



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 10, 2009

SUBJECT: Modification No. 1 to
Design Overlay Review No. 1256-07,
Conditional Use Permit No. 685-07, and
Conditional Use Permit No. 686-07

APPLICANT: Thomas Safran & Associates
11812 San Vicente Boulevard, No. 600
Los Angeles, CA 90049

REQUEST: Modification to an approved development plan to
enlarge the commercial area for storage purposes
and reduce the number of parking by 19 spaces

PROPERTY INVOLVED: 708-724 E. Carson Street and
21720-21814 S. Avalon Boulevard

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Cannon
		Vice-Chair Saenz			Gordon
		Brimmer			Graber
		Brown			Verrett

I. Introduction

On February 26, 2008, the Planning Commission approved a development plan for a four-story, mixed-use project for 236 residential units, including 150 market-rate condominium units, 86 affordable senior housing units, 20,245 square feet of retail use, and 8,518 square feet of restaurant use. The 4.29-acre project site is located on the southeast corner of Avalon Boulevard and Carson Street at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard. The project included:

- Design Overlay Review (DOR) No. 1256-07 for the project design;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

Due to the current market condition, the applicant has redesigned the ground level to accommodate two alternatives to provide for better flexibility for future commercial tenants. Each alternative includes 10,710 square feet for a grocery store, 4,385 square feet for grocery storage, and 9,172 square feet for sit-down restaurants. Alternative 2 converts 4,442 square feet of retail use for fast-food restaurants. No changes to the residential uses are proposed.

Alternative 1

- Retail: 20,438 square feet
- Restaurant: 9,172 square feet (sit-down)
- Residential: No change (150 condominium units/86 affordable senior units)

Alternative 2

- Retail: 15,996 square feet
- Restaurant: 9,172 square feet (sit-down), 4,442 square feet (fast-food)
- Residential: No change (150 condominium units/86 affordable senior units)

TABLE 1: PARKING CALCULATIONS

PLAN	REQUIRED PARKING (Mixed-use project with sr. hsg.) (commercial/total)	PROPOSED PARKING (total)	SHARED PARKING AGREEMENT* (total max. parking demand)
APPROVED PLAN 2/26/08 Plng. Comm.	143/558	580	514
ALTERNATIVE 1	160/581	561	527
ALTERNATIVE 2	189/611	561	549

* Consideration of a shared parking agreement is based on a variety of uses having staggered hours of operation and different peak periods. The traffic analyses indicate the total maximum parking demand to be in December on weekends at 7 p.m.



The total required parking is calculated based on a reduction for a mixed-use project that provides senior affordable housing. Based on the traffic study, Alternative 1 will require a maximum of 527 parking spaces and Alternative 2 will require a maximum of 549 parking spaces after shared parking factors are considered. The traffic study concludes that the proposed 561 parking spaces are sufficient to accommodate both alternatives.

II. Background

The subject property consists of several adjoining parcels which encompass approximately 4.29 acres of land after a required right-turn lane dedication. The parcel at 708 E. Carson Street is currently developed with an Econo Lube automobile service stand built in 1960. The parcel at 716 E. Carson Street is currently developed with a Mexican restaurant building built in 1966. The parcel at 724-730 E. Carson Street is currently developed with a commercial strip center built in 1954. The parcel at 21716-21740 Avalon Boulevard is currently developed with an IHOP restaurant, a commercial strip center and a residence with several garages. The parcel at 21802 Avalon Boulevard is developed with a building which contains a restaurant and bakery, a separate single family residence, and a garage. The parcel at 21814 Avalon Boulevard and the southernmost parcel are currently vacant.

Demolition of all buildings is expected to occur by mid- to late-February. The applicant anticipates receiving a building permit by March 2009.

Zoning/General Plan/Redevelopment Area

The project site is within the MU-CS (Mixed-Use–Carson Street) zoning district, has a General Plan land use designation of Mixed-Use Residential, and is within Redevelopment Project Area No. 4.

Surrounding Land Uses

Surrounding land uses include a mobile home park to the east, commercial and single family residential uses to the south, a Ralph's shopping center to the west, and Carson City Hall to the north. The area has been developed for a number of decades and has a well established urban character.

IV. Analysis

Pursuant to Section 9138.17.C of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street Corridor are subject to Site Plan and Design Review per Section 9172.23. Section 9172.23(D)(1) states that a Site Plan and Design Review application shall be submitted and recommended for approval if the project meets specific criteria. Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not



substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D).

On February 26, 2008, the Planning Commission approved the mixed-use development based on findings included in Resolution No. 08-2193 attached as Exhibit No. 1. The proposed modification is essentially an interior tenant improvement to accommodate future tenants, but results in 19 fewer parking spaces because of the addition of a 4,385-square-foot storage area. As discussed in the traffic analysis, the resulting 561 parking spaces is adequate to accommodate future commercial and residential tenants based on a mix of uses that have staggered hours of operation and different peak hours. Thus, the findings in Resolution No. 08-2193 will not change as a result of the proposed modification.

V. Environmental Review

An Initial Study and Mitigated Negative Declaration were prepared for the original project in accordance with the California Environmental Quality Act (CEQA). On February 26, 2008, the Planning Commission adopted the Mitigated Negative Declaration based on findings that the proposed project would not create a significant environmental impact with the implementation of mitigation measures. The mitigation measures were included as conditions of approval in Resolution No. 08-2193.

The City's Traffic Engineer concurs with the new traffic analysis and determines that the proposed modification will not create any new traffic impacts or increase traffic impacts identified in the adopted Mitigated Negative Declaration. Thus, the adopted Mitigated Negative Declaration adequately addresses the proposed modification and no further environmental review is necessary.

VI. Conclusion

The proposed modification is in conformance with findings included in Resolution No. 08-2193, which approves the mixed-use development. The project will help create a distinctive mixed-use character on Carson Street, create a livable, pedestrian friendly downtown district near the civic core and facilitate with the redevelopment of currently underutilized and unattractive parcels located at the southeast corner of Carson Street and Avalon Boulevard. The proposed mixed-use project will provide affordable senior housing and housing opportunities for the community. The retail and restaurant uses will provide jobs to the community and increased tax revenue.



VI. Recommendation

That the Planning Commission:

- **APPROVE** Modification No. 1 to Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 1256-07, CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE MODIFICATION OF COMMERCIAL TENANT SPACES AND REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES FOR THE MIXED-USE DEVELOPMENT LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD."

