

**CITY OF CARSON**

**PLANNING COMMISSION**

**RESOLUTION NO. 25-2881**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON: (1) CONDITIONALLY APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT, SITE PLAN AND DESIGN REVIEW NO. 20-24, AND VESTING TENTATIVE TRACT MAP NO. 3-24, ALL CONTINGENT UPON CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 2-24, SPECIFIC PLAN AMENDMENT NO. 2-24, AND DEVELOPMENT AGREEMENT NO. 2-24 (AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 27-21), AND SUBJECT TO CONDITIONS OF APPROVAL; AND (2) RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 2-24, SPECIFIC PLAN AMENDMENT NO. 2-24, AND DEVELOPMENT AGREEMENT NO. 2-24 (AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 27-21), SUBJECT TO CONDITIONS OF APPROVAL AS APPLICABLE, FOR THE DEVELOPMENT OF A 62-UNIT RESIDENTIAL TOWNHOME CONDOMINIUM DEVELOPMENT AT 21611 PERRY STREET, APNS 7327-010-014 & 015**

**WHEREAS**, on or about December 5, 2024, the Department of Community Development received an application from 21611 Perry Street LLC (“Applicant”) for the following entitlements/approvals for a proposed 62-unit residential townhome condominium development (“Project”), including 62 townhomes on a 2.8-acre site consisting of two parcels located at 21611 Perry Street (APNS 7327-010-014 & 015) and legally described in Exhibit “A” attached hereto (the “Property”), as an alternative to the self-storage project previously approved for the Property in 2022 by adoption of Development Agreement No. 27-21, the Perry Street Specific Plan (SP No. 29-22), Zone Change No. 185-21, and Site Plan and Design Review No. 1858-21:

- General Plan Amendment (“GPA”) No. 2-24, to amend the description of the Corridor Mixed Use land use designation in the Land Use and Revitalization Element;
- Specific Plan Amendment (“SP”) No. 2-24, to amend the Perry Street Specific Plan (PSSP), to allow for development of the Project for the Property;
- Site Plan and Design Review (“DOR”) No. 20-24, to approve the development plan for the Project;
- Vesting Tentative Tract Map (“TTM”) No. 3-24 for TTM 84598 for condominium purposes, to accommodate 62 for-sale townhome condominium units; and

- Development Agreement (“DA”) No. 2-24, amending and restating DA No. 27-21, to grant Developer a vested right to develop the Project on the Property in exchange for provision of specified community benefits.

**WHEREAS**, on April 4, 2023, the City of Carson certified an Environmental Impact Report (EIR) prepared for the Carson 2040 General Plan Update (General Plan Update) (State Clearinghouse No. 2001091120, December 2022) (“Certified EIR”). In accordance with the California Environmental Quality Act (CEQA), the City has prepared an Addendum to the Certified EIR for the Project pursuant to CEQA Guidelines Section 15164 (“Addendum”).

**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 11th day of February, 2025, conduct a duly noticed public hearing as required by law to consider the Project application. Notice of the hearing was given as required by Carson Municipal Code (“CMC”) Sections 9412.5 and 9173.22. Notice of the public hearing was (i) posted in at least three public places within the City, as designated by the Council, and at the Property, by January 27, 2025; (ii) was mailed to all property owners and occupants within a 2,000-foot radius on January 23, 2025; and (iii) was published in the Daily Breeze on January 24, 2025. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

**WHEREAS**, the Planning Commission has considered the Addendum with the Certified EIR prior to making a decision and recommendation on the Project.

**WHEREAS**, the Planning Commission, having duly reviewed and considered the Project and all associated documents and evidence in the record, hereby intends to: (1) approve the Addendum, DOR-20-24, and TTM-3-24 for the Project, all subject to the conditions of approval set forth in Exhibit “B” attached hereto (“Conditions”) and contingent on the City Council’s approval of GPA-2-24, SP-2-24, and DA-2-24; and (2) recommend City Council approval of GPA-2-24, SP-2-24, and DA-2-24, subject to the Conditions applicable to SP 2-24 and DA 2-24.

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

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

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by this reference as findings of fact.

**SECTION 2.** With respect to **Site Plan and Design Review (DOR) No. 20-24**, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The proposed development plan complies with all applicable specific standards and criteria in the Carson Municipal Code. The Property is zoned Perry Street Specific Plan,

and the Project will comply with all of the development standards in the Perry Street Specific Plan as proposed to be amended by SP-2-24. The Project is consistent with all the zoning requirements that are applicable to the Project.

The Property is located in a neighborhood characterized by a mix of residential and commercial uses. The site is located on the north side of Carson Street bounded by the Dominguez Channel to the west and S. Perry Street to the east. Commercial uses including auto repair facilities and truck dealers are located to the east and south, two- and three-story multi-family housing are located across to the east, and Perry Street Mini-Park and single-family neighborhoods are located to the north and northeast.

- b) The proposed development plan is consistent and compatible with the General Plan as proposed to be amended by GPA-2-24 and the Perry Street Specific Plan as proposed to be amended by SP-2-24, and is compatible with the surrounding uses. The General Plan land use designation for the Project is Corridor Mixed Use (CMU). The CMU designation allows purely residential uses including the Project, and as proposed to be amended by GPA-2-24, permits all uses on the Property that are consistent with the Perry Street Specific Plan. Consistent with the CMU land use description in the General Plan, the Project is entitled to (a) a 15% increase in floor area ratio (FAR) above the maximum base FAR of 1.0 in the CMU and (b) a waiver of the minimum commercial space requirement otherwise required in the CMU, due to the Project's provision of community benefits, as further described and required in DA-2-24. Furthermore, the Project is consistent with the following General Plan policies, without limitations:

| Policy   | Project Consistency   |
|--|---|
| LUR-P-2 Promote development of a range of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces in transitioning industrial districts, and senior and student housing to meet the needs of future demographics and changing family sizes. | The Project includes 62 townhomes.  |
| LUR-P-15 Focus new residential, commercial and employment-generating land uses along Carson Street and Avalon Boulevard in order to support higher-frequency transit service.  | The Project is located along Carson Street and in close proximity to the Downtown/Core area and adjacent to a bus stop for Long Beach Transit Bus Route 4 along Carson Street.  |
| CCD-P-4 Require high-quality building materials and locate windows and entrances to support active and attractive frontages along primary streets.   | The Project proposes a modern agrarian/farmhouse architectural aesthetic that integrates harmoniously with the design vernacular of the neighborhood. Additionally, Landscaped setbacks and massing orientation of buildings ensure a |

