



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** September 9, 2008

**SUBJECT:** Design Overlay Review No. 1272-08 and  
Conditional Use Permit No. 701-08

**APPLICANT/REPRESENTATIVE:** Mr. Mario Anastasio  
5129 Minturn Avenue  
Lakewood, CA 90712

**REQUEST:** Demolish an existing 1,256-square-foot single-family residence and construct a new 2,701-square-foot two-story single-family residence with a two (2) car garage. Issue a conditional use permit for a 1,091-square-foot existing non-conforming accessory living quarter

**PROPERTY INVOLVED:** 21324 South Perry Street

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### COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairman			Saenz
		Cannon			Verrett
		Graber			

***Item No. 12C***

## I. Introduction

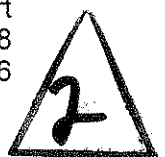
The representative, Mr. Mario Anastasio, on behalf of the property owner, Mr. Jun Pulido, is requesting approval of Design Overlay Review (DOR) No. 1272-08 to demolish an existing 1,256-square-foot single-family residence and construct a new 2,701-square-foot two-story single-family residence on a 7,200-square-foot lot with a substandard 40-foot width. Conditional Use Permit (CUP) No. 701-08 is for an existing non-conforming accessory living quarter. The existing accessory living quarter was a result of an illegal garage conversion. The existing accessory living quarter will be brought into compliance with the approval of CUP No. 701-08 and an attached two car garage is proposed with DOR No. 1272-08. The property is located at 21324 S. Perry Street and is zoned Residential, Single-Family (RS).

## II. Background

The subject property is located within the central region of the city near the intersection of 213<sup>th</sup> Street and the I-405 Freeway. The surrounding properties are developed with single-family residences that were constructed in the 1950s and 1990s. Directly to the north of the neighborhood is the Shell Carson Terminal. Residential uses are found to the north, south, west, and eastern boundaries. The subject property is occupied by a 1,256-square-foot one-story single-family dwelling and a 1,091-square-foot one-story illegal non-conforming accessory living quarter. Historic aerials and building permits show the building was currently used and constructed as a detached garage. The existing single-family dwelling will be demolished to accommodate the new primary residence and the existing accessory living quarter will remain and brought into conformance with the approval of a conditional use permit.

On April 14, 2008, an application was submitted by the applicant's representative, Mario Anastasio, for construction of the property and approval of a conditional use permit. On April 23, 2008, staff conducted a New Case Review (NCR) meeting to review the proposed project. As a result of staff review, minor architectural improvements have been added to the proposed residence to enhance the aesthetics and blend in with the surrounding architectural styles. No permit was issued for the conversion of the permitted detached garage to an accessory living quarter.

Staff has inspected the property and reviewed all building permit records. The subject property was issued a building permit for a detached garage in 1972 and a separate permit in 1974 for a family room addition which included the conversion of a carport. Based on city records, the illegal garage conversion is anticipated to have occurred between 1972 and 1974.



The property site has no previously approved discretionary permits on file and there are no past or current zoning code enforcement cases.

### III. Analysis

#### Design Overlay Review and Conditional Use Permit

The property is a substandard wide lot (40 feet) and is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code (CMC) and the existing illegal non-conforming accessory living quarter is subject to a conditional use permit pursuant to CMC Section 9122.1 since the existing structure exceeds the permitted floor area of 500-square-feet. Section 9172.23 (D) and Section 9172.21 (D) states that a site plan and design overlay review and conditional use permit application shall be submitted and recommended for approval if the project meets specified criteria; and that the Commission shall approve a Conditional Use Permit if it is able to make affirmative findings based on the following criteria:

- a. **Compatibility with the General Plan, any specific plans for the area, and surrounding uses; proposed use and development will be consistent with the General Plan.**

The proposed single-family residence is consistent with the General Plan of the City of Carson in that the property and the surrounding area are designated as Low Density Residential with an allowed maximum density of 8 dwelling units per acre (du/ac). The subject property is zoned RS (Residential, Single Family), therefore the proposed single-family dwelling and existing accessory living quarter (with an approved conditional use permit) is consistent with this zoning. The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density Residential.