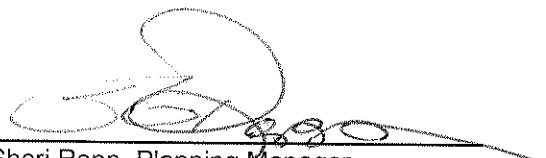
Exhibits

1. Adopted Resolution No. 08-2193 and Affidavit of Acceptance
2. Minutes from February 26, 2008 Planning Commission meeting
3. Proposed Resolution for Modification No. 1
4. Letter from Kunzman Associates dated December 30, 2008, regarding Shared Parking Analysis
5. Proposed Development Plans (submitted under separate cover)

Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed and Approved by:


Sheri Repp, Planning Manager

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-2193

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1256-07, CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE CONSTRUCTION OF A 236-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD.

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, Thomas Safran Associates, with respect to real property located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard as described in Exhibit "A" attached hereto, requesting the approval of a 236-unit residential mixed-use development on 4.29 acres. The request includes:

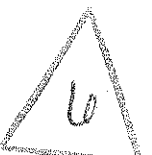
- Design Overlay Review (DOR) No. 1256-07 for development within the Mixed-Use – Carson Street (MU-CS)_Corridor;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

A public hearing was duly held on February 26, 2008, at 6:30 P.M. at the Carson 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 9138.17.C of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per Section 9172.23. Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D). Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. The Planning Commission finds that:

1. The proposed project is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed mixed-use development is consistent with development standards of the recently adopted MU-CS (Mixed-Use – Carson Street) zone. The proposed project will be a focal point at the corner of Avalon Boulevard and Carson Street, and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Avalon Boulevard and Carson Street, which provides an urban presence and pedestrian-oriented amenities.



2. The design and architecture of the proposed development conforms to all the applicable design and development standards of the MU-CS (Mixed-Use – Carson Street) zone, with exception to building height, floor area ratio (FAR), density, private open space, and parking. The project complies with Section 9126.91 of the CMC, in that 36 percent of the units are affordable senior citizen households. In approving development plans for residential projects qualifying under this Section, the approving authority may allow deviations from the development standards relating to FAR, density, private open space, and parking. In addition, CUP No. 685-07 for shared parking is being proposed to address the number of parking spaces.

3. The project is pedestrian oriented as the building is oriented toward the street and restaurant and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The design and architecture of the project features a very eclectic style of architecture, combining European influences in each section of the elevations. A clock tower is proposed at the intersection of Avalon Boulevard and Carson Street and 86 senior housing units will be located on the northern portion of the development. The remaining elevation along Avalon Boulevard contains a variety of architectural building sections to break the long elevation. The first floor of the building features a different veneer for each building section in addition to canvas awnings, plaster coated foam trim, recessed aluminum storefronts and decorative entry signage per tenant. The remainder of the building includes 25-year dimensional shingle roofing with decorative ridgeline; decorative cornice and wrought iron railing; vinyl French doors; and stucco banding throughout. The project includes ample side and rear yard setbacks, lush landscaping, and adequate design amenities. Conditions of approval have been included to mitigate potential conflicts between the commercial and residential uses.

4. The proposed mixed-use project is compatible with similar approved housing projects and anticipated development within the MU-CS (Mixed-Use – Carson Street) zone. The redevelopment of the project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The mixed-use project will be a catalyst to future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development of the area.

5. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone, with the exception of required guest and senior housing parking stalls. The findings under Conditional Use Permit (CUP No. 685-07) will address these deviations. Customer and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. A condition will be placed that delivery of merchandise be limited to off-peak hours to the extent feasible. Senior and condominium resident parking located in the subterranean garage also provide adequate and safe circulation of vehicles and pedestrians on site. Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development.

6. Based on Section 9138.17 (Mixed-Use – Carson Street) of the CMC, Section D (12), 690 parking spaces are required for the mixed-use development which includes commercial, restaurant, resident guest and residential uses. As the project contains more than 10% affordable, senior housing units, it qualifies for a reduction in the required parking for senior housing. As such, the applicant proposes a 0.7 ratio for 85 of the senior housing units and a 0.75 ratio for overall guest parking. Based on this reduced ratio, 558 parking spaces would be



required for the project. The maximum parking demand as identified in the shared parking analysis for the project would be 566 parking spaces before shared parking factors are considered. A total of 580 parking spaces are proposed on site, which includes 202 parking spaces on the ground level for commercial and residential guest parking and 378 subterranean parking spaces (78 for senior residents and 300 for condominium residents). Based on these findings, it is anticipated that the project, even at peak lunch periods, will be able to provide adequate on-site parking.

7. The project features building mounted signage above the proposed business shops. A specific sign program shall be developed for the project subject to the review and approval of the Planning Commission prior to the issuance of building permits for the project. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

8. The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.

9. Approval of the Conditional Use Permit is contingent upon the City Council's approval of the final subdivision map. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project.

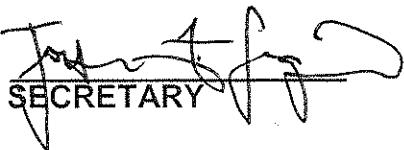
Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 subject to the conditions set forth in Exhibit "B" attached hereto.

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 26th DAY OF FEBRUARY, 2008.

ATTEST:


SECRETARY

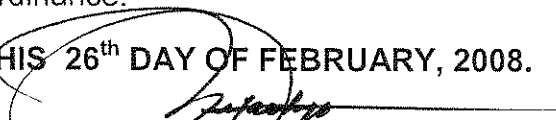

CHAIRMAN

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1:

The Easterly 45.00 feet of the portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said Lot 56, distant thereon North 543.19 feet from the Southwesterly corner of said Lot; thence Easterly parallel with the Northerly line of said Lot 56 to a point in a line drawn parallel with and distant Westerly 100 feet, measured along and parallel with the Northerly line of said Lot from the Easterly line of said Lot 56; thence Northerly along said parallel line to the Northerly line of said Lot 26, in the Southerly line of Carson Street; thence Westerly along said Street to the Northwest corner of said Lot; thence Southerly along Lucile Street, now Avalon Boulevard, 155 feet to the true point of beginning.

Except therefrom the Northerly 20.00 feet thereof.