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|  | comfortable environment for occupants, visitors, and the general community.  |
| HE 2-1 Facilitate production of a variety of housing types in a diversity of settings and neighborhoods. | The Project includes 62 townhomes that will be adjacent to an existing residential neighborhood and park.                                |
| HE 2-5 Increase the number of owner-occupied units within condominiums and planned unit developments.    | The Project includes 62 condominiums that will be available for sale, which will create needed home ownership opportunities in the City. |

This Project is also located within the Perry Street Specific Plan. SP-2-24 proposes to amend the Perry Street Specific Plan to allow development of this Project on the Property, and the Project is consistent with Perry Street Specific Plan, as amended by SP-2-24.

- c) The proposed development plan provides for compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area. The Project also complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a Major or Minor Use Permit, Variance, Specific Plan, Planned Development, or tentative map applicable to the project or the location where it is proposed. As discussed above, the Project is consistent with the Perry Street Specific Plan, as amended by SP-2-24, which applies to the Property. Development of the Property is also subject to Development Agreement No. 27-21. Development Agreement No. 27-21, as proposed to be amended and restated by approval of DA-2-24, governs development of the Project on the Property, and the Project complies with all requirements of DA-2-24. No other prior discretionary approvals have been issued for this Project.
  
- d) The proposed development plan provides for convenience and safety of circulation for pedestrians and vehicles. The Project's residents and visitors would utilize one main point of ingress/egress on Perry Street and a secondary access point for emergency vehicles from Carson Street. The Project will provide a dedication of an area up to 250 sq. ft. at or near the southwest corner of the Property to help facilitate the City's planned Dominguez Channel Trail bike path. The main driveway on Perry Street would provide direct access to surface parking spaces. The Project will include various interior walkable paseos, common open spaces, and landscaped setbacks from the public right-of-way. The setbacks along Perry Street and Carson Street support a safe, engaging, pleasant, and walkable environment within the existing neighborhood, encouraging pedestrian and bicycle access to the neighborhood park and commercial uses, and bicycle and pedestrian networks.

The perimeter landscape is intended to encourage walkability and pedestrian use. Internal streetscape design would likewise encourage pedestrian connectivity to the broader community. The Project, with the Conditions, will facilitate connectivity to the bike path along the Dominguez Channel abutting the Project. The Project includes a total of 150 parking spaces, including two spaces within a garage for each of the 62 townhomes, and 0.42 guest spaces per unit per SP-2-24. The Project would provide 26 unassigned guest parking spaces, including two accessible spaces, located away from the public right of way to facilitate the creation of a more livable and human-scaled public space, and encouragement of non-auto travel.

A traffic assessment was conducted by Fehr & Peers for the Project, the findings of which were summarized in a memorandum that the applicant submitted to the City in connection with the application materials (the "Traffic Memo"). The project would generate an estimated net increase of 446 daily trips, including 30 trips (8 inbound/22 outbound) during the AM peak hour and 35 trips (21 inbound/14 outbound) during the PM peak hour. The proposed trip generation estimates are lower than the previously approved Perry Street self-storage project. Because the assessment compares this project to the self-storage project, the trip generation envelope for this project is covered by the intersection level of service (LOS) analysis that was previously prepared, there are no changes to the conclusions of previous study, and no additional analysis is required. For the purposes of providing a conservative analysis, no trip generation credits were applied in either analysis.

- e) Signage associated with the Project will be pursuant to a separate sign permit, including the submittal of a comprehensive sign program, subject to review and approval by the Planning Division, as conditioned. No signage is proposed at this time.
- f) Development Phasing. If the development is a phased development, a phasing plan would be provided to the Community Development Department during plan check as conditioned, to include the location of the model sales office and parking complex.
- g) The Project is in substantial compliance with any applicable adopted design guidelines. The Project is in substantial compliance with the policies of Carson's General Plan and the design standards in the Perry Street Specific Plan and promotes several design objectives.
- h) The Project promotes the following design objectives:
  - i. The design of buildings, structures, and the site, including exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community. The Project's architecture and design will be compatible with existing and anticipated development in the vicinity, including the aspects of site

planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features promoting harmonious and attractive development of the area.

The development generally consists of for-sale three-story attached townhomes. Landscaped setbacks and massing orientation of buildings ensure a comfortable environment for occupants, visitors, and the general community. The Project proposes a modern agrarian/farmhouse architectural aesthetic that integrates harmoniously with the design vernacular of the neighborhood.

- ii. The project contributes to the creation of a visually interesting built environment that includes well-articulated structures with varied building facades, rooflines, and building heights that are designed to encourage increased pedestrian activity and support transit use. The Project would include a mix of building types in different three-story attached townhome dwelling configurations, which are further differentiated by use of colors and materials. The perimeter landscape is intended to encourage walkability and pedestrian use and would be designed to blend into the surrounding community and streetscape character. There are shopping and employment areas along Carson Street within a mile of the project site, which is within the distance residents may be willing to walk, bike, or take transit for local trips.

The development would include an integrated townhome neighborhood whose buildings would have maximum eave heights of approximately 30 feet and no more than 40 feet to the peak of some roof elements.

The site design also implements strong vehicular and pedestrian connectivity to the neighboring communities and nearby uses. The Project will include various interior walkable paseos, common open spaces, and landscaped setbacks from the public right-of-way.

- iii. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for views of the street by people inside buildings. The Project will incorporate landscaping along the public right-of-way with a variety of trees and plants as a transition towards the residential buildings, which engage with the public realm by orienting massing and articulation in a manner that contributes to a comfortable and inviting pedestrian experience while maintaining privacy for its residents. Parking will be internal to the Project and located away from the public right of way to facilitate the creation of a more livable and human-scaled public space, and encouragement of non-auto travel.
- iv. The proposed design is compatible with the historical and visual character of any area recognized by the City as having such character. The Project continues

support for growing the Core into a vibrant, connected center and surrounds its range of housing types with a streetscape design that conveys a physically attractive and functionally efficient environment to promote Carson's image as a safe and enjoyable place to live by promoting a diversity of building types and variety of options for living.

