



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 9, 2008

SUBJECT: Design Overlay Review No. 1282-08

APPLICANT: Fernando Hernandez
1242 N. Avalon Boulevard
Wilmington, CA 90744

REQUEST: To construct two 2-story office buildings with approximately 10,661 square feet of total building area located in the MU-SB (Mixed Use Sepulveda Boulevard) zone district and within the Merged and Amended Redevelopment Project Area

PROPERTY INVOLVED: 440 E. Sepulveda Boulevard

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Cannon			Verrett
		Graber			

I. Introduction

Date Application Received

- July 24, 2008 : Design Overlay Review No. 1282-08

Applicant and Property Owner

- Fernando Hernandez, 1242 N. Avalon Boulevard, Wilmington, CA 90744

Project Address

- 440 E. Sepulveda Boulevard, Carson, CA 90745

Project Description

- Proposed two 2-story office buildings with approximately 8,726 square feet of office space and two 3-car garages totaling approximately 1,935 square feet. The total building area is 10,661 square feet. The lot size is 18,300 square feet.
- The application includes the following:
 - Design Overlay Review No. 1282-08 for the approval of two office buildings with approximately 8,726 square feet of office space.

II. Background

Current Use of Property

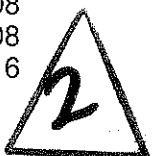
- The property is currently vacant.

Previous Uses

- The property was previously used as an auto repair shop in the 1980's. In 1982 the Los Angeles County Department of Engineer Facilities issued an "Industrial Wastewater Discharge Permit No. 9375 for the disposal of wastes from cleaning automotive radiators. In 1993 the City issued a demolition permit for a wood building. There is no record of a Phase I soils report for this property, however, the City's Engineering Division is requiring a soils report as a condition of approval.

Previously Approved Discretionary Permits

- There is no history of previously approved discretionary permits on this property.



Public Safety Issues

- The subject property is vacant and there is no zoning code enforcement cases associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 440 E. Sepulveda Boulevard.
- Commercial and residential uses surround the subject property. Single-family homes are located to the south across an alley and to the north across Sepulveda Boulevard. A bar and grill is located to the east. Other commercial uses are located to the west.
- The lot area is approximately 18,300 square feet and is currently vacant. The proposed two story office buildings with Mediterranean architectural design will be owner occupied with real estate related offices in one building and leased tenant space in the second building. Building 1 will have a first floor of 3,081 square feet (three offices) and a second floor of 2,995 square feet (two offices) totaling 6,076 square feet. Building 2 will have a first floor of 1,378 square feet (two offices) and a second floor of 1,272 square feet (two offices) totaling 2,650 square feet. A three-car garage is also proposed for each building with 12-foot high automatic roll up doors. Signage will be submitted at a later date.
- The project site plan includes 30 parking spaces which comply with Section No. 9162.21.C.8 of the Carson Municipal Code (CMC). The required parking is 29 spaces based on 1 space per each 300 square feet of gross floor area. The site plan identifies two 3-car garages with 12-foot high roll-up doors. These garages would accommodate work trucks with a height of up to 10 feet, 6 inches and a length of 16 feet. The city Traffic Engineer has determined that the proposed 26 foot back up area from the proposed garage doors would accommodate safe vehicular movements for this project.
- The building has been designed with a Mediterranean façade with red tile roof accents and stucco finish. The planters in front of the buildings and building wall base areas will be finished with complimenting brick to provide an aesthetically-pleasing building on this vacant/blighted by-passed parcel.
- The proposed project is subject to Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. SUSMP requires the subject property to retain and treat the first 3/4-inch of storm-water. The project will comply with SUSMP requirements.



- The City's traffic engineer has determined that no significant adverse traffic conditions will result from this project. A right turn only sign will be installed for traffic exiting onto Sepulveda Boulevard.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MU-SB (Mixed Use – Sepulveda Boulevard) and properties to the east and west share the same zoning. The properties to the north and south are zoned RS (Residential Single Family).
- The subject property has a General Plan Land Use designation of Mixed Use Residential.
- The subject property is within the Amended and Merged Redevelopment Project Area. Redevelopment staff is currently targeting this area for blight removal. The Redevelopment staff has issued a "Request for Proposals" (RFP) to address improving alley access to a 20 foot right-of-way thereby improving safety. Several engineering firms are currently being considered to provide the city with recommendations on necessary land acquisition and alley improvement cost to removal blighted conditions affecting the economic revitalization of this and adjoining properties.

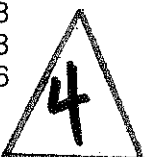
Applicable Zoning Ordinance Regulations

The proposed office buildings are subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. 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.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.