Parcel 2:

That portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said Lot 56, distant thereon Northerly 504 feet from the Southwest corner of said Lot, said point of beginning being also the Northwest corner of that parcel of land, as provided to E. William Ulrich, et al., by deed recorded in Book 2009, Page 251, of Official Records; thence Northerly along Lucile Street, 39.19 feet; thence Easterly parallel with the Northerly line of said Lot 56 to a point in a line drawn parallel with and distant Westerly 100 feet, measured along and parallel with the Northerly line of said Lot 56, from the Easterly line of said Lot; thence Southerly along said parallel line to the Northerly line of said land of Ulrich, et al.; thence Westerly along the Northerly line of said land to the point of beginning.

Except therefrom the 10 feet of the Westerly 25 feet.

Parcel 3:

The North 63 feet of the South 504 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in



Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Parcel 4:

The North 63 feet of the South 441 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 10 feet.

Also except therefrom 50% of all mineral rights, as reserved in the deed from Helen J. Ryder, a married woman as her sole and separate property and B. E. Ryder, her husband also known as Bayard Edward Ryder, recorded in Book 21221, Page 358, Official Records.

Parcel 5:

The North 63 feet of the South 378 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 25 feet.

Parcel 6:

The North 63 feet of the South 315 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31, of maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except therefrom the Easterly 10 feet of the Westerly 25 feet.

Parcel 7:

That portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the South boundary line of Carson Street, distant 100 feet West from the intersection of the East boundary line of said Lot with the said South boundary line of Carson Street; thence South parallel with the East boundary line of said Lot, to the North boundary line of the lands conveyed to E. William Ulrich, et al., recorded in Book 2009, Page 251, Official Records; thence East along the North boundary of the lands so conveyed to the East line of said Lot 56; thence North along the East line of said Lot to the intersection with South



boundary line of Carson Street; thence West along the South boundary line of Carson Street, 100 feet to the point of beginning.

Except therefrom the Northerly 20.00 feet thereof.

Assessor's Parcel Number: **7332-001-002; 7332-001-003;
7332-001-004**



EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 1:

The North 126 feet of the South 252 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of maps, in the Office of the County Recorder of said County.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry, as reserved in instrument of record.

The North line thereof to be parallel with the South line of said Lot.

Except the Westerly 25 feet of the Northerly 126 feet of the Southerly 252 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of maps, in the Office of the County Recorder of said County.

Also except therefrom that portion within the Westerly 15 feet of the Northerly 63 feet of the Southerly 252 feet of said Lot.

Parcel 2:

The North 63 feet of the South 126 feet of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, the North line thereof to be parallel with the South line of said Lot.

Except the Easterly 10 feet of the Westerly 25 feet of the Northerly 63 feet of the Southerly 126 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of Maps, in the Office of the Recorder of the County of Los Angeles.

Parcel 3:

The South 63 feet of Lot 56 of Tract No. 2982; in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

The North line thereof to be parallel with the South line of said Lot.

Except the Easterly 10 feet of the Westerly 25 feet of the Southerly 63 feet of Lot 56, Tract No. 2982, as shown on map recorded in Book 35, Page 31 of maps, in the Office of the Recorder of the County of Los Angeles.

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File No: 06157518

Assessor's Parcel Number:

**7332-001-005; 7332-001-006
7332-001-007**



EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel A:

That portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County.

Beginning at a point in the Westerly line of said Lot 56, distant thereon Northerly 543.19 feet from the Southwesterly corner of said Lot; thence Easterly, parallel with the Northerly line of said Lot to a point in the Easterly line of the Westerly 25.00 feet of said Lot, said point being the Southeasterly corner of the land described as Parcel 19-27, in the deed to the County of Los Angeles, recorded February 24, 1965, as Instrument No. 3153, in Book D-2809, Page 543, of Official Records of said County, said point being also the true point of beginning of this description; thence continuing Easterly, parallel with the Northerly line of Lot 56, a distance of 135.00 feet, more or less, to the Southwesterly corner of the land described in the deed to John D. Calas and Kay Calas, recorded July 30, 1963, as Instrument No. 126, in Book D-2122, Page 392, of said Official Records; thence Northerly, along the Westerly line of said land of Calas, a distance of 135.00 feet to the Southeasterly corner of the land described as Parcel 23-27 in the hereinbefore mentioned deed to the County of Los Angeles; thence along the boundaries of said Parcel 23-27 Westerly a distance of 118.00 feet and Southwesterly, a distance of 24.05 feet to the most Southerly corner of said Parcel 23-27; thence Southerly along the Easterly line of the hereinbefore mentioned Parcel 19-27, a distance of 118.00 feet to the true point of beginning.

Parcel B:

The Westerly 15.00 feet of that portion of Lot 56 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page 31 of Maps, in the Office of the County Recorder of said County, described in the deed to Herbert V. Souders, et ux., recorded August 20, 1938, as Instrument No. 992, in Book 15995, Page 182, Official Records, in the Office of the County Recorder of said County.

Assessor's Parcel Number: **7332-001-001**

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1256-07

CONDITIONAL USE PERMIT NO. 685-07

CONDITIONAL USE PERMIT NO. 686-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, said permit(s) shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The architectural feature at the northwestern portion of the building and all other structures that exceed the height requirement shall be revised to meet the height requirement as described in Section 9138.17(D)(6) of the Carson Municipal Code, unless an ordinance amendment is approved by the City which allows for such architectural features to exceed the height requirement.
4. Prior to issuance of a building permit, a tentative tract map shall be submitted to the City for subdivision of the residential units and commercial tenant spaces. The tract map shall be recorded with the County Recorder's office prior to issuance of certificate of occupancy.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$50.00 (fifty dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
7. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of

notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,876.75 pursuant to SB 1535. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

8. 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 by the Planning Commission.
9. The applicant shall submit two complete sets of plans and related documentation 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.
10. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
11. 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.
12. 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.
13. It is further made a condition of this approval that if any condition is violated or if any law, statute 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.
14. 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. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07. 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

15. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
19. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
20. Decorative colored concrete pattern shall occur at all driveway entrance areas.
21. Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the Planning Division. If not provided prior to the adoption of these conditions of approval, the applicant shall demonstrate appropriate features necessary to support the future service of alternative fuel vehicles.
22. Changes to the commercial tenant uses shall warrant review and approval by the Planning Division for compliance with the shared parking requirements. The Planning Division shall review commercial tenancy changes to ensure that hours of operations between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Planning Commission.

LANDSCAPING/IRRIGATION

23. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
24. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
25. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
26. 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.