- v. The design preserves significant public views and vistas from public streets and open spaces and enhances them by protecting areas for pedestrian activity. The Project's design limits building height to three-story structures within the applicable height limit. These site design elements encourage an attractive pedestrian experience by reducing the number of existing curb cuts to a main access point on Perry Street and a secondary access point for emergency vehicles from Carson Street. As a result, pedestrian safety is improved and automobile confusion reduced by providing longer continuous, unbroken curb lengths.
- vi. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape, and softening walls, incorporates plan materials that are drought-tolerant, will minimize water usage, and are compatible with Carson's climate. The proposed landscaping plan details a variety of ground-cover plantings to reduce hardscape and the addition of climbing vines to soften the appearance of walls. In addition, the project proposes different types of trees in the form of large canopy, perimeter, background trees and shrubs to improve the appearance of the community and enhance the buildings. All landscaping will conform to the State's Water Efficient Landscape Ordinance (WELO) using native, drought-tolerant plantings and appropriate irrigation. Water-conserving landscaping will be utilized as required by city and state mandate SB 1881 characteristics such as exposure, light intensity, soil analysis, site drainage, and irrigation. Proper plant selection will be based on the above as coordinated with site characteristics.
- vii. The project has been designed to be energy efficient including, but not limited to, landscape design, solar access, and green or eco-friendly design and materials. The Project will meet or exceed all applicable Title 24 energy standards and include features such as all-electric appliances and solar panels, and electric vehicle charging stations.
- viii. The project design protects and integrates natural features, including creeks, open space, significant vegetation, and geologic features. The Project replaces a vacant and undeveloped lot. The Project is designed to provide ample open space with a variety of natural features and would integrate a variety of vegetation. The Project will include approximately 29,000 SF of landscaped area.

- i) The required findings pursuant to CMC Section 9172.23(D), "Site Plan and Design Review," can be and are made in the affirmative.

**SECTION 3.** With respect to **Vesting Tentative Tract Map (TTM) No. 3-24**, pursuant to CMC Section 9203.14 and in accordance with the terms and provisions of the Subdivision Map Act, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The TTM was reviewed by the City Engineer and Community Development Department, for compliance with the City's Municipal Code and Subdivision Map Act, and all recommended conditions for the final map approval have been included in the Conditions. Per the Conditions, the map will be required to comply with all Conditions of Approval recommended by City staff, and the LA County Fire Department.
- b) The TTM, together with the provisions for its design and improvement, is consistent with the City's 2040 General Plan as proposed to be amended by GPA-2-24, including being compatible with the objectives, policies, general land uses, and programs specified in such plan. The TTM, together with the provisions for its design and improvement, is also consistent with the Perry Street Specific Plan, as proposed to be amended by SP-2-24.
- c) None of the findings requiring denial pursuant to California Government Code Section 66474 can be made. Conversely:
  - i. The site is physically suitable for the proposed type of residential development at the proposed density. The site is currently vacant, the density does not exceed the maximum density allowed in the applicable General Plan land use designation (CMU), and the General Plan, as well as the Specific Plan as proposed to be amended by SP No. 2-24, allow residential uses on the site.
  - ii. The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat as demonstrated in the Addendum prepared for this Project.
  - iii. Neither the design of the subdivision nor the type of improvements is likely to cause serious health problems as the Project consists solely of residential uses, which will meet all applicable health and safety-related standards and requirements, and Conditions have been included to that effect.
  - iv. Neither the design of the subdivision nor the type of improvements will conflict with existing public easements for access through or use of the Property, as confirmed by the City Engineer, and Conditions have been included to that effect.



- d) In accordance with Government Code Section 66474.6, the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a California regional water quality control board.

**SECTION 4.** With respect to **General Plan Amendment No. 2-24**, which is attached hereto as Exhibit “D” and incorporated herein by reference, the Planning Commission finds that:

- a) The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public. The proposed amendment modifies the text of the Corridor Mixed Use (CMU) General Plan land use designation description to provide that notwithstanding any otherwise-conflicting provisions or restrictions of the CMU land use designation, areas so designated that are within the Perry Street Specific Plan Area shall be developed in accordance with the permitted land uses in the Perry Street Specific Plan, as well as any other provisions of the CMU land use designation. The effect of the proposed amendment is to allow the previously approved Perry Street self-storage project to be consistent with the General Plan. The Project (as defined in the first recital of the resolution to refer to the townhome development) is consistent with the General Plan with or without the proposed General Plan amendment. The Project will be developed in accordance with a proposed amendment to the existing Development Agreement No. 27-21, under which the Applicant will provide public benefits as detailed in Section 6 below.
- b) The proposed amendment is consistent with the General Plan goals. The proposed amendment will allow the development of townhome condominiums on the Property. The development of a residential condominium project on the Property is consistent with General Plan policies LUR-P-2, HE 2-1, and HE 2-5, as discussed in Section 2, above.
- c) The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans unless a concurrent amendment to those plans is also prepared and will result in consistency. The proposed amendments will not create any inconsistencies in the General Plan. A concurrent amendment to the Perry Street Specific Plan has also been prepared and its adoption would result in consistency between the General Plan land use element and the Perry Street Specific Plan.
- d) The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act. An Addendum to the Certified EIR for the 2040 Carson General Plan Update has been prepared for this Project and will be reviewed by the City Council prior to approval of the General Plan Amendment.

