

**CITY OF CARSON**  
**DEVELOPMENT SERVICES GROUP**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1015-07**

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1015-07 said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibit "C-1", in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
6. The applicant shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

8. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review (DOR) No. 1015-07, and associated modifications. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### AESTHETICS

9. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

#### FENCE/GATE

10. The maximum height of the vehicular and pedestrian gate shall not exceed six (6) feet.
11. Prior to submittal for plan check to the Building and Safety Division, the development plan shall be revised so that no gate is shown on Via Mattonella.
12. Vehicular access through the gate/fence on Via Tessera shall be restricted to residents only via remote control. Directional signs shall be installed, to the satisfaction of the City Traffic Engineer, indicating that vehicular access for guests is located on Via Mattonella.

#### LANDSCAPING

13. Any landscaping that is damaged or removed due to the installation, operation, or maintenance of the gate/fence shall be replaced to the satisfaction of the Planning Division. The approved landscaping plan on file at the Planning Division shall be revised as necessary.

#### PARKING

14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

16. The curb on Figueroa Street between Shadwell Street and Via Tessera shall be painted red to the satisfaction of the City Engineer, prior to final approval of the gate/fence.

#### FIRE DEPARTMENT/SHERIFF'S DEPARTMENT

17. The vehicular gate shall meet all requirements of the Los Angeles County Fire Department and Sheriff's Department for access and locking devices.
18. All other requirements of the Fire Department and Sheriff's Department shall be met prior to installation of the fences/gates.

#### BUILDING AND SAFETY

19. Applicant shall consult with the Building and Safety Division for a building permit application to construct a vehicular and pedestrian gate.
20. All construction activities shall comply with Building and Safety Division requirements.

#### BUSINESS LICENSE DIVISION

21. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.