All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Project Aesthetics: Pursuant to Section 9172.23(D), Site Plan and Design Review, Approving Authority Findings and Decision, the project must be harmonious and attractive to the area. Staff is recommending that the applicant enhance the building's façade aesthetics.

Mitigation: To promote an attractive building design, the applicant shall add brick along the base of the building and the proposed planter boxes.

- Issue – Project Safety: Being that rear office access will also be via the alley there is an issue with public safety especially during the evening hours.

Mitigation: To promote public safety the applicant shall provide security sensor lighting and security cameras at the front and rear of the proposed buildings. The lighting and security cameras should deter potential crimes that include graffiti and robberies.

IV. Environmental Review

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 16 (Categorical Exemptions) the project is deemed categorically exempt under Section 15332 (In-Fill Development Project) and will not result in significant adverse effects on the environment.

V. Recommendation

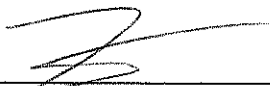
That the Planning Commission:

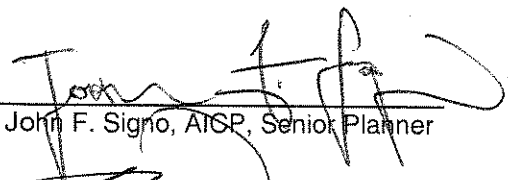
WAIVE further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1282-08 TO THE REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF TWO OFFICE BUILDINGS TOTALING 10,661 SQUARE FEET LOCATED AT 440 E. SEPULVEDA BOULEVARD."



VI. Exhibits

1. Draft Resolution
2. Development Plans

Prepared by: 
Zak Gonzalez II, Planner

Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
Sheri Repp, Planning Manager

DOR No. 1282-08 4



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1282-08 TO THE
CARSON REDEVELOPMENT AGENCY**

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

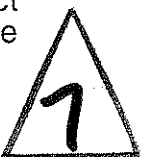
Section 1. An application was duly filed by the applicant, Mr. Fernando Hernandez, with respect to real property located at 440 E. Sepulveda Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1282-08, for the development of two office building with approximately 10,661 square feet of total building area located in the MU-SB (Mixed-Use-Sepulveda Boulevard) zone and within the Merged and Amended Redevelopment Project Area.

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. The Planning Commission finds that:

- A) The General Plan currently designates the site as Mixed-Use Residential and the zoning designation is MU-SB (Mixed-Use-Sepulveda Boulevard), which allows for the development of office uses. The proposed project is consistent with land use regulations associated with office uses and the proposed development will adhere to the goals and policies described in the Land Use Element of the General Plan. The site is surrounded by residential land uses to the north and south and commercial uses to the east and west.
- B) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Zoning Ordinance. Furthermore, the site has been vacant for many years. The proposed development will serve to enhance the existing blighted area by providing quality design offices that will provide services to the surrounding neighborhoods. As such, the project is compatible with the existing and anticipated development of the area.
- C) Sepulveda Boulevard is major thoroughfare that can accommodate the proposed development. Furthermore, the City's Traffic Engineer has reviewed the proposed project and has determined that the use will not create significant traffic impacts to the area circulation and that adequate street access and traffic capacity exist. The alley behind the property can accommodate the traffic generated by the project.
- D) Signage will be submitted at a later date. All future signage shall comply with the Carson Municipal Code.
- F) Pursuant to the Redevelopment Plan for the Merged and Amended Project Area, future development within such Project Area includes an emphasis on the



project will facilitate the redevelopment of a currently blighted, vacant lot and allow for the development of new office buildings which will provide increased tax revenue, jobs to the community and showcase a new contemporary development. The proposed development is consistent with the general intent of the Redevelopment Plan for the area.

- G) Construction operations will comply with all city, county, and state requirements including best management practices to minimize impacts to adjacent properties.

Section 4. Pursuant to the California Environmental Quality Act (CEQA), Title 14, Chapter 3, Article 19 (Categorical Exemptions) the project is deemed categorically exempt under Section 15332 (In-Fill Development Projects) and is not expected to generate any significant adverse effects on the environment.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1282-08 to the Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify the adoption of this 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 9th DAY OF SEPTEMBER 2008.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

05 3201759

PARCEL 1

LOT(S) 29 TO 32 INCLUSIVE OF BLOCK 2 OF FACTORY CENTER TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE(S) 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THAT PORTION OF THE NORTHERLY 25 FEET OF LOTS 29 TO 32 INCLUSIVE BY DEED RECORDED AUGUST 17, 1965 AS INSTRUMENT NO 2549 OF OFFICIAL RECORDS

PARCEL 2

LOTS 33 TO 36 INCLUSIVE OF BLOCK 2 OF FACTORY CENTER TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 23, PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THAT PORTION OF THE NORTHERLY 25 FEET OF LOTS 33 TO 36 INCLUSIVE BY FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 22, 1966 AS INSTRUMENT NO 1823, BOTH OF OFFICIAL RECORDS



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1282-08

GENERAL CONDITIONS

1. If a building permit plan check submittal for Design Overlay Review No. 1282-08, is not submitted to the City of Carson within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.