- b. **Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area; proposed use and development will be compatible with the intended character of the area.**

The proposed project is for a new 2,701-square-foot two-story single-family dwelling located in a residential neighborhood and a conditional use permit for an existing 1,091-square-foot accessory living quarter. The proposed and existing development is consistent with newer two-story single-family residences (built in the 1990s) located directly west of the project site and the surrounding single family homes (built in the 1950s) directly adjacent to the project site. The proposed project meets the City's design and development standards.



The subject property consists of an illegal non-conforming accessory living quarter that requires a conditional use permit pursuant to Section 9122 of the CMC. The City automatically permits accessory living quarters within the RS zone pursuant to Section 91221.1 of the CMC if the accessory unit does not exceed 500 square feet and meets development standards. A conditional use permit is required if an accessory living quarter exceeds 500 square feet. The existing accessory living quarter is 1,091 square feet and will be renovated to meet development standards and be compatible with the primary residence in architectural style and appearance.

**c. Convenience and safety of circulation for pedestrians and vehicles; adequate street access and traffic capacity.**

Perry Street is a residential street which operates with a minimal amount of traffic. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. Clear views for vehicle back-up are provided.

**d. Attractiveness, effectiveness and restraint in signing, graphics and color.**

The proposed project is for a single-family residence and will not require signage other than for address identification.

**e. Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.**

The subject property is not located within any Redevelopment Project Area or special Overlay District. The proposed project meets all applicable design standards and guidelines of the Municipal Code.

**f. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development; there will be adequate water supply for fire protection.**

The project site is a substandard wide lot (40 feet) and is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code (CMC). The proposed project will replace an existing dwelling unit and will legalize an existing accessory structure. The site is adequate to accommodate the proposed project.

The proposed project has been reviewed by the Los Angeles County Fire Department and conditions of approval have been provided to ensure adequate water supply is provided for fire protection.



### Issues of Concern

According to Section 9122.1 of the CMC, accessory living quarters may be provided given that no separate kitchen facilities are provided and such quarters are not occupied or rented as a separate dwelling. The addition of a kitchen to an accessory living quarter creates a second dwelling unit and second dwelling units are strictly prohibited within parcels less than 7,500 square feet in the RS zone according to Section 9125.6 of the CMC, Second Dwelling Unit Development Standards. The project site is approximately 7,200 square feet and does not meet minimum lot size requirements for a second dwelling unit. Therefore, in accordance to Sections 9122.1 of the CMC, Accessory Living Quarters, the following conditions of approval are recommended.

### *Conditions of Approval*

1. Any changes or additions to the accessory living quarter shall be limited to minor alterations, improvements, repairs or changes of use which do not increase or intensify the existing use.
2. Any major alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit, if applicable.
3. The applicant shall sign an agreement indicating the accessory living quarter shall never be used as a second dwelling unit or rented as a second dwelling unit. Said agreements shall be recorded by the County Recorder. Proof of recordation shall be provided to the Planning division prior to the certificate of occupancy.
4. In the event the accessory living quarter is converted into a second dwelling unit, the property owner shall be responsible to pay for all costs to remove the second dwelling unit, including all costs incurred by the city in its enforcement of the Carson Municipal Code.
5. Building permits for all structures, including the accessory living quarter, shall be secured prior to issuance of occupancy of the main unit.

### **III. Environmental Review**

Pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA), the proposed project is for a new single-family residence and legalization of a non-conforming accessory living quarter located in a developed residential neighborhood and is "Categorically Exempt." No significant environmental impacts would result from this proposal.



**IV. Conclusion**

Based on the preceding discussions, it is staff's recommendation that the proposed project meets the required findings set forth in the Carson Municipal Code for the approval of a Design Overlay Review and Conditional Use Permit. The proposed residence meets the requirement of the General Plan for residential development. The proposed use of the site will be consistent with the existing residential development in the area. Adequate conditions have been included to mitigate effects as well as guide development.