**SECTION 5.** With respect to **Specific Plan Amendment No. 2-24**, which is attached hereto as Exhibit “E” and incorporated herein by reference, the Planning Commission finds that:

- a) The proposed Specific Plan Amendment will contribute to the health, safety, and general welfare or will be of benefit to the public. The proposed amendment allows for the development of 62 townhomes on the Property, which will benefit the public by creating new opportunities for homeownership. The Project will be developed in accordance with Development Agreement No. 27-21, as proposed to be amended and restated by approval of DA No. 2-24, under which the Applicant will provide public benefits as detailed in Section 6 below.
- b) The proposed Specific Plan Amendment is consistent with the General Plan goals. The proposed amendment will allow for the development of townhome condominiums on the Property. The development of a residential condominium project on the Property is consistent with General Plan policies LUR-P-2, HE 2-1, and HE 2-5, as discussed in Section 2, above.
- c) The proposed Specific Plan Amendment retains the internal consistency of the Perry Street Specific Plan and is consistent with other adopted plans unless concurrent amendments to those plans are also proposed and will result in consistency. The Perry Street Specific Plan, as amended by SP-2-24, will be consistent with the General Plan, as amended by GPA-2-24.
- d) With the inclusion of the Conditions, the Perry Street Specific Plan, as proposed to be amended by SP No. 2-24, includes, or prior to approval will include, all required contents set forth in Government Code Section 65451.
- e) The proposed Specific Plan Amendment has been reviewed in compliance with CEQA, if applicable, and the applicable requirements of the Carson Zoning Ordinance/Code. An Addendum to the Certified EIR for the 2040 Carson General Plan Update has been prepared for this Project and will be reviewed by the City Council prior to approval of the Specific Plan Amendment.
- f) Based on any applicable environmental review, no potentially significant environmental impacts would result, or any potentially significant environmental impacts have been reduced to less than significant levels because of mitigation measures incorporated in the project, or a Statement of Overriding Considerations has been adopted, as discussed in Section 7 below.

**SECTION 6.** With respect to **Development Agreement No. 2-24**, (the Amended and Restated “DA” No. 27-21), which is attached hereto as Exhibit “F” and incorporated herein by reference, the Planning Commission finds that:

- a) The DA is consistent with the provisions of Government Code Sections 65864 through 65869.5.

- b) The DA is in compliance with the procedures established by City Council as required by Government Code Section 65865(c).
- c) The DA is consistent with the General Plan, as proposed to be amended by GPA-2-24, and is consistent with the Perry Street Specific Plan, as proposed to be amended by SP-2-24.
- d) The DA provides for a project that is located within an area suitable for the proposed use and is in conformance with the General Plan as proposed to be amended by GPA-2-24 and the Perry Street Specific Plan as proposed to be amended by SP-2-24.
- e) The DA provides for a public convenience through significant monetary benefits which will contribute directly or indirectly to programs and services designed to provide for the health, safety, and welfare of the public, thereby exhibiting good land use practices. Such benefits are outlined in Article 3 of the DA, without limitation.
- f) The DA will not be detrimental to the public's health, safety, and general welfare, nor will it adversely affect the orderly development or property values for the subject Property or areas surrounding it.
- g) Article 6 of the Development Agreement, as amended and restated by the DA, provides for an annual review to ensure good faith compliance with the terms of the Development Agreement, as required in Section 65865.1 of the Government Code.
- h) Article 4 of the Development Agreement, as amended and restated by the DA, includes conditions, terms, restrictions, and requirements for development of the Property as permitted in Section 65865.2 of the Government Code.
- i) Article 7 of the Development Agreement, as amended and restated by the DA, contains provisions for termination of the Agreement prior to expiration of its term.
- j) The Development Agreement, as amended and restated by the DA, provides for amendment or cancellation in whole or in part, by mutual consent of the parties to the Agreement or their successors in interest, as required in Section 65868 of the Government Code.
- k) The Development Agreement, as amended and restated by the DA, is in the best public interest of the City and its residents and will achieve a number of City objectives including ensuring compatibility of the development and use of the site with surrounding uses and helping achieve a sustainable balance of residential and non-residential development and a balance of traffic circulation through the City, in furtherance of General Plan goals and objectives.

**SECTION 7. CEQA.** In accordance with CEQA, the “Addendum to the Carson 2040 General Plan Update EIR – 21611 Perry Street Project,” dated February, 2025, which is attached hereto as Exhibit “C” (“Addendum”), analyzes proposed modifications (the “Modified Project”) to the Carson 2040 General Plan Update approved by the City in 2023, for which an Environmental Impact Report (“EIR”) was certified (“Certified EIR”). Having considered the Addendum and the Certified EIR, as well as the entire administrative record, the Planning Commission finds that, based on substantial evidence in the record, none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred with respect to the Modified Project, and therefore preparation of a subsequent EIR is not required, nor is preparation of a supplemental EIR pursuant to CEQA Guidelines Section 15163.

The Addendum demonstrates that the Modified Project does not meet the standards that would require a Supplemental or Subsequent EIR pursuant to Public Resources Code (“PRC”) Section 21166 or CEQA Guidelines Section 15162 and 15163. As demonstrated by the discussion and analysis in the Addendum: the Modified Project does not propose substantial changes which will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes will occur with respect to the circumstances under which the Modified Project is undertaken which will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, no new information of substantial importance has become available relative to any of the environmental topic categories that shows any of the following: (i) the Modified Project will have one or more significant effects not discussed in the Certified EIR; (ii) significant effects previously examined will be substantially more severe than shown in the Certified EIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Modified Project, but the project proponents decline to adopt the mitigation measure or alternative; or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The applicable mitigation measures included as part of the Certified EIR will continue to be implemented under the Modified Project, as conditioned pursuant to the Conditions. Therefore, the Modified Project would not create any potential adverse impacts beyond those evaluated in the Certified EIR, and the preparation of an addendum that amends the Project Description in the Certified EIR to include the Modified Project is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164, and the Addendum properly does so.

The Planning Commission determines, in the exercise of its independent judgment, after consideration of the whole of the administrative record, that the Modified Project was assessed in the Certified EIR, and pursuant to CEQA Guidelines 15162 and 15164, some changes or additions to the Certified EIR are necessary in order to provide an environmental review of the Modified Project in accordance with the requirements of CEQA, but that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred,

and the Addendum has been prepared for that purpose and includes the necessary changes or additions. The Planning Commission further finds that the Addendum reflects the independent judgment of the City as lead agency for the Modified Project and has been prepared in compliance with all requirements of CEQA and the CEQA Guidelines.