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.

2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. 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.
4. The 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.
5. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
6. 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.
7. 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. Design Overlay approval is contingent upon the Carson Redevelopment Agency approval. Any change to the abovementioned discretionary permit may require further review by the Planning Commission before such discretionary permits become effective.
11. 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.

It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days

12. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1282-08. 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.

PARKING

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance, as proposed to be amended, Section 9162.21 C (4).
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. All areas used for the movement or parking 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



- b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
- 17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
- 18. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance. Further, garages shall not be used for storage.

LOT MERGER

- 19. Applicant shall file for lot mergers to create one lot via CMC Sections 9207.26 (Minor Lot Line Adjustments) and or 9207.27 (Merger of Contiguous Parcels). The applicant shall coordinate with the Engineering Division regarding timeline requirements to accomplish the creation of one lot via said CMC sections. In the interim, the applicant shall record a covenant that will prohibit the owner from selling any separate lots during the merger process. Furthermore, the owner shall record a covenant stating that all lots during the merger process shall retain the building architectural and site plan lay-out design approved by the Planning Commission.

LANDSCAPING/IRRIGATION

- 24. The applicant shall submit two sets of landscaping and irrigation plans. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.

Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:

- a. Annual flowers wherever possible;
 - b. five and one gallon shrubs; and
 - c. flats of ground cover planted 8-inches on center.
- 25. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
 - 26. 6" x 6" concrete curbs are required around all landscaped planter areas.
 - 27. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.

GRAFFITI LANDSCAPING

28. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
29. Graffiti shall be removed from all project areas within 3 days of written notification by the city of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

UTILITIES

30. 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.
31. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
32. 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

33. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all new building facades, subject to Planning Division approval.
34. Down spouts shall be architecturally integrated into the structure to the satisfaction of the Director.
35. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
36. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.
37. Site plan shall incorporate bike racks and decorative litter receptacles at various locations in the parking and walkway areas.
38. Existing retail structure pillars shall be repainted.

SIGNS

39. A sign program shall be approved in connection with this project by the Planning Commission prior to the issuance of a building permit(s). The sign program shall



detail all signs to be erected including location, size, type, materials, etc. All signs shall be subject to the review and approval of the Planning Division.

40. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
41. All permitted business signs must be in compliance with the provisions of Sections 9136.7 and 9146.7 of the Zoning Ordinance.

LIGHTING

42. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 of the Zoning Ordinance.

BUSINESS LICENSE DIVISION

43. 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.

ENGINEERING SERVICES DIVISION- CITY OF CARSON

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.

44. 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.
45. On-site base, paving, curb and gutters are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
46. 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.
47. 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:

48. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.

49. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
50. 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.
51. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
52. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
53. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5-ft of additional right-of-way abutting the development along the alley. New Right-of-Way line shall be 10-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
54. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
55. All existing overhead utility lines less than 50 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, 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 deposit of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
56. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
57. 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.
58. Street Improvements (*if any*) along Sepulveda Blvd.
59. Full Width Alley Improvements .

60. Sewer Main Improvements *(if any)* along Sepulveda Blvd as determined by the aforementioned sewer area study.
61. Storm Drain Improvements *(if any)* along Sepulveda Blvd as determined by the aforementioned requirement.
62. Construction bond as required for all work to be done within the public right of way.
63. Proof of Worker's Compensation and Liability Insurance.

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

64. 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.
65. Repair any broken or raised sidewalk, curb and gutter along Sepulveda Blvd within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
66. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
67. 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.
68. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
69. Install streetlights on concrete poles with underground wiring along Sepulveda Blvd to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
70. All new utility lines, along Sepulveda Blvd abutting the proposed development shall be underground to the satisfaction of the City Engineer.
71. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
72. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Sepulveda Blvd.

73. Paint Curbs Red along Sepulveda Blvd within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
74. 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.
75. 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.
76. Comply with mitigation measures recommended by the water purveyor.
77. 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.
78. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed 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).
79. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
80. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
81. 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.

THE COUNTY OF LOS ANGELES FIRE DEPARTMENT

84. Prior to the issuance of a building permit, submit two complete sets of architectural drawings to the Fire Prevention Engineering Section Building Plan Check Unit. Contact (323) 890-4125 for additional information and submittal location.