27. 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;
 - c. Flats of ground cover planted 8-inches on center; and
 - d. Tree height and plant materials to be approved by the project planner prior to installation.
28. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

GRAFFITI LANDSCAPING

29. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
30. Graffiti shall be removed from all project areas within three (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

31. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground, unless screened from public right-of-way to the satisfaction of the Planning Division.
32. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
33. Prior to issuance of a building permit, the applicant shall enter into an agreement with the city franchise cable TV operator to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed development have been initiated to the satisfaction of the City.
34. The applicant shall provide a central antenna with connections to each unit via underground or internal wall wiring to provide for satellite TV and internet service. Any satellite dish shall be screened from public view to the greatest extent feasible.
35. Any above-ground utility box, piping, or structure not shown on the development plan that is subsequently required by a utility company shall be screened to the satisfaction of the Planning Division prior to issuance of certificate of compliance.

AESTHETICS

36. High quality postal delivery receptacles shall be provided and located in an area convenient for each resident, subject to the approval of the Planning Division.
37. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
38. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
39. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

SIGNS

40. Identification signs shall conform to the requirements of the sign program and shall be approved by the Planning Division prior to the issuance of a building permit(s). The sign plan shall detail all signs to be erected including location, size, type, materials, etc., and shall comply with the requirements of Section 9138.17(F) of the CMC to the extent feasible. A temporary sign shall also be erected before and during construction which describes the project and displays building elevations.

FENCES/WALLS

41. Perimeter walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
42. Where walls are used, they shall conform to the requirements of the Carson Municipal Code and shall be of decorative material to include stucco block, slumpstone or splitface.

LIGHTING

43. A precise lighting plan shall conform to the requirements of the Carson Municipal Code and shall be submitted showing all proposed street, walkway, and recreational area lighting, subject to the approval of the Planning Division.
44. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts to adjacent residences and motorists.

AIR QUALITY – MITIGATION MEASURES

Construction

45. Use zero Volatile Organic Compounds (VOC) content architectural coatings on buildings. These reduce VOC (ROG) emissions by 95% over conventional architectural coatings. The following websites provide lists of manufacturers and major brand names:

- a. <http://www.aqmd.gov/business/brochures/zerovoc.html>
 - b. <http://www.delta-institute.org/publications/paints.pdf>
 - c. <http://www.cleanaircounts.org/factsheet/FS%20PDF/Low%20VOC%20Paint.pdf>
- Restrict the number of gallons of coatings used per day.
 - Encourage water-based coatings or other low-emitting alternatives.
 - Consider requiring the use of coatings with a lower VOC content than 100 grams per liter.
 - Where feasible, paint contractors should use hand applications as well instead of from spray guns.
46. The grading contractor shall do the following:
 - a. Provide watering of the active grading area at least twice a day, throughout the grading phase.
 - b. Apply soil stabilizers to inactive areas.
 - c. Replace ground cover in disturbed areas quickly.
 47. General contractor(s) shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off, when not in use, to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
 48. Electricity from power poles, rather than temporary diesel or gasoline powered generators, shall be used to the extent feasible.
 49. All construction vehicles shall be prohibited from idling in excess of five minutes, both on and off-site.
 50. All construction related equipment shall use aqueous diesel fuel, a diesel particulate filter and cooled exhaust gas recirculation.
 51. All construction vehicles tires shall be washed at the time these vehicles exit the project site.
 52. All fill material carried by haul trucks and stock piles shall be covered by a tarp or other means.
 53. Reduce speed on unpaved roads to less than 15 miles per hour (mph).
 54. Supply lunch van to construction site for employees, to reduce vehicle trips.

Operations

Service and Support Facilities (point sources)



55. All point source facilities shall obtain all required permits from the SCAQMD. The issuance of these permits by the SCAQMD shall require the operators of these facilities to implement Best Available Control Technology and other required measures that reduce emissions of criteria air pollutants.
56. Land uses on the project site shall be limited to those that do not emit high levels of potentially toxic contaminants or odors.

Natural Gas Consumption and Electricity Production

57. All residents and non-residential buildings shall meet the California Title 24 Energy Efficiency standards for water heating, space heating and cooling, to the extent feasible.
58. All fixtures used for lighting of exterior common areas shall be regulated by automatic devices to turn off lights when they are not needed, but a minimum level of lighting should be provided for safety.

Building Materials, Architectural Coatings and Cleaning Solvents

59. Building materials, architectural coatings and cleaning solvents shall comply with all applicable SCAQMD rules and regulations.

Transportation System Management and Demand Management

60. The applicant shall, to the extent feasible, schedule deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
61. The applicant shall coordinate with the Carson Circuit Transit System, the City of Carson, the MTA, Los Angeles Department of Transportation, and Torrance Transit to provide information with regard to local bus and rail services.
62. During site plan review, consideration shall be given regarding the provision of safe and convenient access to bus stops and public transportation facilities.
63. Applicant shall provide bicycle racks located at convenient locations throughout the project site.

CULTURAL RESOURCES – MITIGATION MEASURES

64. A qualified archaeologist shall be on site during all earth moving and trenching activities. The archaeologist shall be empowered to stop and/or relocate earth-moving activities if cultural resources are identified. In the event that previously unknown archaeological remains are uncovered during construction, land alteration work in the general vicinity of the find shall be halted. Prompt evaluations would then be made regarding the finds and an appropriate course of action would be implemented as directed by the archaeologist. If prehistoric archaeological deposits are discovered, local Native American organizations shall be consulted and involved in making cultural resources management decisions. All such procedures shall comply with CEQA Guidelines Section 15064.5, Public Resources Code 5097.98, and Health and Safety Code 7050.5. All resources shall be documented and curated, and a report shall be filed with the City's Planning Department within 30 days of the find.



GEOLOGY AND SOILS – MITIGATION MEASURES

65. Prior to issuance of building permits, the Building Department shall review and approve all structural plans to assure compliance with the seismic safety design parameters set forth in the most current version of the City's Building Code. Compliance with these requirements would ensure implementation of appropriate measures, such as reinforcement and shoring, designated construction zones, barriers, and other methods, to anticipate and avoid the potential for significant and adverse impacts caused by building site instability and falling debris during construction activities (as caused by a seismically induced event). Such plans shall be prepared in consultation with or certified by a qualified structural engineer, experienced with earthquake-resistant design techniques.
66. Prior to issuance of a grading permit, the Building Department shall ensure that the recommendations of a certified geologist's site-specific report are incorporated into the grading plan to mitigate seismically-induced ground shaking hazards and all applicable requirements of the City's grading ordinance.