**SECTION 8.** Based on the findings and conclusions set forth above, the Planning Commission hereby: (1) approves the Addendum, DOR-20-24, and TTM-3-24, all subject to the Conditions and contingent upon City Council approval of GPA-2-24, SP-2-24, and DA-2-24; and (2) recommends that the City Council approve GPA-2-24, SP-2-24, and DA-2-24 (including adopting an ordinance appropriate to approve DA 2-24), subject to the Conditions applicable to SP 2-24 and DA 2-24.

**SECTION 9.** This decision of the Planning Commission shall become effective and final 15 days from the date of adoption of this Resolution, in accordance with CMC Section 9173.33, unless an appeal is timely filed in accordance with CMC Section 9173.4.

**SECTION 10.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

APPROVED and ADOPTED this 11<sup>th</sup> day of February 2025.

  
**DIANNE THOMAS**  
**CHAIRPERSON**

ATTEST:

  
**LAURA GONZALEZ**  
**SECRETARY**

## EXHIBIT "A"

### LEGAL DESCRIPTION

Real property in the City of Carson, County of Los Angeles, State of California, described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 15 OF TRACT NO. 4054, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44, PAGES 39 THROUGH 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT WITH A LINE PARALLEL WITH AND NORTHEASTERLY 27 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID PARALLEL LINE NORTH 39°21'48" WEST 245.64 FEET; THENCE SOUTH 89°22'27" WEST 25.48 FEET; THENCE NORTH 39°21'48" WEST 2.11 FEET; THENCE NORTH 00°37'33" WEST 17.38 FEET TO A LINE PARALLEL WITH AND NORTHEASTERLY 18 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHWESTERLY LINE; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 39°21'48" WEST TO THE SOUTHERLY LINE OF TRACT NO. 29360, AS PER MAP RECORDED IN BOOK 734, PAGES 45 AND 46 OF MAPS; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 15; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO SAID NORTHERLY LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCELS 2-36 INCLUSIVE IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 909,461, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 26, 1969 AS INSTRUMENT NO. 2734, IN BOOK D-4478, PAGE 350 OF OFFICIAL RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT WITH THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 19.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15 FEET, TANGENT TO SAID NORTHERLY LINE AND TANGENT TO THE WESTERLY LINE OF THE EASTERLY 5 FEET OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID CURVE 23.55 FEET TO SAID WESTERLY LINE; THENCE EASTERLY AT RIGHT ANGLES FROM SAID WESTERLY LINE 5 FEET TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 14.99 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT 1/2 OF ALL OIL, GAS, HYDROCARBON, AND MINERAL SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MARY M. REGAN, IN DEED RECORDED OCTOBER 04, 1957 AS INSTRUMENT NO. 504, IN BOOK 44767, PAGE 300 OF OFFICIAL RECORDS.

APN: 7327-010-014

APN: 7327-010-015

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

**Site Plan and Design Review 20-24  
Vesting Tentative Tract Map 3-24  
Addendum to Carson 2040 General Plan Update EIR  
Development Agreement 2-24 - Amended and Restated DA No. 27-21 (Project B)  
Specific Plan Amendment No. 2-24**

**GENERAL CONDITIONS**

1. Site Plan and Design Review (DOR) 20-24 and Vesting Tentative Tract Map 3-24 for VTTM No. 83598 is for the development of a 62-unit residential townhome development and related site improvements at 21611 S. Perry Street (APNs: 7327-010-014 & 015).
2. Prior to Building and Safety plan check submittal and prior to issuance of any building permit, the Applicant shall submit a complete set of electronic Construction Drawings that conform to all the Conditions of Approval (COA) to be reviewed and approved by the Planning Division.
3. The applicant, property owner, and tenant(s), and successor(s) to whom these project entitlements or approvals are assigned ("Developer"), shall comply with all General Plan Environmental Impact Report (EIR) Mitigation Measures, Project Design Features, and Project Characteristics applicable to the Project as described in the Addendum to the General Plan EIR.
4. The Developer shall make any and all site plan and design revisions to the site plan and elevations as necessary to conform the same to the Project entitlements or approvals as conditionally approved by the Planning Commission. All plans shall be consistent with all project approvals.
5. Submit development plans in conformance to these COA and Development Agreement 2-24 (Amended and Restated Development Agreement No. 27-21; hereinafter, the "DA") for plan check review and approval prior to issuance of permits.
6. City Approvals. All approvals by City, with respect to the Project and/or the Conditions of Approval set forth herein, unless otherwise specified, shall be acknowledged by the department head of the department or agency requiring the applicable 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.
7. Indemnification. Except as otherwise provided in the DA, the Applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, elected and appointed 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 with respect to the project entitlements or approvals that are the subject of these Conditions of Approval, 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 of Approval (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), or that of other local or State Agencies, 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' construction or operation of the Project, or to any of the Project entitlements,

permits or other approvals that are the subject of these Conditions of the Approval, including any and all post entitlement permits such as building and grading permits and certificates of occupancy. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's reasonable estimate, in its sole discretion, of the costs of any and all anticipated work performed on the matter by the City's attorneys and the City's other costs of litigation of the matter, and shall make additional deposits as requested by the City to keep the deposit at such level. City retains the right to settle or abandon the matter as to Claims against the City without Indemnitors' consent. If Indemnitors fail to provide or maintain the deposit, Indemnitors may abandon the action, and Indemnitors shall pay all costs resulting therefrom and Indemnitors shall have no liability to Indemnitors. Obtain all appropriate permits and an approved final inspection for the proposed Project.

8. The adopted Conditions of Approval contained herein, and the 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.
9. Prior to filing or recordation of the Final map, Developer shall submit the approved vesting tentative map and a proposed final map for review and approval by the City of Carson, the Los Angeles County Department of Public Works (LADPW) as required by the City Engineer, the Los Angeles County Fire Department, the Los Angeles County Sanitation District, and any other agencies/entities required by the City Engineer, for compliance with these Conditions, the City's Municipal Code, the Subdivision Map Act, and other applicable laws and regulations, and requirements. All plans shall be consistent with all project approvals.
10. Except as otherwise provided in the DA, the Developer shall comply with all City, county, state, and federal regulations applicable to the Project.
11. Prior to Building and Safety plan check submittal and prior to issuance of building permits, Developer shall submit an updated title report. If, based on the City's review of the title report, there are any easements acquired by the public at large for access through or use of the Property, the Developer shall modify the Project plans to ensure the Project will not conflict with such easements as necessary to comply with Government Code Section 66474(g).
12. **Interim Development Impact Fee (DIF).** Refer to the DA for Interim DIF requirements.
13. **Dust Control.** The Developer shall ensure that the fugitive dust control program is implemented during construction per SCAQMD's Rule 403 for controlling fugitive dust regulations. The program shall be depicted on the construction drawings/grading plans and the contractor shall be responsible for implementation.

