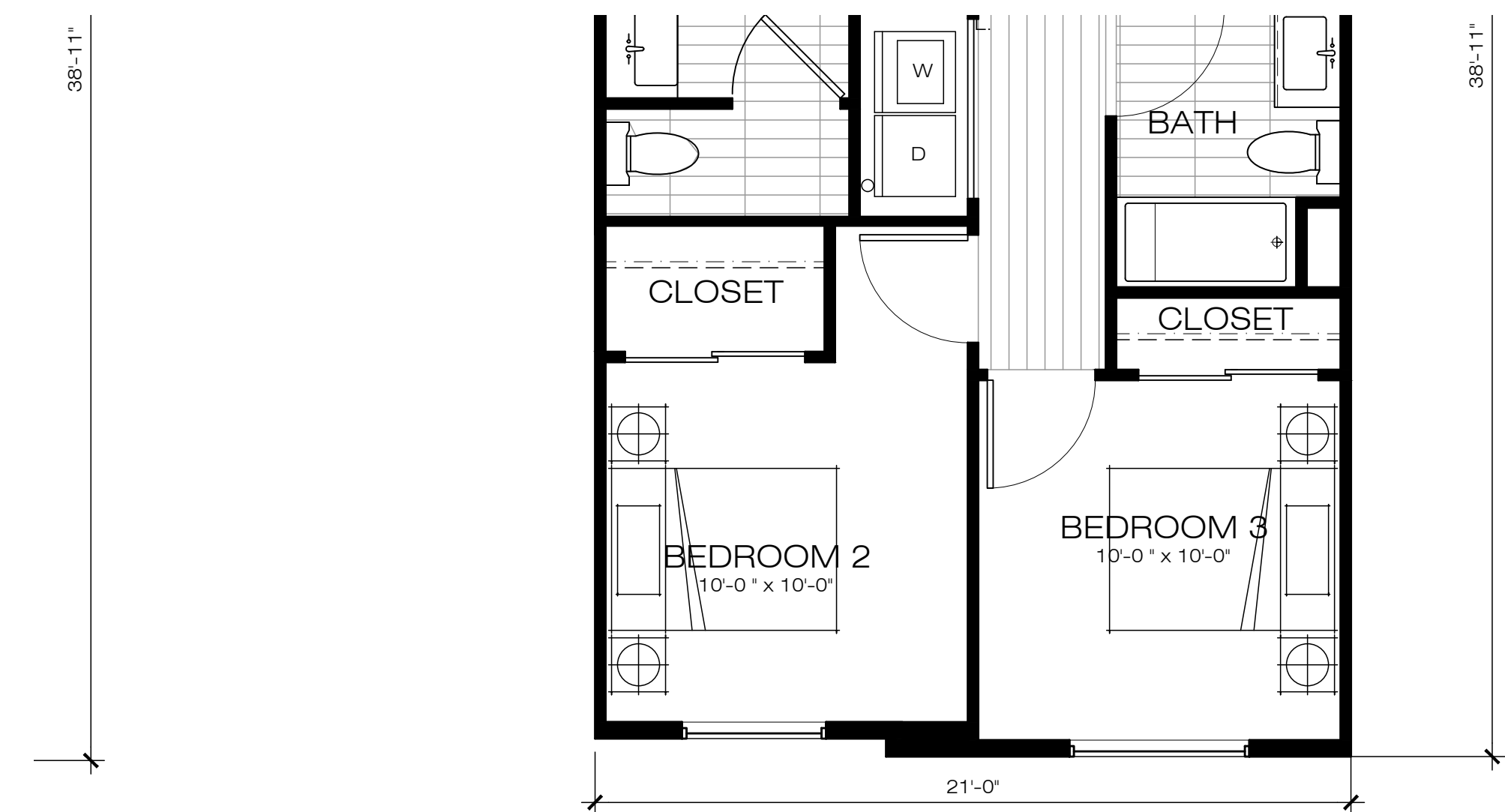


BUILDING PLAN - GROUND FLOOR

123 EAST 223RD TOWNHOMES
CITY OF CARSON

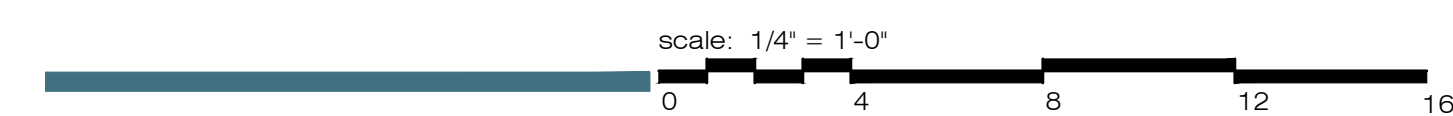


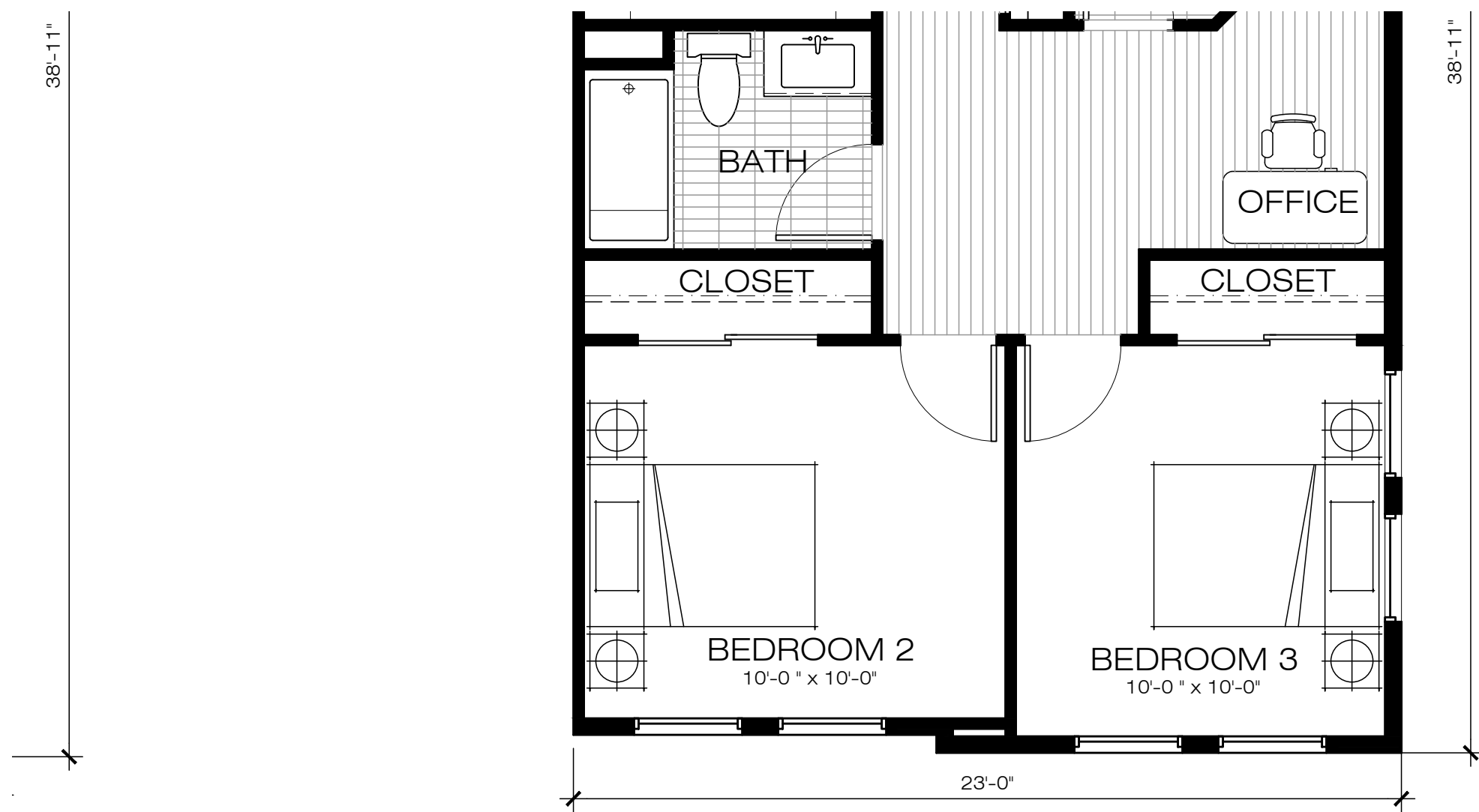
WITHEE MALCOLM
ARCHITECTS
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.com
Job No. B6041
Date: 04-29-2020



THIRD FLOOR
 G.F.A. 774 S.F.
 N.F.A. 736 S.F.