HAZARDS AND HAZARDOUS MATERIALS – MITIGATION MEASURES

67. As a condition to the issuance of grading and shoring permits for the Econo Lube site and the site of the former cleaners, (the Econo Lube contaminated with fuel and the cleaners contaminated with PCE above actionable levels), the developer shall provide the City with a plan of action for remediation that has been approved by the Los Angeles Regional Water Quality Control Board or other lead agency. Upon the developer's completion of the remediation in accordance with the approved plan, including the installation of water monitoring wells (to the extent required) and the delivery of the contaminated soil removal completion report prepared by the developer's State-licensed consultant, the City shall issue the building permit for those sites.
68. As a condition to issuance of a certificate of occupancy for the buildings to be constructed on those sites, the developer shall deliver a No Further Action letter from the Regional Water Quality Board or other lead agency in connection with the soils remediation. Developer shall diligently pursue a No Further Action letter with respect to the groundwater in a timely manner.
69. Prior to the issuance of any grading permit for residential/commercial development at the subject site, the City shall obtain evidence of issuance of a "No Further Action" letter or clearance from the LARWQCB, to certify that any contaminated portions of the site have been addressed.

NOISE

70. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.
71. All equipment maintenance activities shall be performed within the center of the project site as is practical.
72. Stationary equipment such as concrete pumps, generators and compressors shall be located more than 200 feet from the nearest residential uses. Alternately, they may be located behind a structure or temporary noise barrier constructed of minimum 3/4" thick plywood with no gaps or cracks that blocks line of site between the residential uses within 200 feet of the unit and the unit itself.



73. Mechanical ventilation shall be provided for all dwelling units along Avalon Boulevard and Carson Street. This will enable residents to close all windows to achieve the City's interior noise level standard of 45 dBA CNEL or less. Compliance with this requirement shall be shown on the architectural plans, prior to issuance of building permits.
74. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.

TRANSPORTATION/TRAFFIC

75. Dedicate right-of-way on the east side of Avalon Boulevard south of Carson Street to accommodate the construction of a right-turn lane on the northbound approach of the Avalon Boulevard/Carson Street intersection, subject to approval by the City Engineer.
76. Reconstruct the median on Avalon Boulevard south of Carson Street to provide a left-turn pocket at the project's commercial driveway, subject to approval by the City Engineer.
77. Reconstruct the median on Carson Street east of Avalon Boulevard to eliminate the existing median opening, subject to approval by the City Engineer.

TRASH

78. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
79. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
80. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. Recycle bins shall be provided at all upper levels next to trash chutes and shall be emptied on a daily basis by maintenance staff. Recycle bins shall be conveniently located for residents and properly screened. The size, location, and number of all recycle bins shall be approved by the Planning Division prior to Certificate of Occupancy.
81. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

THE GAS COMPANY

82. Applicant must furnish the Gas Company with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.
83. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.



FIRE DEPARTMENT - COUNTY OF LOS ANGELES

84. The required fire flow for this development is 3,750 gallons per minute for 3 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.
85. Upgrade 3 hydrants measuring 6" x 4" x 2-1/2", conforming to current AWWA standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
86. Provide evidence on LACoFD fire flow form, Form No. 196, that the hydrant(s) and available flow rate(s) meet LACoFD requirements prior to issuance of certificate of occupancy. Provide a separate detailed drawing for all proposed gates.
87. Verify location and flow test of all existing fire hydrants on the east side of Avalon Boulevard, and the south side of Carson Street within 200 feet of lot frontage. Additional requirements may apply when information on hydrant locations and fire flow availability is received and reviewed.
88. The applicant shall comply with all other requirements of the LA County Fire Department.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

89. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

90. Any hazardous wastes/materials encountered during construction shall be remediated in accordance with local, state, and federal regulations.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

91. Prior to issuance of Building Permit, a 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.
92. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
93. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.

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94. 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.
95. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
96. Repair any broken or raised sidewalk, curb and gutter along Avalon Boulevard and along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
97. The Developer shall 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.
98. 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.
99. 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 28 feet.
100. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
101. 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.
102. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
103. If necessary, modify existing wheelchair ramp at the corner of Avalon Boulevard and Carson Street per City of Carson Standard, in compliance with ADA requirements.
104. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (Annexation procedure is approximately 12-month)



105. All new utility lines, along Avalon Boulevard and along Carson Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
106. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
107. Plant parkway grass along Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
108. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Avalon Boulevard and along Carson Street.
109. Modify existing raised landscaped median along the development on Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer.
110. Install striping and pavement legend per City of Carson standard.
111. Paint curbs red along Avalon Boulevard and along Carson Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
112. 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.
113. 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.
114. 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.
115. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to issuance of Certificate of Occupancy.
116. 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.
117. Comply with mitigation measures recommended by the water purveyor.
118. 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.

- a. Street Improvements along Avalon Boulevard and along Carson Street
119. At the time of approval 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.
 120. The Developer shall submit a copy of approved plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
 121. A construction permit is required for any work to be done in the public right-of-way.
 122. 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.
 123. Street shall be slurry sealed from median-to-curb when medians are existing or as approved by the Engineer in the field. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
 124. 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.
 125. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
 126. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
 127. 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.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

128. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License.



Don Kott stated that Sonic's initial investment will be \$25-\$30 million and that he believes it to be a first-class operation.

Dr. Rita Boggs, resident, urged the Planning Commission to approve the request, noting this is a Fortune 300 company that will provide a valuable tax base to benefit the City.

Julie Ruiz-Raber, resident, stated this business will be a great asset to the City.

Jonathan Boone, resident, urged the City's approval of this request, stating he wants to see this site thriving once again.

There being no further input, Chairman Faletogo opened the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Vice-Chair Hudson, to approve the request, adding the condition, "The used automotive sales would be a primary use of properties having two acres of size or greater in the CA Zone"; and moved to adopt Resolution No. 08-2192. Motion carried (Commissioner Cannon voted no).

11. PUBLIC HEARING

D) Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, Conditional Use Permit No. 686-07

Applicant's Request:

The applicant, Thomas Safran & Associates, is requesting approval to construct a 236-unit residential, mixed-use project with restaurant and retail uses on seven parcels totaling 4.29 acres. The subject area is zoned MU-CS (Mixed-Use – Carson Street) and is located within Redevelopment Project Area No. 4. The addresses involved are 708-724 East Carson Street and 21720-21814 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to ADOPT the Mitigated Negative Declaration; APPROVE Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, subject to the conditions of approval attached as Exhibit "B" to the Resolution; 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. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 for the construction of a 236-unit residential mixed-use development for property located at 708-724 East Carson Street and 21720-21814 South Avalon Boulevard." He amended the conditions by deleting Condition No. 73, renumbering accordingly, and adding language to Condition No. 61 to include Torrance Transit.