#### **SPECIAL CONDITIONS**

14. **Site Plan Substantial Conformance.** The final Construction Documents shall comply with the provisions and requirements of the Specific Plan and the final approved Site Plan; provided, however, that modifications within substantial conformance of the final approved Site Plan which are consistent with the Specific Plan shall be permitted if approved by the Community Development Director in accordance with Section 12.4 of Amended and Restated Development Agreement No. 27-21.
  - a. Final Site Plan ("Final Site Plan") shall be submitted to the Planning Division for review and subject to approval of the Community Development Director.
15. **Phasing:** Project phasing shall require the submittal of a Phasing Plan to the Community Development Director for review and approval.
16. Developer shall remove any and all graffiti that may occur on the Project buildings or structures within 72 hours.



17. Proof of compliance with regulatory agency requirements related to the project site, including but not limited to the Regional Water Board and Department of Toxic Substances Control (DTSC), shall be submitted to the Community Development Division prior to the issuance of any certificates of occupancy.
18. Prior to issuance of any permits, Developer shall submit a fully-executed copy of (i) an amendment to the existing Regional Water Board “Covenant and Environmental Restriction on Property” encumbering the Property, which amendment shall be entered into with the California Regional Water Quality Control Board, Los Angeles Region (“Regional Water Board”), and shall be in substantially the form that was tentatively approved by the Regional Water Board via email to the applicant on December 6, 2024, (ii) a “California Land Reuse and Revitalization Act Agreement” entered into with the California Department of Toxic Substances Control (“DTSC”), which shall be in substantially the form that was tentatively approved by DTSC via email to the applicant on September 24, 2024, and (iii) any other land use covenants or agreements entered into with the Regional Water Board or DTSC encumbering or affecting the Property, as necessary to evidence a path to residential uses on the Property that is lawful and approved by the Regional Water Board and DTSC (as applicable), including but not limited to via additional oversight of the DTSC.
19. On the grading plans, all existing groundwater monitoring wells on the Project site shall be shown to be relocated within the Project site to locations that are outside the footprint of any Project buildings or other structures as shown on the approved plans, to the satisfaction of the Director and regulatory agencies. Such relocation shall be completed prior to the issuance of any building permits including foundation permits.
20. The project shall include the following project design features related to **Tribal Cultural Resources** (TCR):
  - a. TCR-1. Prior to Commencement of Ground-Disturbing Activities, retain a Native American Monitor. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work).
    - i. “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
    - ii. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
    - iii. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
    - iv. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may

involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

- b. TCR-2. Unanticipated Discovery of Tribal Cultural Resource Objects.
  - i. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
- c. TCR-3. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects; Procedures for Burials and Funerary Remains.
  - i. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
  - ii. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
  - iii. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
  - iv. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
  - v. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

### **AESTHETICS**

21. No air conditioning unit or utility cabinet shall be roof-mounted, except if appropriately screened as approved by the Community Development Director. Solar PV shall be permitted.

### **COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs)**

22. CC&Rs shall be submitted to the Planning Division for review before approval of the final map and approved prior to the sale of any units.

23. CC&Rs shall be executed by the property owner, not the HOA.

24. Any loans on the property will need to be subordinated to the CC&Rs at the time of recordation, which will be concurrently with the Final Map.

### **FENCE/WALLS**

25. The Applicant shall submit a Final Wall and Fence Plan to the Planning Division for review and approval prior to issuance of any building permit (including grading permit).

- a) The final wall and fence design along the property line with the Dominguez Channel shall provide a wrought iron or tubular steel fence on top of retaining wall as required per Final Grading Plan.

26. All walls shall include graffiti-resistant coating.

27. Landscaping shall be used in conjunction with walls and fences to visually soften blank surfaces and deter graffiti.

28. Permanent chain link fencing is prohibited on the exterior of the property, any location that is visible from the public right of way, any other public areas, and any location that is visible to any adjacent properties.

### **LANDSCAPE/IRRIGATION**

29. Landscaping shall comply with the provisions of Carson Municipal Code (CMC) Section 9168, "Water Efficiency Landscaping".
30. Prior to City issuance of any permit, the applicant shall electronically submit landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.
31. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electronically-timed controller station set for early morning or late evening irrigation. Installation, maintenance, and repair of all onsite landscaping shall be the responsibility of the property owner.
32. Installation of 6" high concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation as deemed necessary by the City Engineer. 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.
33. Backflows shall be screened with min. 5' wide planters and landscape screen material, with plant material per the Specific Plan. Paint device green color similar to Frazee, aeroplate 'Forest Green' or equal. Transformers shall be screened with shrubs and ground covers.
34. Existing and new irrigation system shall include best water conservation practices.
35. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
36. All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELO) per Department of Water Resources Title 23, Chapter 2.7. The Developer shall include the signed MWELO project information, WELO water budget calculations and compliance checklist items on landscape plans, prior to the issuance of building permits.

### **LIGHTING**

37. Two sets of onsite lighting plans are to be drawn, stamped, and signed by a licensed lighting consultant or an electrical engineer and submitted and approved by the Planning Division prior to the issuance of building permits.
38. All lighting within the project shall be directed on-site in such a manner as to not create a nuisance or hazard to adjacent streets and properties. A photometric plan shall be submitted for review and approval of the Planning Division prior to issuance of any permits.

### **PARKING**

39. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
40. All areas used for the movement, parking, loading, repair or storage of vehicles shall be paved with either:
  - a) Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base (or as otherwise recommended by a licensed soils engineer); or
  - b) Other surfacing material which, in the opinion of the Director of Public Works, provides equivalent life, service and appearance.