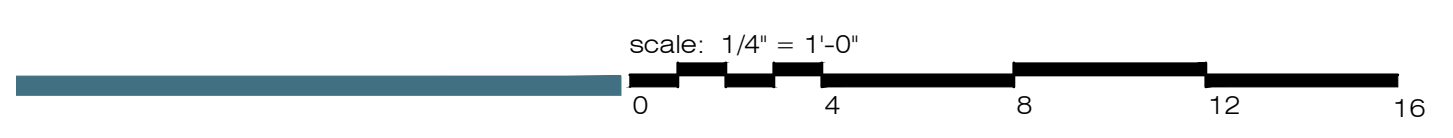
UNIT PLAN 'A'





THIRD FLOOR
 G.F.A. 852 S.F.
 N.F.A. 806 S.F.

UNIT PLAN 'B'



WITHEE MALCOLM
 ARCHITECT

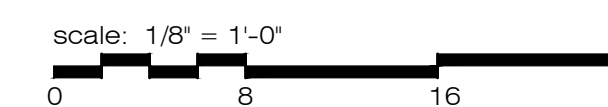
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.co

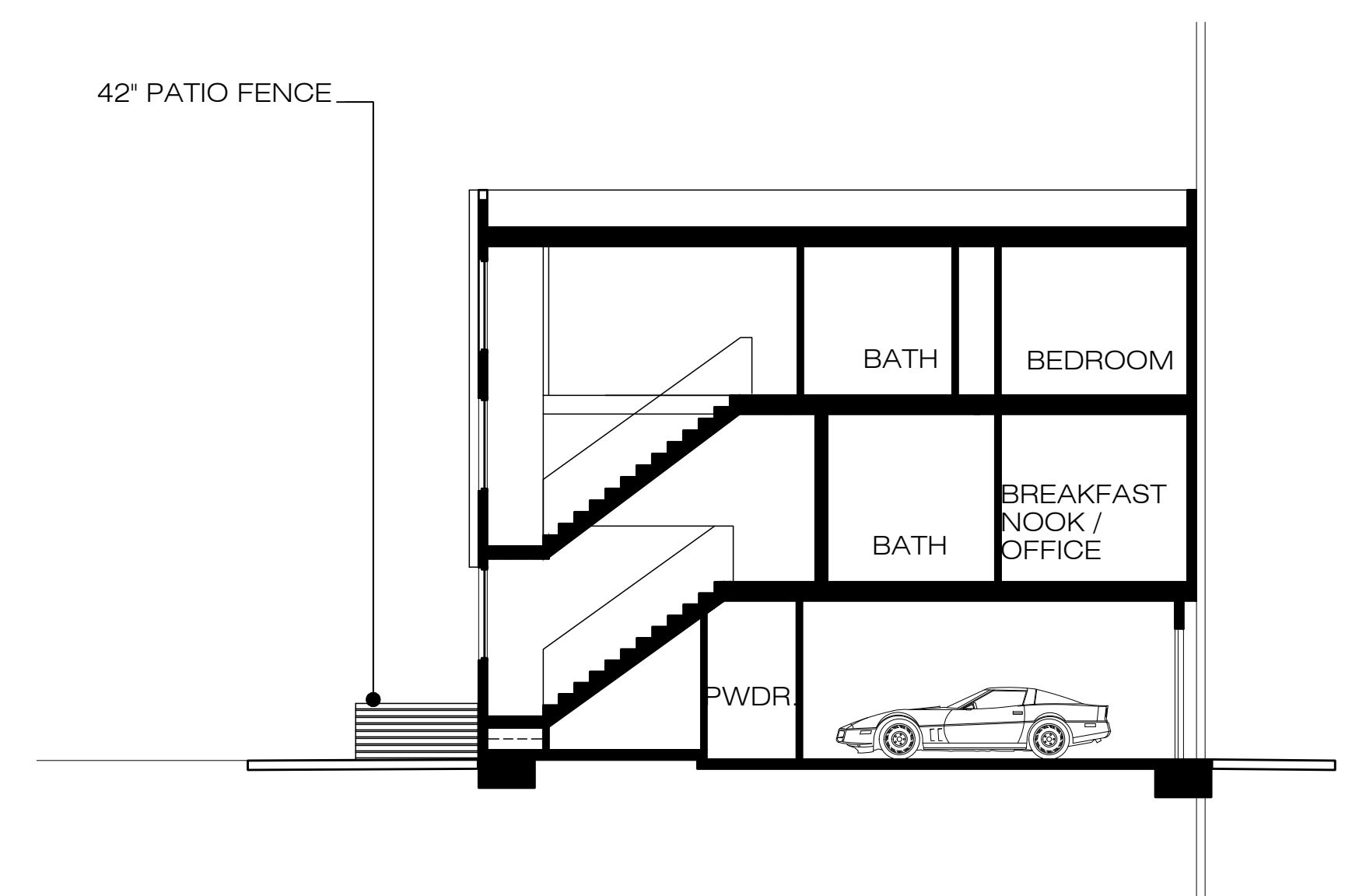
Job No. B6041
 Date: 04.29.2020 06



EAST ELEVATION

ELEVATIONS



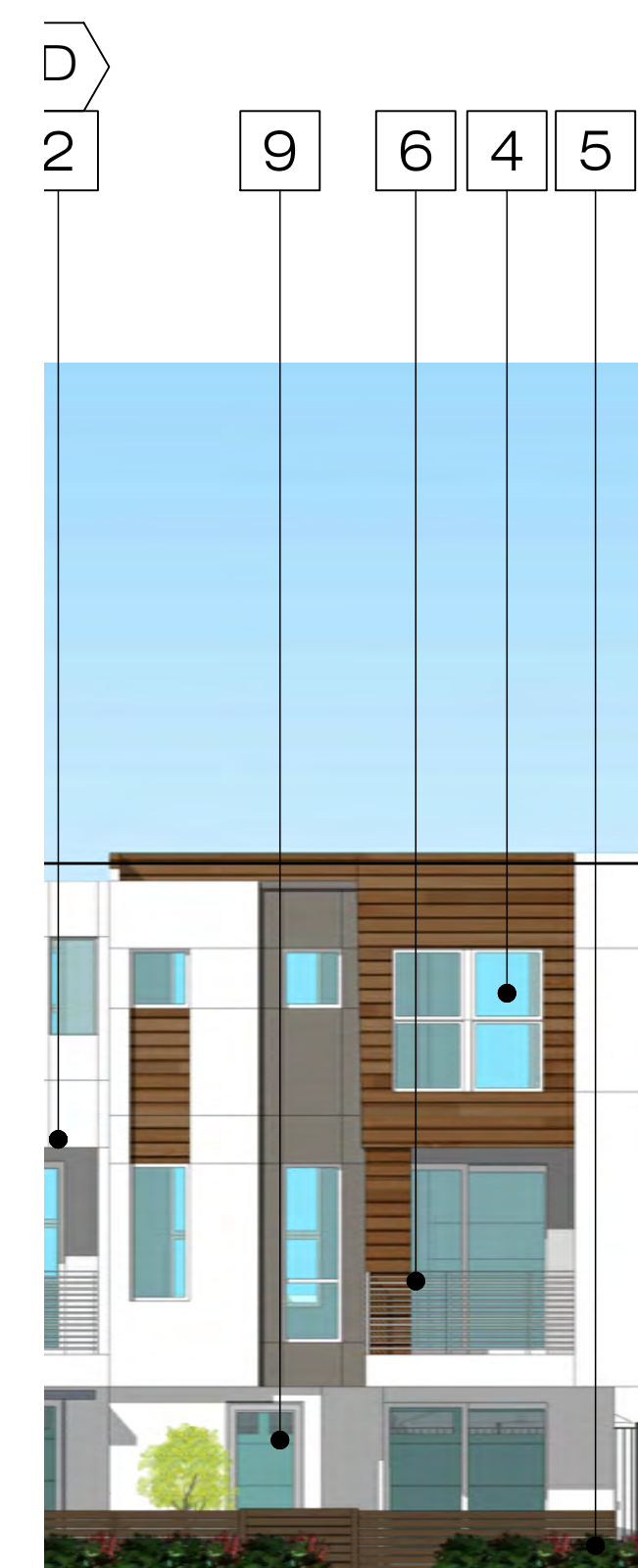


TYPICAL UNIT SECTION

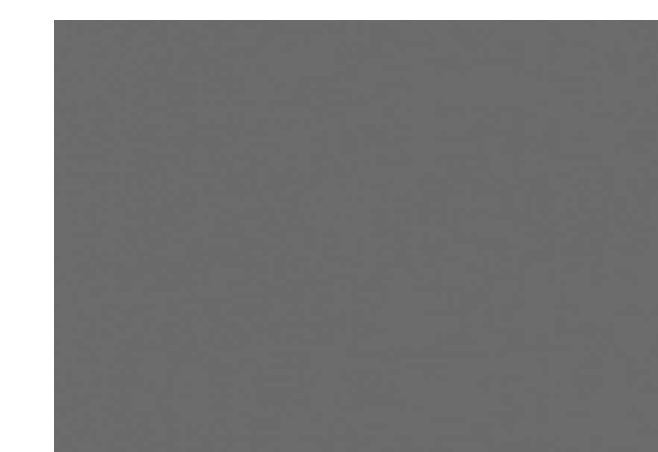
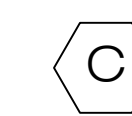
ELEVATIONS + SECTION



WITHEE MALCOLM
 ARCHITECT
 2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.co
 Job No. B6041
 Date: 04.29.2020 08



FRONT ELEVATION

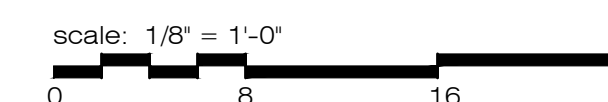


BOAT ANCHOR
DE6377



STIEGLITZ SILVER
DET612

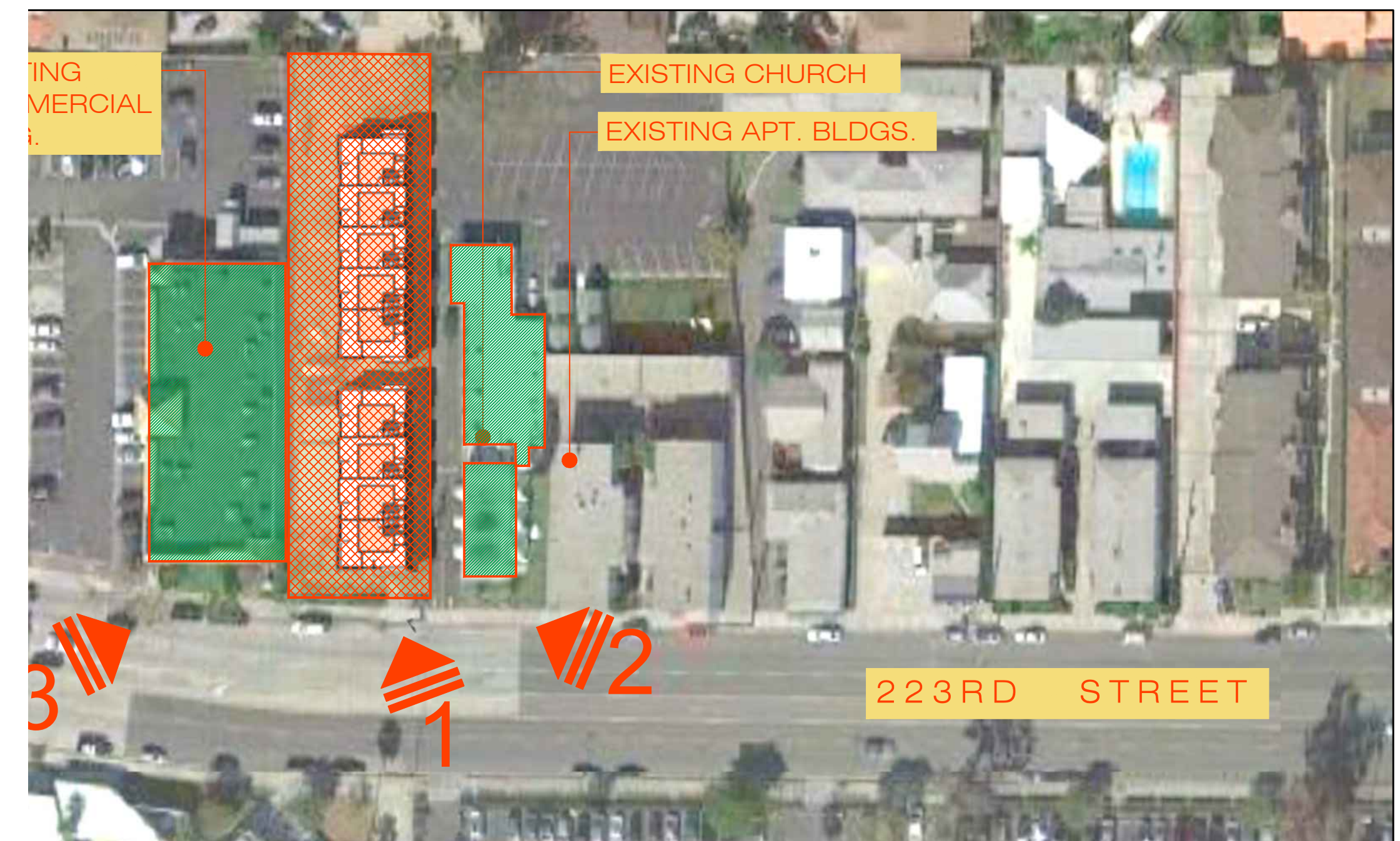
COLOR AND MATERIAL BOARD



WITHEE MALCOLM
ARCHITECT

2251 west 190th street | torrance | ca 90504 | 310.217.8885 | witheemalcolm.co

Job No. B6041
Date: 04.29.2020 09-M



CONTEXT PERSPECTIVE



The overall landscape objective is to create a residential identity by providing enhanced landscaping along 223rd Street, the creation of shade and privacy for individual patios, and soften the fence along westerly side of