**V. Recommendation**

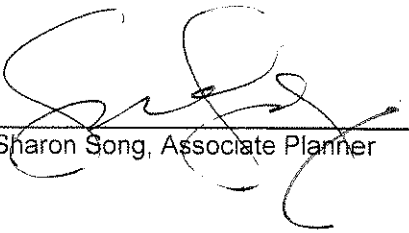
That the Planning Commission:

- APPROVE Design Overlay Review No. 1272-08 and Conditional Use Permit No. 701-08 subject to the conditions of approval attached as Exhibit "B" of Exhibit 1 (Resolution No. \_\_\_\_\_); and
- WAIVE further reading and ADOPT Resolution No. \_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1272-08 for construction of a new single-family residence and Conditional Use Permit No. 701-08 to legalize an existing non-conforming accessory living quarter located at 21324 South Perry Street."

**VI. Exhibits**

1. Draft Resolution
2. Development Plans for DOR 1272-08 and CUP 701-08

Prepared by:

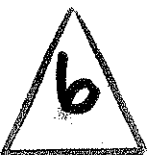
  
Sharon Song, Associate Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp, Planning Manager



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1272-08 FOR CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND CONDITIONAL USE PERMIT NO. 701-08 TO LEGALIZE AN EXISTING NON-CONFORMING ACCESSORY LIVING QUARTER LOCATED AT 21324 SOUTH PERRY STREET

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

**Section 1.** An application was duly filed by the applicant, Mr. Mario Anastasio, on behalf of the property owner Mr. Jun Pulido, with respect to real property located at 21324 South Perry Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1272-08 and Conditional Use Permit No. 701-08 for construction of a new single-family residence and legalization of an existing accessory living quarter.

A public hearing was duly held on September 9, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** Pursuant to Section 9172.23 of the Carson Municipal Code (CMC), Site Plan and Design Review and Section 9172.21, Conditional Use Permit, the Planning Commission finds that:

- a) The proposed single-family residence and existing accessory living quarter is consistent with the General Plan of the city of Carson in that the subject property and the surrounding area are designated for residential development. The subject property is zoned Residential, Single Family (RS) and the remaining surrounding area is designated as Low Density (1-8 unit max.) and zoned Residential, Single Family (RS).
- b) The proposed project is for a new single-family residence located in a residential neighborhood and approval of an existing accessory living quarter. It is consistent with the existing two-story single-family residences in the neighborhood and meets the City's design and development standards. The property will be entirely landscaped in areas other than the residence, driveway, and walkway. Conditions of approval have been included to improve the aesthetic design of the residence and accessory living quarter.
- c) Perry Street is a residential road which operates for a minimal amount of traffic. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fences will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing up onto Perry Street.
- d) The proposed project is for a single-family residence and existing accessory living quarter and will not require signage other than for address identification.



e) The subject property is not located within any Redevelopment Project Area or special Overlay District. The proposed project meets all applicable design standards and guidelines of the Municipal Code.

f) The proposed project has been reviewed by the Los Angeles County Fire Department and conditions of approval have been provided to ensure adequate water supply is provided for fire protection.

**Section 4.** Pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA), the proposed project is for a new single-family residence and existing accessory living quarter located in a developed residential neighborhood and is "Categorically Exempt." No significant environmental impacts would result from this proposal.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1272-08 and Conditional Use Permit No. 701-08 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the Notice of Exemption identifying the project as "Categorically Exempt."

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 9<sup>th</sup> DAY OF SEPTEMBER, 2008.**

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY





THE NORTH 40 FEET OF THE SOUTH 80 FEET OF THE WEST 185 FEET OF LOT 30 OF TRACT, 4054, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44 PAGES 39 TO 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE NORTH 7.00 FEET OF THE SOUTH 40.00 FEET OF THE WEST 83.00 FEET OF LOT 30, TRACT 4054, AS PER MAP RECORDED IN BOOK 44 PAGES 39 TO 41 OF MAPS.