Vice-Chair Hudson asked staff to keep Torrance Transit informed of what is taking place with this project.



Commissioner Cannon suggested the crosswalks at this intersection be synchronized for pedestrian travel, if possible.

Andrew Gross, Vice-President of Development with Thomas Safran & Associates, commented on the plans for providing a high quality project; and he highlighted the pleasing architectural design, project amenities, and the affordability component of this project. He stated that the City is helping to relocate the current retail tenants, noting that a couple may return once the project is complete; and he addressed their public outreach efforts.

Commissioner Cannon asked that once construction activities commence, a sign be posted on site to advertize what is taking place at this site.

Dan Withey, project architect, highlighted the design of this building and its many amenities, including some underground parking.

Dr. Rita Boggs, resident, asked if any soil remediation activities have taken place on this site. She noted her pleasure in seeing an affordable housing component; and with regard to the affordable housing stock, she asked that preference be given to qualifying senior citizens who are facing mobile home park conversions.

Tom Alexander, representing Carson Christian School, asked if any shared parking arrangements will be made for the school, noting they had an agreement with the prior property owner to park on their lot. He also asked that construction activities not negatively impact the students at the adjoining school.

Rita Martinez, Avalon Courtyard resident, stated she is very pleased with her home at Avalon Courtyard, expressing her belief this is a good developer.

Ida Crosby, Avalon Courtyard resident, stated she is very pleased with her home at Avalon Courtyard and highlighted the fun activities that take place each day.

John Goolsby, resident, stated he is pleased to see this type of project in Carson.

There being no further input, Chairman Faletogo closed the public hearing.

Senior Planner Signo noted that soil remediation for this site has been referred to the Regional Water Quality Control Board.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Graber, to approve the request with the following modifications: amend Condition No. 61, "...Department of Transportation, **and Torrance Transit**, to provide..."; delete Condition No. 73 and renumber accordingly; add a sentence to Condition No. 40, "A temporary sign shall also be erected before and during construction which describes the project and displays building elevations"; and moved to adopt Resolution No. 08-2190. Motion carried.

**AGREEMENT ACCEPTING CONDITIONS
CITY OF CARSON PLANNING COMMISSION**

For and in consideration of the grant by the city of Carson Planning Commission, at its meeting of February 26, 2008, approved your request for Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, subject to the conditions of approval in Resolution No. 08-2193. For and in consideration of the grant by the city of Carson Planning Commission, I (we), the undersigned do(es), hereby agree to all conditions set forth in the Resolution. The Resolution and Conditions of Approval of the discretionary permit(s) govern the use and/or development of the property identified and described below.

Address: 708-724 East Carson Street and 21720-21814 South Avalon Boulevard.

Description: To construct a 236-unit residential, mixed-use project with restaurant and retail uses on seven parcels totaling 4.29 acres. The subject area is zoned MU-CS (Mixed-Use – Carson Street) and is located within Redevelopment Project Area No. 4.

Applicant: Thomas Safran & Associates, 11812 San Vicente Boulevard, No. 600, Los Angeles, CA 90049.

Property Owner(s): Thomas Safran & Associates, 11812 San Vicente Boulevard, No. 600, Los Angeles, CA 90049.

This agreement shall run with the land and shall bind upon Declarant, its successors and assigns, and any future owners, encumbrancers and their successors or assigns, and shall continue in effect until otherwise released by the authority of the relevant agency of the city of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Notice of Agreement.

CITY OF CARSON

By: 
Title: Denise Bothe, Planning Secretary
Date: March 10, 2008

Dated this 8th day of APRIL, 2008 By Dated this 8th day of APRIL, 2008
THOMAS L. SAFRAN By: THOMAS L. SAFRAN
Applicant (Type or Print) Property Owner (Type or Print)

 
Applicant (Signature) Property Owner (Signature)

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 1256-07, CONDITIONAL USE PERMIT NO. 685-07, AND CONDITIONAL USE PERMIT NO. 686-07 FOR THE MODIFICATION OF COMMERCIAL TENANT SPACES AND REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES FOR THE MIXED-USE DEVELOPMENT LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD

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, Thomas Safran Associates, with respect to real property located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard as described in Exhibit "A" attached hereto, requesting a modification to the approved development plan for a 236-unit residential mixed-use development on 4.29 acres. The modification will add 4,385 square feet of storage space and eliminate 19 parking spaces on the ground level floor. The request specifically alters the shared parking conditional use permit (CUP) and provides the option of converting one 4,476-square-foot commercial space from retail to restaurant use, which has a parking requirement of one space for every 100 square feet of gross floor area. The approved permit includes:

- Design Overlay Review (DOR) No. 1256-07 for development within the Mixed-Use – Carson Street (MU-CS) zoning district;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

A meeting was duly held on February 10, 2009, at 6:30 P.M. at the Carson 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 9138.17.C of the Carson Municipal Code (CMC), all uses within the Mixed-Use – Carson Street Corridor are subject to site plan and design review per Section 9172.23. Pursuant to Section 9162.24 of the CMC, when two or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to Section 9172.21 (D). Pursuant to CMC Section 9131.1 (Uses Permitted), a Conditional Use Permit is required for Mixed-Use (commercial/residential) developments within the MU-CS (Mixed-Use – Carson Street) zone. The Planning Commission finds that:

1. The proposed modification is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed mixed-use development is consistent with



development standards of the recently adopted MU-CS (Mixed-Use – Carson Street) zone. The proposed project will be a focal point at the corner of Avalon Boulevard and Carson Street, and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Avalon Boulevard and Carson Street, which provides an urban presence and pedestrian-oriented amenities.

2. The project is pedestrian oriented as the building is oriented toward the street and restaurant and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The project includes ample side and rear yard setbacks, lush landscaping, and adequate design amenities. Conditions of approval have been included to mitigate potential conflicts between the commercial and residential uses.

3. The proposed modification is compatible with the original plan approved by the Planning Commission on February 26, 2008. The redevelopment of the project site will be an asset to the City and adheres to the goals and vision of the Carson Street Master Plan. The mixed-use project will be a catalyst to future development along Carson Street and will help support future transit-oriented developments within this heavily traveled mass transit area. As such, the project is compatible with the existing and anticipated development of the area.

4. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone, with the exception of required guest and senior housing parking stalls. The findings under Conditional Use Permit (CUP No. 685-07) will address these deviations. Customer and guest parking areas located on the ground floor provide adequate and safe circulation of vehicles and pedestrians on site. A condition will be placed that delivery of merchandise be limited to off-peak hours to the extent feasible. Senior and condominium resident parking located in the subterranean garage also provide adequate and safe circulation of vehicles and pedestrians on site. Carson Street and Avalon Boulevard are major thoroughfares that can accommodate the expected traffic to be generated from the proposed development.

5. The project contains more than 10% affordable senior housing units and qualifies for a reduction in the required parking for senior housing. As such, 561 parking spaces are proposed and would be adequate for the development. The maximum parking demand as identified in the shared parking analysis would be 608 parking spaces before shared parking factors are considered. After shared parking factors are considered, the maximum parking demand would be 549 parking spaces. Based on these findings, it is anticipated that the project, even during peak hours, would be able to provide adequate on-site parking.

6. The project features building mounted signage above the proposed business shops. A specific sign program shall be developed for the project subject to the review and approval of the Planning Commission prior to the issuance of building permits for the project. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

7. The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.



8. Approval of the Conditional Use Permit is contingent upon the City Council's approval of the final subdivision map. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Section 4. On February 26, 2008, the Planning Commission adopted a Mitigated Negative Declaration for the mixed-use development pursuant to the California Environmental Quality Act (CEQA) Guidelines. The proposed modification would not create any new impacts or increase identified impacts, and thus, is covered under the adopted Mitigated Negative Declaration. No further environmental review is necessary.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Modification No. 1 to Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 subject to the conditions set forth in Exhibit "B" attached hereto.

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 10th DAY OF FEBRUARY, 2009.

CHAIRMAN

ATTEST:

SECRETARY

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

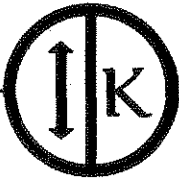
MODIFICATION NO. 1 TO
DESIGN OVERLAY REVIEW NO. 1256-07,
CONDITIONAL USE PERMIT NO. 685-07, AND
CONDITIONAL USE PERMIT NO. 686-07

GENERAL CONDITIONS

1. If Modification No. 1 to Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 is not used 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.
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 laws and regulations applicable to this land division.
4. If any condition herein is violated, or if any law, statute or ordinance is violated, the permit shall lapse provided the applicant has been given written notice to cease such violation and has failed to do so for a period of 30 days.
5. Conditions set forth under Planning Commission Resolution No. 08-2193 approved on February 26, 2008, shall apply to this proposed project unless specifically modified, added, or deleted herein.
6. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review and approval by the Planning Commission.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



8. The applicant shall 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. The applicant shall file an Affidavit of Acceptance with the Planning Division within 30 days of receipt of the signed Planning Commission resolution. The applicant shall record said Affidavit and these conditions of approval in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Planning Division within 30 days of receipt of the Redevelopment Agency resolution.
10. 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. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07. 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.
11. The storage area for the grocery use shall be used solely for storage and shall not, at any time, be converted for retail or restaurant use. In the event that the storage area is no longer necessary, the area shall be converted into parking spaces.
12. Changes in tenancy shall warrant the review and approval by the Planning Division to ensure adequate parking is provided. In the event there is a deficiency in parking, additional parking shall be made available or a revised shared parking agreement shall be prepared which shall be reviewed and approved by the Planning Commission prior to occupancy.



December 30, 2008

Mr. Tyler Monroe, Project Manager
THOMAS SAFRAN & ASSOCIATES
11812 San Vicente Boulevard, Suite 600
Los Angeles, CA 90049-5063

Dear Mr. Monroe:

INTRODUCTION

The firm of Kunzman Associates is pleased to provide this addendum to the Carson Street/Avalon Boulevard Mixed Use Project Shared Parking Analysis (January 14, 2008). This shared parking analysis addendum contains two alternatives for the project site. The proposed development is located at the southeast corner of Avalon Boulevard and Carson Street in the City of Carson (see Figure 1). Access to the project site is provided on Avalon Boulevard and Carson Street.

This report summarizes our methodology, analysis and findings. We trust that the findings, which are summarized in the front of the report, will be of immediate as well as continuing value to you and the City of Carson in evaluating the project.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided in Appendix A.

SUMMARY

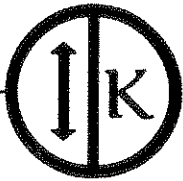
Based on the City of Carson Parking Code requirements, 581 parking spaces are required for the Alternative 1 development. Once shared parking factors are utilized for Alternative 1, a December maximum parking demand of 506 parking spaces will occur on weekdays at 7:00 PM, and a December maximum parking demand of 527 parking spaces will occur on weekends at 7:00 PM.

Based on the City of Carson Parking Code requirements, 611 parking spaces are required for the Alternative 2 development. Once shared parking factors are utilized for Alternative 2, a December maximum parking demand of 532 parking spaces will occur on weekdays at 7:00 PM, and a December maximum parking demand of 549 parking spaces will occur on weekends at 7:00 PM.

1111 TOWN & COUNTRY ROAD, SUITE 34, ORANGE, CA 92868-4667
PHONE: (714) 973-8383 ■ FAX: (714) 973-8821 ■ TOLL FREE: (877) 972-1220

WWW.TRAFFIC-ENGINEER.COM





PROPOSED DEVELOPMENT

The project site has two alternatives for development within this addendum. The project site plan is illustrated on Figure 1.

- Alternative 1 is proposed to be developed with 24,823 square feet of commercial retail (of which approximately 15,586 square feet is designed for a grocery use), 9,172 square feet of family restaurant, 86 affordable senior apartment dwelling units, and 150 condominium dwelling units.
- Alternative 2 is proposed to be developed with 20,381 square feet of commercial retail (of which approximately 15,586 square feet is designed for a grocery use), 9,172 square feet of family restaurant, 4,442 square feet of fast-food restaurant, 86 affordable senior apartment dwelling units, and 150 condominium dwelling units.

PARKING CODE

The City of Carson Parking Code requirements are included in Appendix B. Typically, a parking code includes an overage factor. A parking code may require 5.00 parking spaces per thousand square feet of floor space; however, the actual number of vehicles parked will typically be, for instance, a maximum of 4.50 vehicles parked per thousand square feet of floor space at any one point during the week. Thus, in this example, there is an overage of 0.50 spaces per thousand square feet of floor space during peak parking demand.