property. This objective will be achieved through the use of drought tolerant and colorful plants to be planted in the front, rear, west side setback, along the church fence, and around the patios. Planting palette includes the following plants:

SHRUBS and GROUND COVERS:

Botanical Name

- Large Shrub / TREES**
 Cassia leptophylla
 Hymenosporum flavum
 Afrocarpus gracilior
 Magnolia grandiflora
 Arbutus Unedo
 Chamaerops humilis
 Feijoa sellowiana
 Westringia fruticosa

Medium Shrub

- Callistemon
 Bougainvillea species
 Hemerocallis
 Pittosporum species
 Raphiolepis indica
 Rosemarinus '
 Salvia greggi
 Salvia leucantha
 Strelitzia reginae

Common Name

- Gold Medallion trees
 Sweet Shade
 Podocarpus gracilior
 Magnolia 'Little Gem'
 Strawberry Tree
 Mediterranean Fan Palm - multi trunk
 Pineapple Guava
 Coast Rosemary
 'Little John' Dwarf Bottlebrush
 Bougainvillea
 Hybrids Evergreen Daylilies
 Mock Orange
 Species India Hawthorn
 Tuscan Blue' Upright Rosemary
 Autumn Sage
 Mexican Sage Bush
 Bird of Paradise

Low Shrubs and Groundcovers

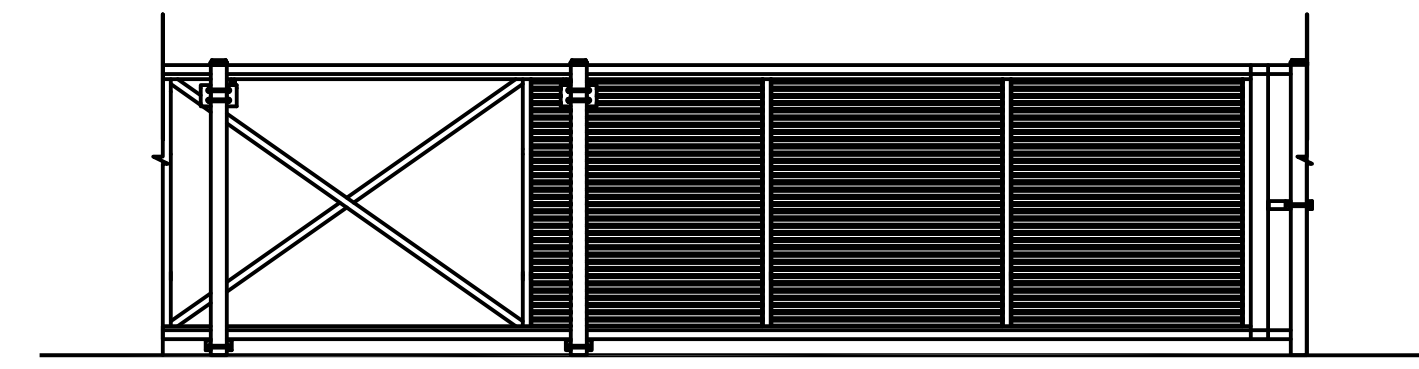
- Carissa M. 'Horizontalis'
 Carex
 Ceanothus g. 'Horizontalis'
 Mahonia repens
 Myoporum parvifolium
 Rosmarinus o. prostratus