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } s.s.

On December 5, 1991 before me,  
Marie T. Quinlan personally  
appeared Isaias Q. Pulido  
Bernardita P. Pulido

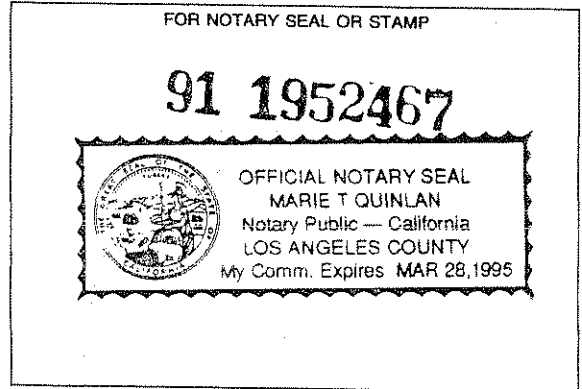
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Marie T. Quinlan



Gateway Title Company



91 1952467



Staple

Staple

**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1272-08**  
**CONDITIONAL USE PERMIT NO. 701-08**

GENERAL CONDITIONS

1. If Design Overlay Review No. 1272-08 and Conditional Use Permit No. 701-08, are not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously 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 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 Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. 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 the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permits shall be determined to be automatically revoked, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.



8. 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.
9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
11. 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 No. 1272-08 and Conditional Use Permit No. 701-08. 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.

#### ACCESSORY LIVING QUARTER

12. Any changes or additions to the accessory living quarter shall be limited to minor alterations, improvements, repairs or changes of use which do not increase or intensify the existing use.
13. Any major alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit, if applicable.
14. The applicant shall sign an agreement indicating the accessory living quarter shall never be used as a second dwelling unit or rented as a second dwelling unit. Said agreement shall be recorded by the County Recorder. Proof of recordation shall be provided to the Planning division prior to the certificate of occupancy.
15. In the event the accessory living quarter is converted into a second dwelling unit, the property owner shall be responsible to pay for all costs to remove the second dwelling unit, including all costs incurred by the city in its enforcement of the Carson Municipal Code.
16. Building permits for all structures, including the accessory living quarter, shall be secured prior to issuance of occupancy of the main unit.



## PARKING

17. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
18. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
19. No designated garage shall be converted to other use without approval by the Planning Division.
20. Automatic garage door openers, with two portable opening devices, are required.
21. A roll-up garage door shall be installed to allow for parking on the driveway.
22. All areas used for the movement of parking, loading, repair or storage of vehicles shall be paved with either:
  - a. Concrete or asphaltic concrete to a minimum thickness of three and on-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
23. No designated garage shall be converted to other uses(s) without prior approval from the Planning Division.

## LANDSCAPING/IRRIGATION

24. All landscaped areas shall be maintained in good condition at all times.

## UTILITIES

25. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
26. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
27. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

## AESTHETICS

28. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Planning Division approval.
29. The exterior front door shall be solid hardwood (carved or paneled).
30. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Manager.



31. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
32. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

FENCES/WALLS

33. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.

LIGHTING

34. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) or Section 9147.1 (industrial zones) of the Zoning Ordinance.
35. Low level exterior lights shall be installed throughout the site along all walkways. 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.

BUILDING AND SAFETY

36. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

37. The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
38. Provide evidence on Los Angeles County Fire Department fire flow Form 195, that the fire hydrant and available flow rate meets Los Angeles County Fire Department requirements. This form should be submitted to the Carson Building Department for verification of these requirements prior to the issuance of any building permits.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

39. The preparation of a drainage/grading plan for approval by the Los Angeles County Department of Public Works is required.

The Department of Public Works recommends approval of the proposed project subject to the following conditions:



40. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Department, prior to issuance of grading permits.
41. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
42. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
43. A construction permit is required for any work to be done in the public right-of-way.