### **SIGNAGE**

41. Prior to issuance of any building permits, the Applicant shall submit and obtain approval of a Comprehensive Sign Program for the Project to the Planning Division.
42. Prior to issuance of any building permits, the Applicant shall provide plans to the Planning Division for approval of entry monument signage consistent with the Comprehensive Sign Program.
43. Prior to issuance of building permits, the Applicant shall provide plans to the Planning Division for approval of directional/wayfinding signage consistent with the Comprehensive Sign Program.

### **TRASH**

44. Trash collection shall comply with the requirements of the City's trash hauler (Waste Resources). If common trash collection are not used and instead individual trash bins are provided to each unit, prior to issuance of building permits, plans shall be submitted to the City and approved to ensure there are areas in the garage for all trash bins required by the trash hauler.

### **UTILITIES**

45. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 (Utilities) of the Zoning Ordinance, unless otherwise provided for in these conditions.
46. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and new electrical utilities shall be installed underground.
47. Developer shall remove at its own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
48. Any aboveground air conditioning unit, 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.

### **LOS ANGELES COUNTY FIRE DEPARTMENT**

49. The proposed development for the project shall obtain approval from the Los Angeles County Fire Department and comply with all Los Angeles County Fire Department requirements prior to the issuance of any permits.

### **BUILDING AND SAFETY DIVISION**

50. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
51. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
52. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
53. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
54. The project address for plan submittal purposes shall be designated as 21611 South Perry Street or an alternative address as approved by the City, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
55. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

56. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
57. The Developer shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
58. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a. Observation of cleared areas and benches prepared to receive fill;
  - b. Observation of the removal of all unsuitable soils and other materials;
  - c. The approval of soils to be used as fill material;
  - d. Inspection of compaction and placement of fill;
  - e. The testing of compacted fills; and
  - f. The inspection of review of drainage devices.
59. Prior to the application for a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall submit and pay a separate review fee for the soils report prior to submitting building and grading plans for review. The approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.
60. A Hydrology Study shall be reviewed with the grading plan review. The Hydrology Study shall specifically indicate the existing and proposed conditions of the development to determine the impact to stormwater runoff generated and leaving the site.
61. A soil gas investigation to identify the concentration and pressure of methane gas in the subsurface is required, and a methane mitigation plan shall be submitted and approved prior to building permit issuance if any of the following situations apply: .
  - a. The development is within 300 feet of an active, idle, orphaned or abandoned oil and gas well. (Oil and Gas Wells can be found here:  
<https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>)
  - b. The development is within 1,000 feet of a current or historical landfill (Landfill locations can be found here:  
<https://egis-lacounty.hub.arcgis.com/datasets/lacounty::methane-producing-landfills/explore?location=33.821256%2C-118.214832%2C11.95>)
62. A grading and drainage plan shall be approved prior to issuance of any building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
63. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans.
64. Approval from the Los Angeles County Flood Control District is required for any proposed connection to Dominguez Channel prior to the issuance of grading permit. The form can be found at the following link:  
(<https://www.dropbox.com/scl/fi/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56qgyz7cj&dl=0>)
65. Row-town buildings which do not meet the requirements the townhouses Common (or Double) Wall provisions, having a continuous wall separation between units from the foundation to the roof, per Section R302.2 of the Residential Code do not meet the code definition of "Townhouses" of R-3 Occupancy, and shall not be considered as such. Instead, they shall be

designed as multifamily dwellings of R-2 Occupancy classification per the Building Code and be subject to the applicable requirements for that occupancy.

66. All State of California disability access regulations for accessibility and adaptability shall be complied with.
67. Project shall comply with the CalGreen Residential mandatory requirements.
68. The surface parking facility with unassigned or guest parking spaces serving common use facilities shall provide at least one electric vehicle charging station (EVCA) for all residents or guests to use and shall meet accessibility requirements per Item 2 under Section 4.106.4.2.2 and Section 4.106.4.2.2.1 of the CalGreen Code. Note that this common EVCS along with its required accessible features may result in reduction of available parking spaces.
69. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
70. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
71. Separate application and plan review is required for Electrical plans.
72. Separate application and plan review is required for Mechanical plans.
73. Separate application and plan review is required for Plumbing plans.
74. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
75. Demolition permit is required for any existing buildings/structures which are to be demolished.
76. Prior to the issuance of building permit, the City Engineer may require the Developer to obtain a written consent from the current easement holder(s) for any proposed development encroaching into existing easement(s).
77. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water-filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
78. Separate permit is required for Fire Sprinklers.
79. Building permits shall not be issued until the final map has been prepared and submitted for plan check to the satisfaction of the Building Official.

#### **BUSINESS LICENSE**

80. All parties involved in the development of the Project, including but not limited to contractors and subcontractors, are required to obtain a City business license per CMC Section 6310.

#### **PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEER**

81. Prior to issuance of any permits, the Developer shall submit a plan that is consistent with the Final Site Plan, subject to review and approval by the City Engineer and Traffic Engineer.
82. Prior to issuance of any permits, the Developer shall submit an offsite improvement plan that is consistent with the Final Site Plan to provide an emergency vehicle access gate and curb ramp for the emergency vehicle access from the project site to Carson Street. The Developer shall design the curb ramp per Caltrans Standard Plans "modified" Case "A" or Case "C" curb ramp, and to the width required by Los Angeles County Fire Department. Prior to issuance of the first occupancy permit, the Developer shall construct the curb ramp or pay an in-lieu fee subject to approval by the City Engineer.
83. A corner distance diagram for exit driveway(s) shall be submitted to the City Traffic Engineer for review and approval.