Accent/color shrubs

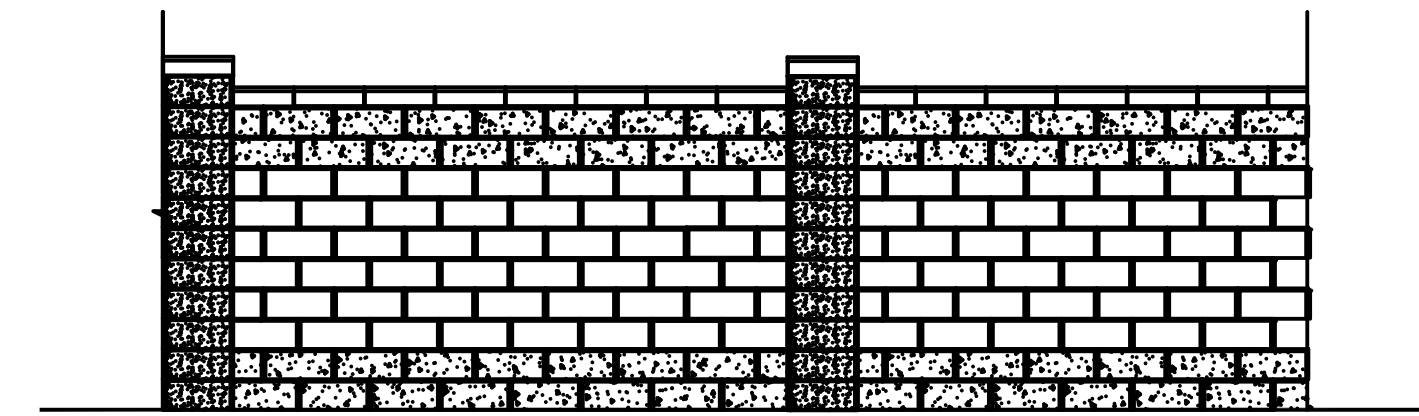
- Aeonium x floribundum
 Aloe species
 Agave species
 Cycas revoluta
 Dasyllirion wheelerii
 Hesperaloe parvifolia
 Muhlenbergia
 Rosa 'Iceberg'

- Natal Plum
 Species Sedge
 Carmel Creeper
 Creeping Mahonia
 Myoporum
 Dwarf Rosemary

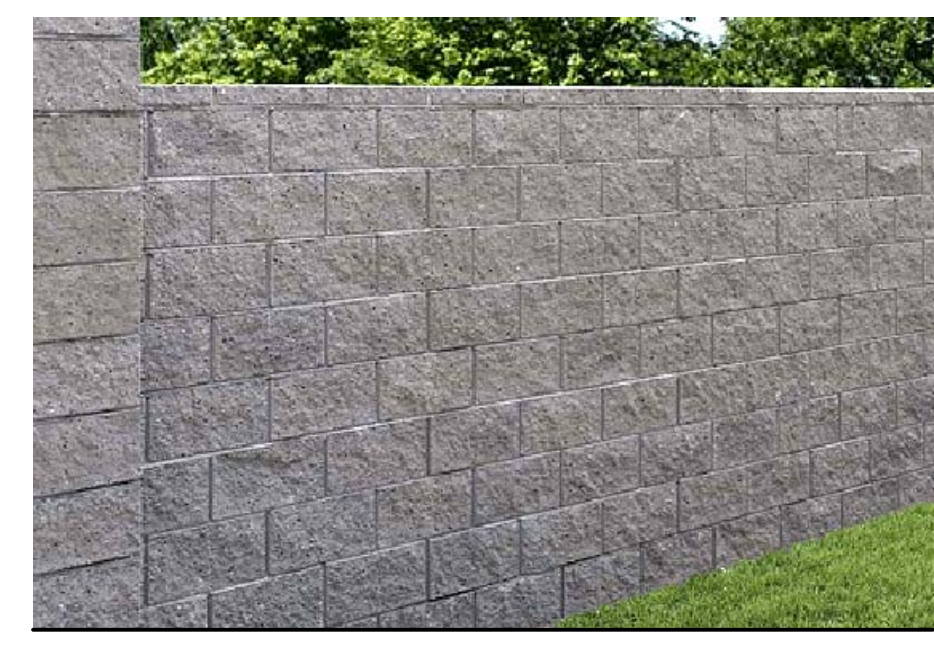
- Aeonium Hybrid
 Aloe
 Agave
 Sago
 Desert Spoon
 Red Yucca
 Species Deer Grass
 Iceberg Rose



1) SLIDING METAL GATE



2) CMU BLOCK SPLIT FACE FENCE



CONCEPTUAL LANDSCAPE PLAN

MAJOR LAND DIVISION

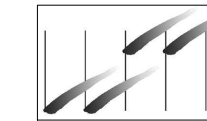
Vesting Tentative Tract #074940 For Condominium Purposes Located in the City of Carson, County of Los Angeles, State of California May 5, 2020

OWNER:
HOOMAN MOSHAR
29726 DILLON ROAD
LAGUNA HILLS, CA 90265

APPLICANT/DEVELOPER:
SAME AS OWNER, ABOVE

PROPERTY ADDRESS:
123 EAST 223rd AVENUE
CARSON, CA 90745
APN: 7335-024-024
THOMAS BROS.: PG. 634-B6

ARCHITECT:
WITHEE MALCOLM ARCHITECTS, LLP
ATTENTION: DAN WITHEE, AIA
2251 W. 190th STREET
TORRANCE, CA 90504
PHONE: 310-217-8885



ENGINEER / MAP PREPARED BY:
BOLTON ENGINEERING CORP.
25834 NARBONNE AVE #210
LOMITA, CA 90717
PHONE: (310) 325-5580
ATTN: DANIEL J BOLTON, P.E.
RCE 63290 EXP. 6/30/20

SOILS ENGINEER:
Bay City Geology
2800 NEILSON WAY
SANTA MONICA, CA 90405
310-429-6681
CONTACT: JONATHAN MILLER

LEGAL DESCRIPTION:

FROM A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DATED APRIL 13, 1999:
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 5 OF TRACT 2982, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE CENTER LINE OF WILMINGTON STREET (NOW 223rd STREET), AS SHOWN ON SAID MAP; DISTANT NORTH 89°43' EAST 229 FEET FROM THE INTERSECTION OF SAID CENTER LINES WITH THE CENTER LINE OF MAIN STREET, AS SHOWN ON SAID MAP; THENCE ALONG SAID CENTER LINE OF WILMINGTON STREET, NORTH 89°43' EAST 70 FEET, THENCE AT RIGHT ANGLES NORTH 0° 17' WEST 330 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT, THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 43' WEST 70 FEET TO A LINE DRAWN AT RIGHT ANGLES WITH SAID CENTER LINE OF WILMINGTON STREET WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 0° 17' EAST 330 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 1, WHICH LIES WITHIN A STRIP OF LAND 50 FEET WIDE, THE SOUTHERLY BOUNDARY OF WHICH IS THE CENTER LINE OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED AS PARCEL "A" OF DEED TO THE COUNTY OF LOS ANGELES, RECORDED AS DOCUMENT NO. 3711 ON NOVEMBER 29, 1956 IN BOOK 52984, PAGE 238 OF SAID OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 12.5 FEET OF THAT PORTION OF SAID LOT 5, TRACT 2982, LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES WITH THE CENTER LINE OF WILMINGTON STREET, WHICH PASSES THROUGH A POINT IN SAID CENTER LINE DISTANT NORTH 89° 43' EAST, 299 FEET FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF MAIN STREET, AS SHOWN ON SAID MAP.