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

44. Soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
  - a) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
45. 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.
46. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
47. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
48. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
49. The Developer shall submit improvement plans to the Development Services Group – 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.
  - b) Sewer Main Improvements (if any) along Perry Street, as determined by the aforementioned sewer area study



50. Construction bond as required for all work to be done within the public right of way.
51. Proof of Worker's Compensation and Liability Insurance.

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

52. 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 handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
53. Repair any broken or raised sidewalk, curb and gutter along Perry Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
54. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
55. The developer shall construct new driveway approaches per City of Carson Standard 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.
56. If required by the L.A. County Street Lighting Division, Department of Public Works, install streetlights on concrete poles with underground wiring along the project site to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
57. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
58. 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.
59. 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.
  - c) Comply with mitigation measures recommended by the water purveyor.
60. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)

61. 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.
62. 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

63. 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.







City of Carson  
Economic Development Services Group  
701 East Carson Street  
P.O. Box 6234  
Carson, California 90749

*Exempt from recording fees pursuant to Government Code §6103.*

## RESTRICTIVE COVENANT

This Restrictive Covenant is made and entered into as of the 10th day of September, 2008, by Jun Pulido ("Owner") in favor of the City of Carson ("City"), California, a municipal corporation.

### RECITALS

A. Owner is the owner of certain real property commonly known as 21324 South Perry Street ("Property"), Carson, California 90745.

B. Owner constructed a detached accessory living quarter ("Structure"), as defined by Carson Municipal Code ("CMC") sections 91221.1, 9191.010 and 9191.046, located on the east side of the property. The City has determined that the proposed Structure has met the regulations of the CMC.

C. City's Economic Development Services Group has agreed to grant a building permit to allow the Structure to remain, on the conditions that the Structure will never be used as a dwelling unit, as defined by CMC section 9191.214, and shall not contain a kitchen, as defined by CMC section 9191.322. The Structure is intended for family members, guests, servants, and not more than 6 roomers or boarders, provided no separate kitchen facilities, as defined by CMC Section 9191.322, are provided and such quarters are not occupied or rented as a separate dwelling.

NOW, THEREFORE, in consideration of performance by Owner of the covenants and conditions herein contained, the parties agree as follows:

1. Owner hereby covenants and agrees that, Owner shall not use or permit the Structure to be used in any manner for dwelling purposes or permanent habitation.

2. Owner hereby covenants and agrees that Owner shall not cause or permit the Structure to be further remodeled, modified, or improved in any manner which would facilitate, encourage or enable the use of the structure for dwelling purposes or permanent habitation without the prior written authorization of City.

3. If Owner shall in any manner violate the terms this covenant, City shall have all remedies available to it under the Carson Municipal Code, at law or in equity, including but not limited to a right to an injunction requiring Owner to cease such use or to remove such modifications or improvements.

4. This covenant shall constitute a servitude against the Property, and the terms of this Covenant shall be binding upon and inure to the benefit of, as the case may require, the respective heirs, successors in interest, and assigns of the parties hereto.



5. This instrument constitutes the entire agreement of the parties hereto with respect to the subject matter hereof, and no modifications hereof shall be of any force or effect until signed by the party to be charged.

6. Invalidation of any covenant, condition or restriction or any other provision contained herein shall in no way affect any of the other covenants, conditions or restrictions or provisions hereof, or the application thereof to any other person or entity, and the same shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have entered into this Covenant as of the day and year first-above written.

"City"

"Owner"

CITY OF CARSON

\_\_\_\_\_  
Jun Pulido

By: \_\_\_\_\_  
Sharon Song

Title: \_\_\_\_\_  
Associate Planner

**ACKNOWLEDGMENT**  
(Civil Code § 1189)

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me \_\_\_\_\_,

A notary public for the State of California, personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

↓ (Notary Seal) ↓

\_\_\_\_\_  
Notary Public