## **PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION**

### General

84. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Public Works (PW) Standard Drawings and to the satisfaction of the City Engineer.
85. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions if such obstructions would interfere with the use for which the easement is intended.
86. 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.
87. The applicant shall modify the development plan as necessary to avoid design or improvements conflicting with existing public easements.
88. 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.
89. A construction permit is required for any work to be done in the public right-of-way.
90. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
91. Proof of Worker's Compensation and Liability Insurance to the satisfaction of the City's Risk Manager shall be submitted to the City prior to issuance of permit by Engineering Division or any grading or building permits.
92. 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.
93. 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 the issuance of construction permits.
94. 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. The following are required as part of the projects improvement plans. The following are required as a part of the project's improvement plans.
  - a. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Perry Street and Carson Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
  - b. Remove and replace any broken/damaged driveway approach within the public right of way along Perry Street and Carson Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
  - c. Remove unused driveway approach if any, within the public right of way along Perry 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.
  - d. Plant approved parkway trees on locations where trees in the public right of way along Carson Street and Perry Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
    - i. All existing City trees on Carson Street, including the one previously removed with tree well paved over, shall be replanted with 24" box size Gold Medallion Tree (*Cassia leptophylla*). The tree wells shall be expanded to five (5) feet long at the existing depth across the sidewalk. *The existing Carrotwood trees will sprout profusely from any*

*remaining roots so herbicide treatment may be needed as determined/directed by the Engineering Division.*

- e. Install the irrigation system for the purpose of maintaining the parkway trees to be planted within the public right-of-way along Perry Street abutting this proposed development.
  - f. Paint Curbs Red along Perry Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
  - g. Streets abutting the development shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet)
95. 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 shall 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.
96. Pursuant to Section 9161.4 of the Zoning Ordinance, Developer shall underground all existing overhead utility lines 12 kilovolts and less both onsite (except where such existing overhead utility lines also serve neighboring residential uses) and along project frontage on the west side of Perry Street to the satisfaction of the City Engineer and only to the extent that the estimated cost of this, and all such required improvements, does not exceed fifty (50) percent of the valuation of the nearest proposed project structure for which a building permit is requested. Pursuant to Section 9161.7 of the Zoning Ordinance, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the in-lieu fee before issuance of Building Permits. The in-lieu fee, and fees for all such required improvements, shall not exceed fifty (50) percent of the valuation of the structure for which a building permit is requested. Undergrounding cost estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.

*Prior to Building Permits*

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

97. Building permits can be issued prior to recordation of the final map, as determined by the City Engineer.
98. The hydrology report shall be submitted to the Engineering Division for review and approval of the City Engineer, to include the following:
  - a. Provide additional context in the hydrology report justifying the use of the existing condition as a historically developed site. Current site conditions appear to have pervious surfaces.
  - b. Incorporate the Final approved Site Plan as an exhibit in the Final Hydrology Report.
99. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division.
100. 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.
101. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
102. Per CMC 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.

103. Per CMC Section 5809(d)(2), Developer shall comply with the requirement that all street and road construction of 10,000 square feet or more of impervious surface shall follow USEPA guidance regarding managing wet weather with Green Infrastructure: Green Streets (December 2008 EPA-833-F-08-009) to the maximum extent practicable.
104. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
105. Developer shall provide a copy of an approved SWPPP along with WDID number.
106. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to the City via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
107. Developer shall submit digital copies of the LID/NPDES/Grading Plans, Hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver City copy via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
108. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to the City via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov)

*Prior to issuance of Certificate of Occupancy*

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

109. Final Map shall be recorded (i.e., filed for record with the County Recorder) as determined by the City Engineer.
110. 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.
111. The Developer shall execute and provide to the City Engineer a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
  - a. Comply with mitigation measures recommended by the water purveyor.
112. The Developer shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Carson Public Works Inspector and the City Engineer.
113. 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
114. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer, except the existing overhead power lines serving the existing residential to the north.
115. 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.
116. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and disability access for this development to the satisfaction of the City Engineer and/or appropriate agency or entity determined by the City Engineer.
117. 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.

118. For any structural and/or treatment control device installed, Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
119. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at rjen@carsonca.gov.
120. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
121. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City Engineer
122. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
123. Developer shall provide an approved Notice of Termination (NOT) by the Regional Water Resources Control Board.

#### **FINAL MAP**

124. Submit the Final Map for review and approval prior to recordation/filing. Submittals are to be made to the Los Angeles County Fire Department and the City of Carson.
125. Label the driveway "Private Driveway and Fire Lane" on the Final Map and clearly depict the required Fire Department width as approved per the tentative map review.
126. The final map must be approved by the City of Carson's designated geotechnical expert to assure that all geotechnical requirements have been properly depicted.
127. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.

#### **SHERIFF DEPARTMENT –LOS ANGELES COUNTY**

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

**EXHIBIT “C”**

**ADDENDUM TO THE GENERAL PLAN EIR**

Available at <https://ci.carson.ca.us/CommunityDevelopment/PerrySt.aspx>

## EXHIBIT “D”

### GENERAL PLAN AMENDMENT

The section entitled “Corridor Mixed Use” on page 2-14 of the Land Use and Revitalization Element of the City of Carson 2040 General Plan is hereby amended as follows (new language in **bold underline**):

#### **Corridor Mixed Use (CMU)**

This designation is applied to corridors where a mix of commercial and residential uses are permitted—although purely commercial or purely residential uses are allowed—to support retail and services that cater to the daily needs of local residents. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). Other uses that are determined to be compatible with surrounding areas, including sensitive uses, would require a conditional use permit.

**Notwithstanding any otherwise-conflicting provision governing the Corridor Mixed Use land use designation, properties located within the Corridor Mixed Use land use designation that are also within the Perry Street Specific Plan area shall be developed in accordance with the permitted land uses in the Perry Street Specific Plan, including any amendments thereto, as well as any other provisions of the Corridor Mixed Use land use designation.**

Typically, mid-rise building heights would be found in this designation. The maximum FAR is 1.0. Residential development up to 40 units per acre is permitted with provision of new or retention of existing 0.2 FAR minimum commercial space. Base FAR and base residential density may be increased by up to 15 percent with inclusion of additional (beyond minimum) active ground floor commercial use and/ or community benefits, independent of increases permitted under State density bonus laws for affordable housing. Ground level active commercial uses are not included in FAR calculations, and the City may, in circumstances where ground floor commercial use is not desirable or practical, permit substitution of commercial uses with community benefits.

For provisions relating to existing (as of 2021) commercial development replacement, see Policy LUR-P-16.

**EXHIBIT “E”**  
**SPECIFIC PLAN AMENDMENT**

Available at <https://ci.carson.ca.us/CommunityDevelopment/PerrySt.aspx>

**EXHIBIT “F”**

**AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

Available at <https://ci.carson.ca.us/CommunityDevelopment/PerrySt.aspx>