EXISTING USE:
THE TOTAL AREA OF LAND CONSISTS OF:
GROSS = 19,521± Sq. Ft.
NET = 19,521± Sq. Ft.

THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY RESIDENCE.
ZONING: RM-25-D (RESIDENTIAL, MULTIPLE DWELLING)
LAND USE (EXISTING): SINGLE FAMILY RESIDENTIAL
LAND USE (PROPOSED): MULTI-FAMILY RESIDENTIAL
PROPOSED USE:

THE PROPOSED PROJECT CONSISTS OF DEVELOPMENT OF 9 UNIT TOWNHOUSE CONDOMINIUMS AND OTHER HARDSCAPE AREAS ASSOCIATED WITH IT.

SUBDIVISION SUMMARY:
THE SUBDIVISION PROPOSES CREATION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES, WITH NINE (9) CONDOMINIUM AIRSPACES:
1 - 9 - TOWNHOUSE UNITS

THE PORTION OF LOT 1 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, LANDSCAPE AREA AND GUEST PARKING, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

FLOOD ZONE:
THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

EARTHWORK QUANTITIES:
EARTHWORK VOLUMES
CUT 21 (cy), FILL 503 (cy)

OVER EXCAVATION/ALLUVIAL REMOVAL & COMPACTION - 1452 (cy)
IMPORT - 482 (cy)

NOTES:
1. ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY INDICATED OTHERWISE.

2. DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM, DISCHARGING TO EAST 223rd STREET THROUGH A CURB CULVERT. BIOFILTRATION IS PROPOSED TO ADDRESS LOW IMPACT DEVELOPMENT REQUIREMENTS, SUBJECT TO SOILS ENGINEER'S RECOMMENDATIONS.

3. SANITARY SEWER, WATER, AND UTILITIES ARE AVAILABLE IN THE ADJACENT STREET. SANITARY SEWER SERVICE TO BE BY THREE NEW SEWER LATERALS CONNECTING TO THE SEWER MAIN IN EAST 223RD STREET.

4. ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.

5. NO WELLS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

6. (E) TREES >4" SHOWN HEREON. ALL (E) TREES TO BE REMOVED.

7. NO HAZARDOUS CONDITIONS ARE KNOWN TO EXIST ON SITE.

BENCHMARK:
FOUND LA SURVEY PBM 1969 21-07751, ELEV. 30.82, ON THE SWLY CORNER OF CARSON ST & DOLORES ST.

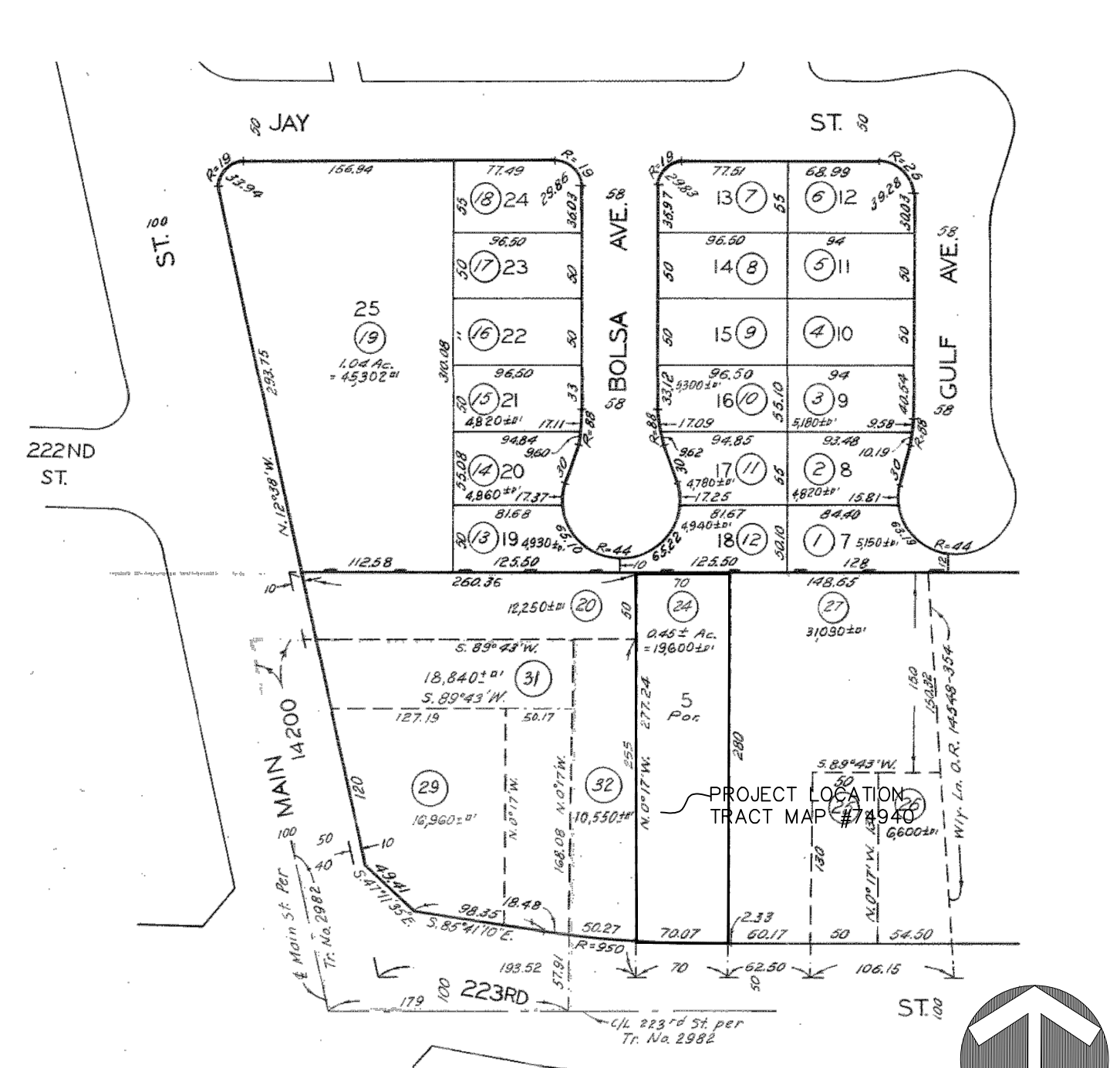
THE BASIS OF BEARINGS FOR THE SURVEY, NORTH 89° 43' 00" WEST, BEING THE CENTERLINE OF 223RD STREET, PER TRACT 2982, BK 35, PG 31, IN THE CITY OF CARSON, CALIFORNIA.

LEGEND:
(E) EASEMENT
(P) EASEMENT

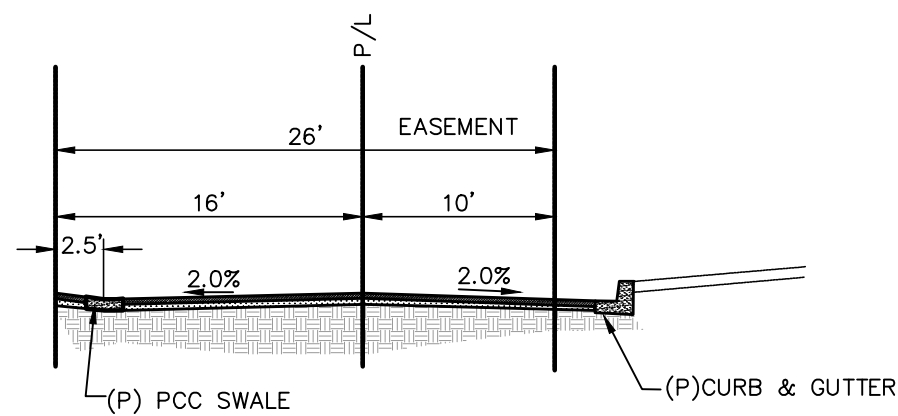
EXISTING EASEMENTS
2 EASEMENT FOR PUBLIC UTILITIES NOT AVAILABLE RECORDED-IN BOOK 7854 PAGE 79 OF OFFICIAL RECORDS (NOT ON PROPERTY)

PROPOSED EASEMENTS
1 13.5' WIDE EASEMENT FOR INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS AND UTILITY PURPOSES