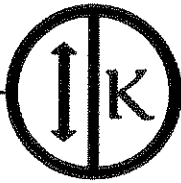
Based on the City of Carson Parking Code requirements, 581 parking spaces are needed for Alternative 1 (see Table 1). This demand is required if all land uses for Alternative 1 simultaneously generated their maximum parking code demands.

Based on the City of Carson Parking Code requirements, 611 parking spaces are needed for Alternative 2 (see Table 2). This demand is required if all land uses for Alternative 2 simultaneously generated their maximum parking code demands.

To conduct a shared parking analysis, it is necessary to disaggregate the parking code into weekday and weekend as well as customer/visitor/guest and employee/resident parking space demands. Based on the City of Carson Parking Code and the Urban Land Institute recommended parking ratios, the disaggregated parking rates are shown in Tables 1 and 2.

Also shown in Table 1 is the implied parking space demand when only the weekday and weekend peak parking rates are multiplied by the land use quantities. A total of 544 parking spaces are required for weekdays and 581 parking spaces are required for weekends.





When monthly, day of week, and hourly parking factors are utilized, significantly less than 581 parking spaces will be needed for the Alternative 1 development.

Also shown in Table 2 is the implied parking space demand when only the weekday and weekend peak parking rates are multiplied by the land use quantities. A total of 576 parking spaces are required for weekdays and 608 parking spaces are required for weekends.

When monthly, day of week, and hourly parking factors are utilized, significantly less than 608 parking spaces will be needed for the Alternative 2 development.

SHARED PARKING

Kunzman Associates has used the procedures developed by the Urban Land Institute Shared Parking (2005). The Urban Land Institute shared parking analysis evaluates the types of uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand for customer/visitor and employees, and the hourly distribution of peak parking demand for each type of land use. The Urban Land Institute procedures were utilized in this study to evaluate peak parking demand that would occur for the project at any point in time when monthly, day of week, and hourly factors are utilized.

A computer program was used to analyze the shared parking for the proposed development. The program is consistent with the procedures provided by the Urban Land Institute. The following inputs were included within the shared parking computer program for each land use:

- a. Peak parking demand by land use per parking code.
- b. Weekend vs. weekday adjustment factors.
- c. Customer/visitor/guest and employee/resident factors.
- d. Monthly adjustment factors to account for variations in parking demand over the year. It should be noted that a late December month is defined as the period between Christmas and New Year's Day, reflecting high attendance at active entertainment venues, lower demand at office and other employment-centered destinations, and moderate demand for retail.
- e. Hourly distribution of parking demand based upon the Urban Land Institute data.

The idea of a shared parking analysis is that if the various land uses have peak parking demands at different points in time, or on different days of the week, then the number of spaces required is not the sum of the parking requirements for each land use, but rather less. If the peak demands for the various land uses are non-coincidental, then there is an opportunity for





sharing of parking. To determine the degree to which shared parking can occur, the cumulative hourly parking demand of the land uses is calculated at all points in time throughout the day for both weekdays and weekends. With the parking demand known by hour and day, then the maximum peak parking demand during a seven day week can be determined. The maximum expected parking demand during the seven day week is then used as a basis for determining the number of parking spaces needed.

To determine the degree to which sharing of parking can occur, each month of the year was evaluated and the peak parking demand for both weekdays and weekends was determined utilizing data provide by the Urban Land Institute.

Table 3 shows the expected hourly peak parking demand of the Alternative 1 land uses for both weekdays and weekends. Table 4 shows the cumulative parking demand peaks for all uses combined within Alternative 1.

Based on the calculations in this report for Alternative 1, a December maximum parking demand of 506 parking spaces will occur on weekdays at 7:00 PM, and a December maximum parking demand of 527 parking spaces will occur on weekends at 7:00 PM. Alternative 1 detailed computer calculations for each month are included in Appendix C.

Table 5 shows the expected hourly peak parking demand of the Alternative 2 land uses for both weekdays and weekends. Table 6 shows the cumulative parking demand peaks for all uses combined within Alternative 2.

Based on the calculations in this report for Alternative 2, a December maximum parking demand of 532 parking spaces will occur on weekdays at 7:00 PM, and a December maximum parking demand of 549 parking spaces will occur on weekends at 7:00 PM. Alternative 2 detailed computer calculations for each month are included in Appendix D.

CONCLUSIONS

1. The shared parking portion of Alternative 1 is proposed to be developed with 24,823 square feet of commercial retail, 9,172 square feet of family restaurant, 86 affordable senior apartment dwelling units, and 150 condominium dwelling units.
2. The shared parking portion of Alternative 2 is proposed to be developed with 20,381 square feet of commercial retail, 9,172 square feet of family restaurant, 4,442 square feet of fast-food restaurant, 86 affordable senior apartment dwelling units, and 150 condominium dwelling units.
3. Based on City of Carson Parking Code requirements, a total of 581 parking spaces are needed for Alternative 1.





4. Based on City of Carson Parking Code requirements, a total of 611 parking spaces are needed for Alternative 2.
5. Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur in both Alternative 1 and 2.
6. Based on the City of Carson Parking Code and Urban Land Institute parking factors for weekdays and weekend, a total of 544 parking spaces are required for weekdays and 581 parking spaces are required for weekends for Alternative 1 before shared parking factors are considered.
7. Based on the City of Carson Parking Code and Urban Land Institute parking factors for weekdays and weekend, a total of 576 parking spaces are required for weekdays and 608 parking spaces are required for weekends for Alternative 2 before shared parking factors are considered.
8. Once shared parking factors are utilized for Alternative 1, a December maximum parking demand of 506 parking spaces will occur on weekdays at 7:00 PM, and a December maximum parking demand of 527 parking spaces will occur on weekends at 7:00 PM.
9. Once shared parking factors are utilized for Alternative 2, a December maximum parking demand of 532 parking spaces will occur on weekdays at 7:00 PM, and a December maximum parking demand of 549 parking spaces will occur on weekends at 7:00 PM.

It has been a pleasure to serve your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call.

Sincerely,

KUNZMAN ASSOCIATES

Carl Ballard
Principal Associate

#3645c



William Kunzman, P.E.
Principal
Professional Registration
Expiration Date 3-31-2010

561 pkg. sps. provided