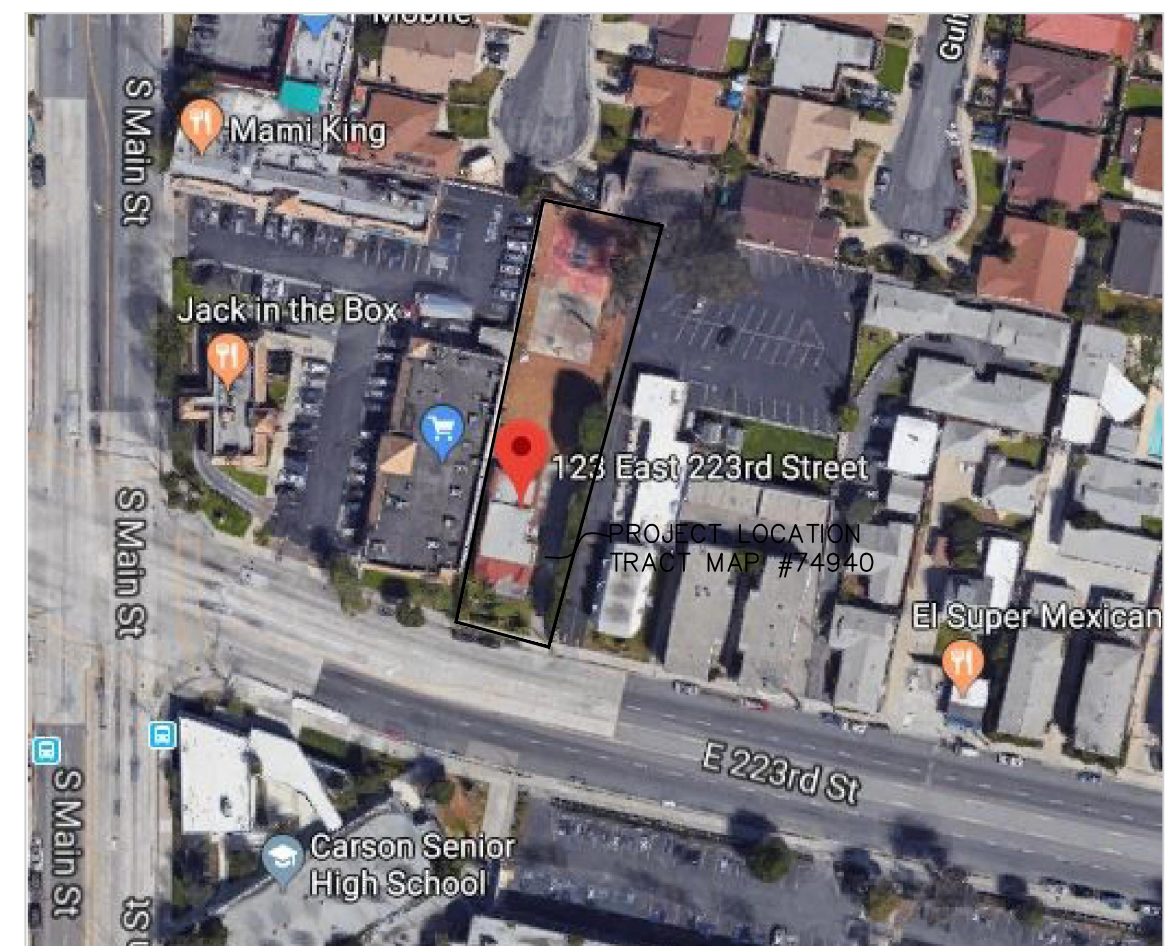
A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO HOLD AND MANAGE AREAS OUTSIDE THE CONDOMINIUM AIRSPACES FOR INGRESS, EGRESS, VEHICULAR ACCESS, UTILITY INSTALLATION AND MAINTENANCE, AND OTHER COMMON PURPOSES AS DEEMED NECESSARY.



TENTATIVE PARCEL MAP DETAIL
NTS



TYPICAL SECTION-PRIVATE DRIVEWAY
SCALE: 1"=10'



SITE MAP
NTS

LEGEND:

	PROPOSED GRADE	F.S. FINISHED SURFACE
	EXISTING GRADE	F.G. FINISHED GRADE
	PROPOSED CONCRETE	F.L. FLOW LINE
	SETBACK LINE (S.B.)	G.B. GRADE BREAK
	PROPOSED PVC DRAIN LINE	T.C. TOP OF CURB
	PROPOSED SEWER LATERAL	INV. INVERT
	PROPOSED BUILDING FOOTPRINT	B.W. BACK OF WALK
		F.F. FINISH FLOOR ELEVATION
		H.L. HOUSE LATERAL (VCP)
		OHE OVERHEAD ELECTRICAL LINE
		C/O SEWER CLEANOUT

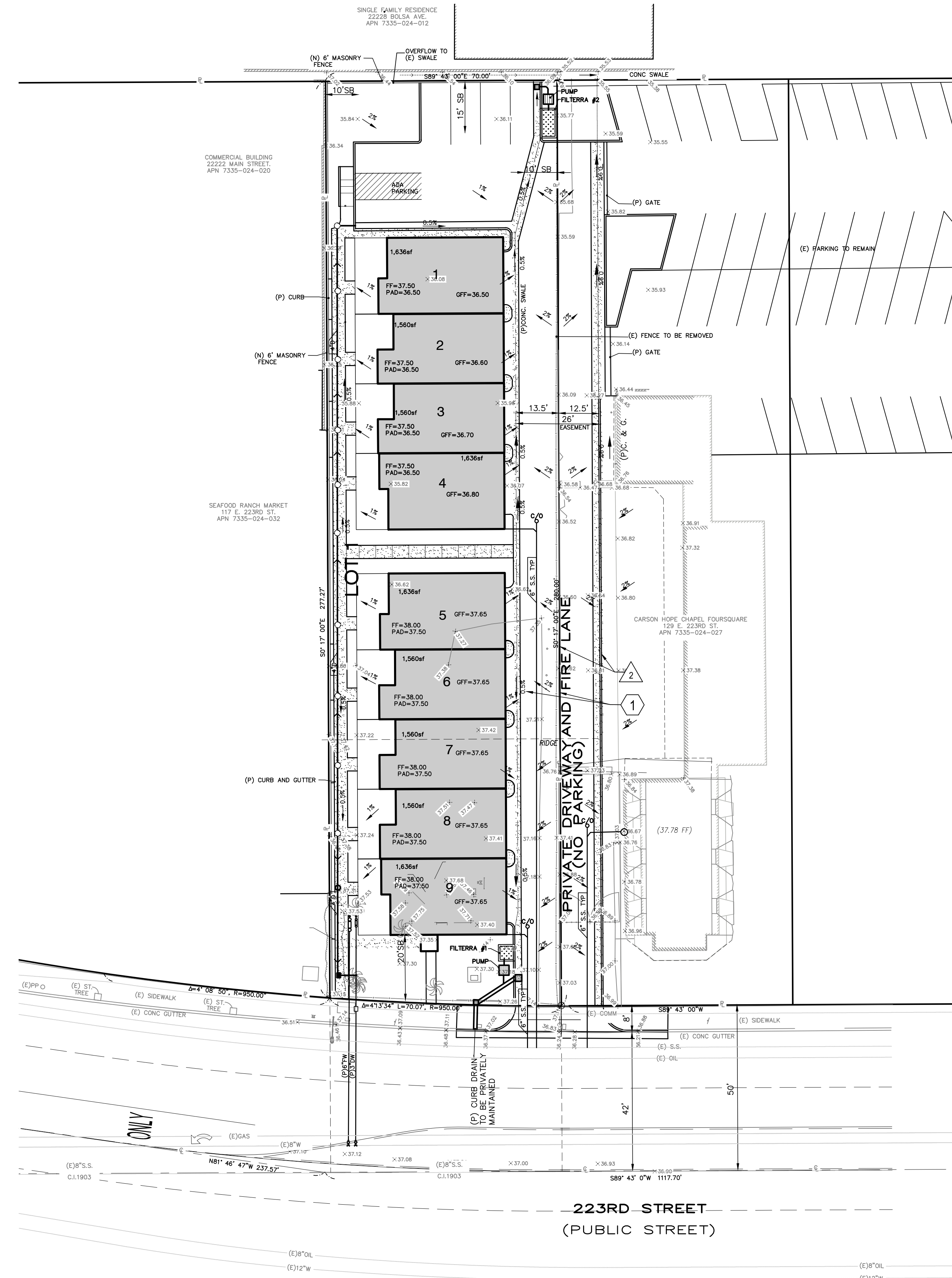


EXHIBIT MAP
SCALE: 1" = 20'-0"

Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
BEC JOB NO. 16337
SHEET 2 of 2

MAJOR LAND DIVISION

Vesting Tentative Tract #074940 For Condominium Purposes Located in the City of Carson, County of Los Angeles, State of California May 5, 2020

OWNER:
HOUMAN MOSHAR
25726 DILLON ROAD
LAGUNA HILLS, CA 90626

APPLICANT/DEVELOPER:
SAME AS OWNER, ABOVE

PROPERTY ADDRESS:
123 EAST 223rd AVENUE
CARSON CA 90745
APN: 7335-024-024
THOMAS BROS.: PG. 634-86

ARCHITECT:
WITHEE MALCOLM ARCHITECTS, LLP
ATTENTION: DAN WITHEE, AIA
2251 W. 190th STREET
TORRANCE, CA 90504
PHONE: 310-217-8885

EXISTING USE:
THE TOTAL AREA OF LAND CONSISTS OF:
GROSS = 19,521± Sq. Ft.
NET = 19,521± Sq. Ft.

THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY RESIDENCE.

ZONING: RM-25-D (RESIDENTIAL, MULTIPLE DWELLING)
LAND USE (EXISTING): SINGLE FAMILY RESIDENTIAL
LAND USE (PROPOSED): MULTI-FAMILY RESIDENTIAL
PROPOSED USE:

THE PROPOSED PROJECT CONSISTS OF DEVELOPMENT OF 9 UNIT TOWNHOUSE CONDOMINIUMS AND OTHER HARDSCAPE AREAS ASSOCIATED WITH IT.

SUBDIVISION SUMMARY:
THE SUBDIVISION PROPOSES CREATION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES, WITH NINE (9) CONDOMINIUM AIRSPACES:

1 - 9 - TOWNHOUSE UNITS

THE PORTION OF LOT 1 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, LANDSCAPE AREA AND GUEST PARKING, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

ENGINEER / MAP PREPARED BY:
BOLTON ENGINEERING CORP.
25834 NARBONNE AVE #210
LONITA, CA 90717
PHONE: (310) 325-5580
ATTN: DANIEL J BOLTON, P.E.
RCE 63290 EXP. 6/30/20

SOILS ENGINEER:
Bay City Geology
2800 NEILSON WAY
SANTA MONICA, CA 90405
310-429-6681
CONTACT: JONATHAN MILLER

LEGAL DESCRIPTION:
FROM A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DATED APRIL 13, 1999:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 5 OF TRACT 2982, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE CENTER LINE OF WILMINGTON STREET (NOW 223rd STREET), AS SHOWN ON SAID MAP, DISTANT NORTH 89°43' EAST 229 FEET FROM THE INTERSECTION OF SAID CENTER LINES WITH THE CENTER LINE OF MAIN STREET, AS SHOWN ON SAID MAP; THENCE ALONG SAID CENTER LINE OF WILMINGTON STREET, NORTH 89°43' EAST 70 FEET; THENCE AT RIGHT ANGLES NORTH 0°17' WEST 330 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°43' WEST 70 FEET TO A LINE DRAWN AT RIGHT ANGLES WITH SAID CENTER LINE OF WILMINGTON STREET WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 0°17' EAST 330 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 1, WHICH LIES WITHIN A STRIP OF LAND 50 FEET WIDE, THE SOUTHERLY BOUNDARY OF WHICH IS THE CENTER LINE OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED AS PARCEL 1A OF DEED TO THE COUNTY OF LOS ANGELES, RECORDED AS DOCUMENT NO. 3711 ON NOVEMBER 29, 1956 IN BOOK 32984, PAGE 238 OF SAID OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 12.5 FEET OF THAT PORTION OF SAID LOT 5, TRACT 2982, LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES WITH THE CENTER LINE OF WILMINGTON STREET, WHICH PASSES THROUGH A POINT IN SAID CENTER LINE DISTANT NORTH 89°43' EAST, 299 FEET FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF MAIN STREET, AS SHOWN ON SAID MAP.

EXISTING EASEMENTS

2 EASEMENT FOR PUBLIC UTILITIES RECORDED IN BOOK 7854, PAGE 79 OF OFFICIAL RECORDS (NOT ON PROPERTY)

4 EASEMENT FOR POLE LINES OVER THE NORTHERLY 10' OF THE SOUTHERLY 20' OF THE WESTERLY 10' OF THE EASTERLY 865.65' OF THE SAID LAND, RECORDED IN BOOK 02055 PAGE 957 OF OFFICIAL RECORDS (NOT ON PROPERTY).

PROPOSED EASEMENTS

1 13.5' WIDE EASEMENT FOR INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS AND UTILITY PURPOSES

LEGEND:

(E) EASEMENT

(P) EASEMENT

A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO HOLD AND MANAGE AREAS OUTSIDE THE CONDOMINIUM AIRSPACES FOR INGRESS, EGRESS, VEHICULAR ACCESS, UTILITY INSTALLATION AND MAINTENANCE, AND OTHER COMMON PURPOSES AS DEEMED NECESSARY.

BENCHMARK:
FOUND LA SURVEY PBM 1969 21-07751, ELEV. 30.82, ON THE SWLY CORNER OF CARSON ST & DOLORES ST.

THE BASIS OF BEARINGS FOR THE SURVEY, NORTH 89° 43' 00" WEST, BEING THE CENTERLINE OF 223RD STREET, PER TRACT 2982, BK 35, PG 31, IN THE CITY OF CARSON, CALIFORNIA.

LEGEND:

(E) EASEMENT

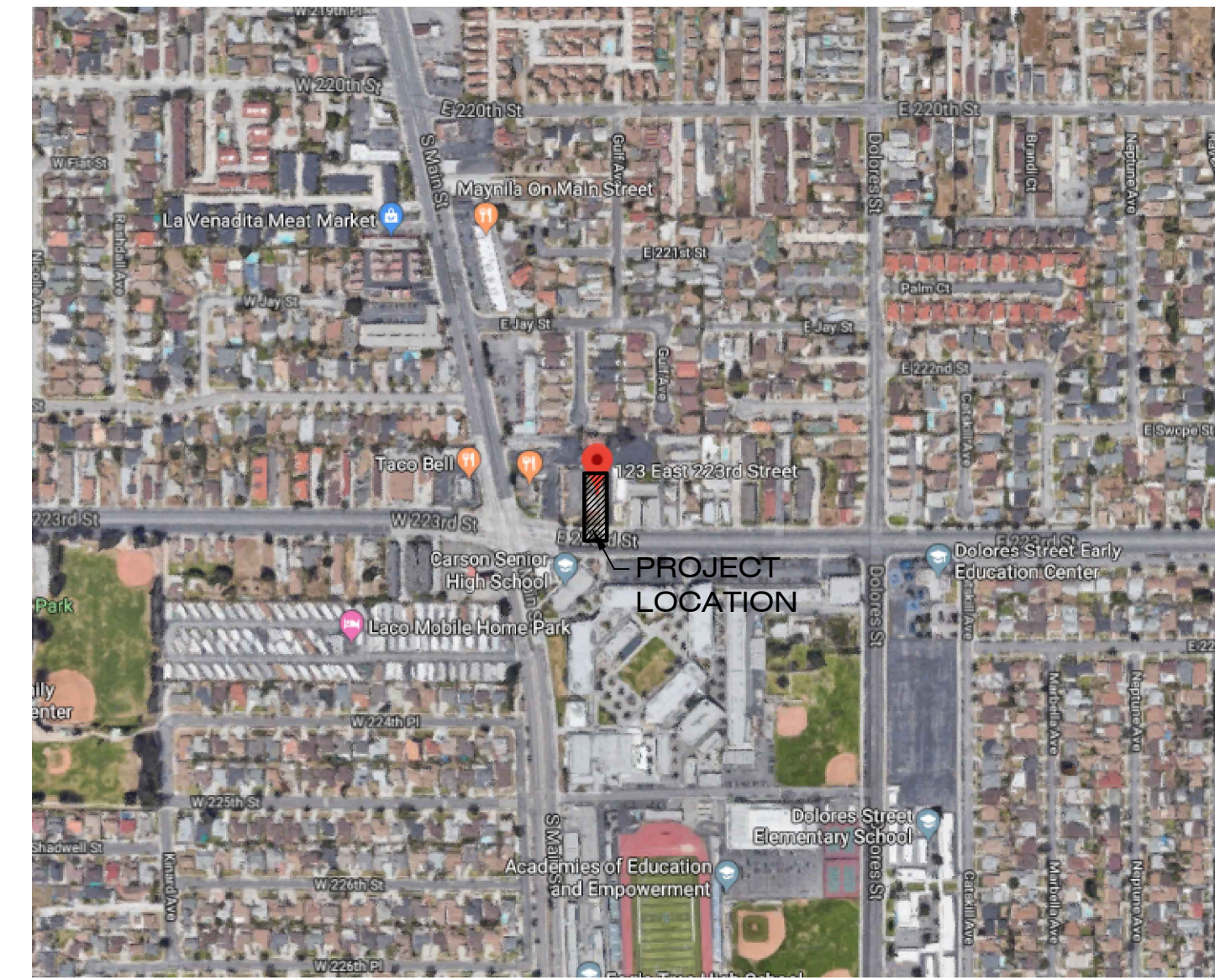
(P) EASEMENT

A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO HOLD AND MANAGE AREAS OUTSIDE THE CONDOMINIUM AIRSPACES FOR INGRESS, EGRESS, VEHICULAR ACCESS, UTILITY INSTALLATION AND MAINTENANCE, AND OTHER COMMON PURPOSES AS DEEMED NECESSARY.

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25834 Narbonne Avenue Ste. 210
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SHEET 1 of 2

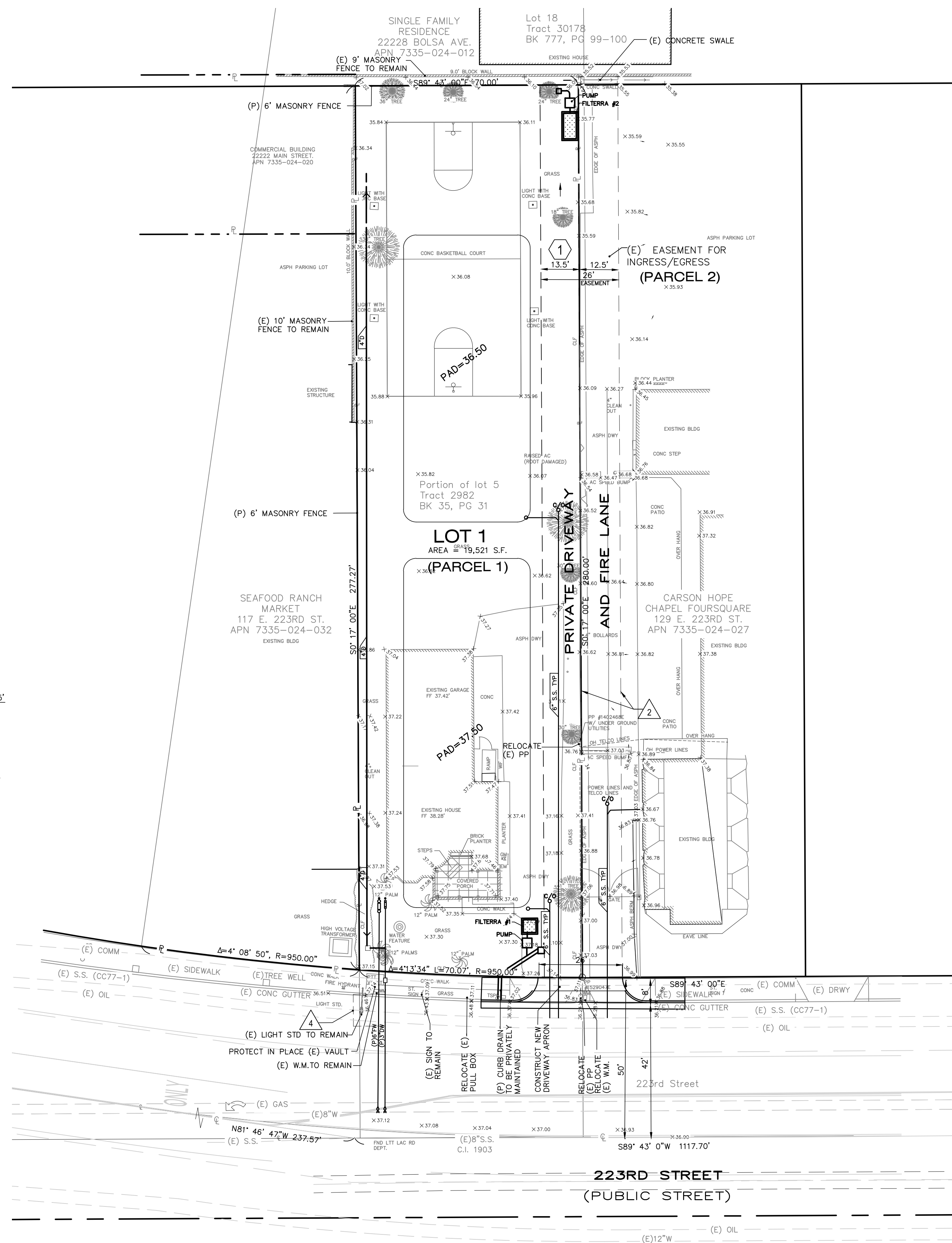
DANIEL J. BOLTON
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
STATE OF CALIFORNIA

WITHEE MALCOLM ARCHITECTS, LLP



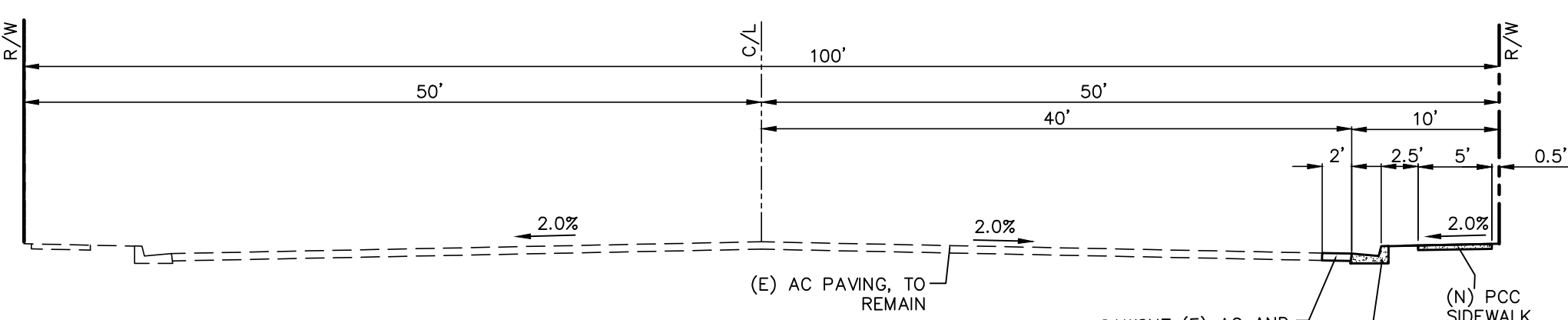
LOCATION MAP

SCALE: 1" = 200'-0"



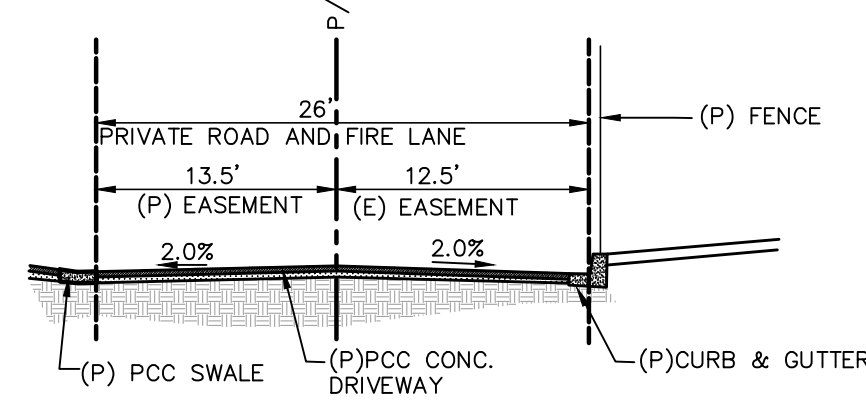
TENTATIVE MAP

SCALE: 1" = 20'-0"



TYPICAL SECTION-E, 223RD STREET

SCALE: 1"=10'



TYPICAL SECTION-PRIVATE DRIVEWAY AND FIRE LANE

SCALE: 1"=10'