



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: April 14, 2009

SUBJECT: Design Overlay Review No. 1304-09, Conditional Use Permit No. 720-09

APPLICANT: Francisco Bravo
329 E. 220th Street
Carson, CA 90745

REQUEST: Construction of two (2) new single-family homes and a 317 square-foot addition to an existing 1,032 square-foot single-family home on a 0.30-acre lot in the RM-12-D (Residential, Multifamily – 12 units/acre – Design Overlay) zoning district.

PROPERTY INVOLVED: 323 East 220th Street

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

Item No. 10B

I. Introduction

This item was originally scheduled for the March 24, 2009 Planning Commission public hearing, which was cancelled.

Applicant / Property Owner

- Francisco Bravo, 329 E. 220th Street, Carson, CA 90745

Project Address

- 323 E. 220th Street

Project Description

Construction of two (2) new single-family homes and a 317 square-foot addition to an existing 1,032 square-foot single-family home (Unit "A" located at the front of the subject lot) on a 13,500 square-foot (0.30 acre) lot in the RM-12-D (Residential, Multi-family – 12 units/acre – Design Overlay) zoning district. The subject lot is 45 feet wide by 305 feet deep. Unit "A" will have a remodeled first floor, a 391 square-foot second story addition, a new covered porch, and a second-floor covered deck in the front. Unit "B" is a new two-story, 1,306 square-foot single-family home located in the middle of the subject property. Unit "C" is a new two-story 3,479 square-foot single-family home located at the rear of the property. The existing front house has a two-car garage and the two proposed units will each have a 20-foot by 20-foot two-car garage. The existing driveway will be widened to 20 feet to provide access to all three homes.

II. Background

Existing Site Conditions / Current Use of Property

- Currently, there is one single-family home on the subject property, approximately 1,032 square feet in size constructed in 1927. A recently constructed 20-foot by 20-foot garage is attached to the rear of the existing house. The remainder of the property is undeveloped.

Previous Proposals/ Approved Discretionary Permits

- On June 27, 2006 the Planning Commission held a public hearing and approved Design Overlay Review No. 907-06, Conditional Use Permit No. 611-06, Variance No. 480-06 to construct four (4) new approximately 1,700 square-foot, apartment units on the subject lot. Ultimately, this project was abandoned and the current owner (applicant) has chosen to pursue the current proposal.

Public Safety Issues

- The Public Safety Department has not reported any current code enforcement cases associated with this property.



III. Analysis

Location/Site Characteristics/Existing Development

- Regional vehicular access to the subject property is served by the 405 Freeway to the east and the 110 Freeway to the west.
- The subject property is located in a residential neighborhood of single-family and multifamily residential homes of six or less units. Most of the homes in the neighborhood were built in the late 1920's to mid-century.

Zoning/General Plan/Redevelopment Area Designation

- The subject property, as well as adjacent properties to the east and west and those across 220th Street are zoned RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay); properties to the north are zoned RS (Residential, Single-family).
- The applicant is proposing rental units which will be consistent with the RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) zoning district and consistent with the General Plan land use designation of High Density Residential.
- The subject property and all adjacent properties are within Redevelopment Project Area No. 4.

Site Plan and Design Review No. 1304-09

Any construction of a multifamily dwelling in a “D” designation zone is subject to the requirements contained in Section 9172.23 of the CMC, Site Plan and Design Review. This section states that a Site Plan and Design Review shall be approved by the Planning Commission only if the project meets the following criteria:

- a. *Compatibility with the General Plan, any specific plans for the area, and surrounding uses.* The General Plan Land Use designation for the subject property is Medium Density, with which the existing zoning of RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) is compatible.
- b. *Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.* The neighborhood consists largely of mid-20th century residential construction. Newer homes and remodels in the neighborhood have followed a Spanish-Mediterranean style of construction with terra cotta roofing materials, beige and/or crème colored paint and/or stucco, foam accents around windows, flagstone material along the bases of structures, decorative lighting, tropical style landscaping, and two-car garages. The proposed remodel and new structures incorporate many of these same elements. As such, the proposed construction will be compatible with existing and anticipated development in the vicinity.
- c. *Convenience and safety of circulation for pedestrians and vehicles.* There is a cement walkway from the sidewalk to the front house. A 20-foot wide



driveway serves the rear houses and accesses the garages without impediment. Pedestrians can safely walk along this driveway to the rear houses. There is adequate maneuvering space on the subject lot to allow for cars to safely leave the garage and turn around on site to exit the property facing the street. Landscaping will not impair visibility for drivers coming to and from 220th Street to the subject property.

- d. *Attractiveness, effectiveness and restraint in signing, graphics and color.* The houses will feature crème colored, off-white and beige colors, which are neutral and attractive. Address numbers will be posted in a prominent location on the houses, visible to the public, but subdued in color and appearance.
- e. *Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.* This proposal conforms to all applicable design standards and guidelines adopted pursuant to Section 9172.15 of the Carson Municipal Code.

Conditional Use Permit No. 720-09

Pursuant to Section 9121.1 of the CMC, a Conditional Use Permit is required for the development of multiple-family dwellings. Section 9172.21 (D) of the Zoning Ordinance requires that the Planning Commission, by Resolution, render its approval based on the ability to make affirmative findings on the following criteria:

- a. *The proposed use and development will be consistent with the General Plan.* The proposed use and development is consistent with the General plan in that it helps to meet the goals and objectives stated in the General Plan by protecting and enhancing property values in its vicinity, and by providing the community with additional housing opportunities.
- b. *The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.* The site is 45 feet wide by 305 feet deep, rectangular, relatively flat, located adjacent to major streets, and adequately served by existing utilities. The proposed use and development will not significantly impact the existing utilities' capacity to serve the use.
- c. *There will be adequate street access and traffic capacity.* The subject site fronts 220th Street which is a two-lane collector street designed to serve the anticipated capacity for the residential properties adjacent to it. A driveway is located on the west side of the subject property which provides ingress and egress access to the existing and proposed homes. As such, there is adequate street access and traffic capacity.
- d. *There will be adequate water supply for fire protection.* The Los Angeles County Fire Department has reviewed the proposed plans and found there to be adequate access to the subject property. There are fire hydrants in the vicinity which have sufficient water flow to adequately suppress a structure fire



on the subject property. The Fire Department will require additional hydrants and/or access if necessary.

- e. *The proposed use and development will be compatible with the intended character of the area.* The neighborhood consists largely of similar residential development. The zoning for adjacent property is consistent with the subject lot, thus the proposed use and development is compatible with the intended character of the area.
- f. *Such other criteria as are specified for the particular use in other Sections of this Chapter.* This proposal conforms to all applicable design standards and guidelines adopted pursuant to Section 9172.15 of the Carson Municipal Code.

IV. Environmental Review

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the proposed development of a proposed remodel to an existing house and two new houses is considered in-fill development and is "Categorically Exempt".

V. Recommendation

That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No. _____, entitled "A Resolution Of The Planning Commission Of The City Of Carson Approving Design Overlay Review No. 1304-09 and Conditional Use Permit No. 720-09 Approving an Addition to an Existing Single-Family Home and the Construction Of Two Single-Family Homes Located At 323 E. 220th Street."

VI. Exhibits

1. Land Use Map
2. Proposed Resolution
3. Proposed Plans (Submitted under separate cover)


Prepared by:

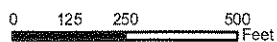
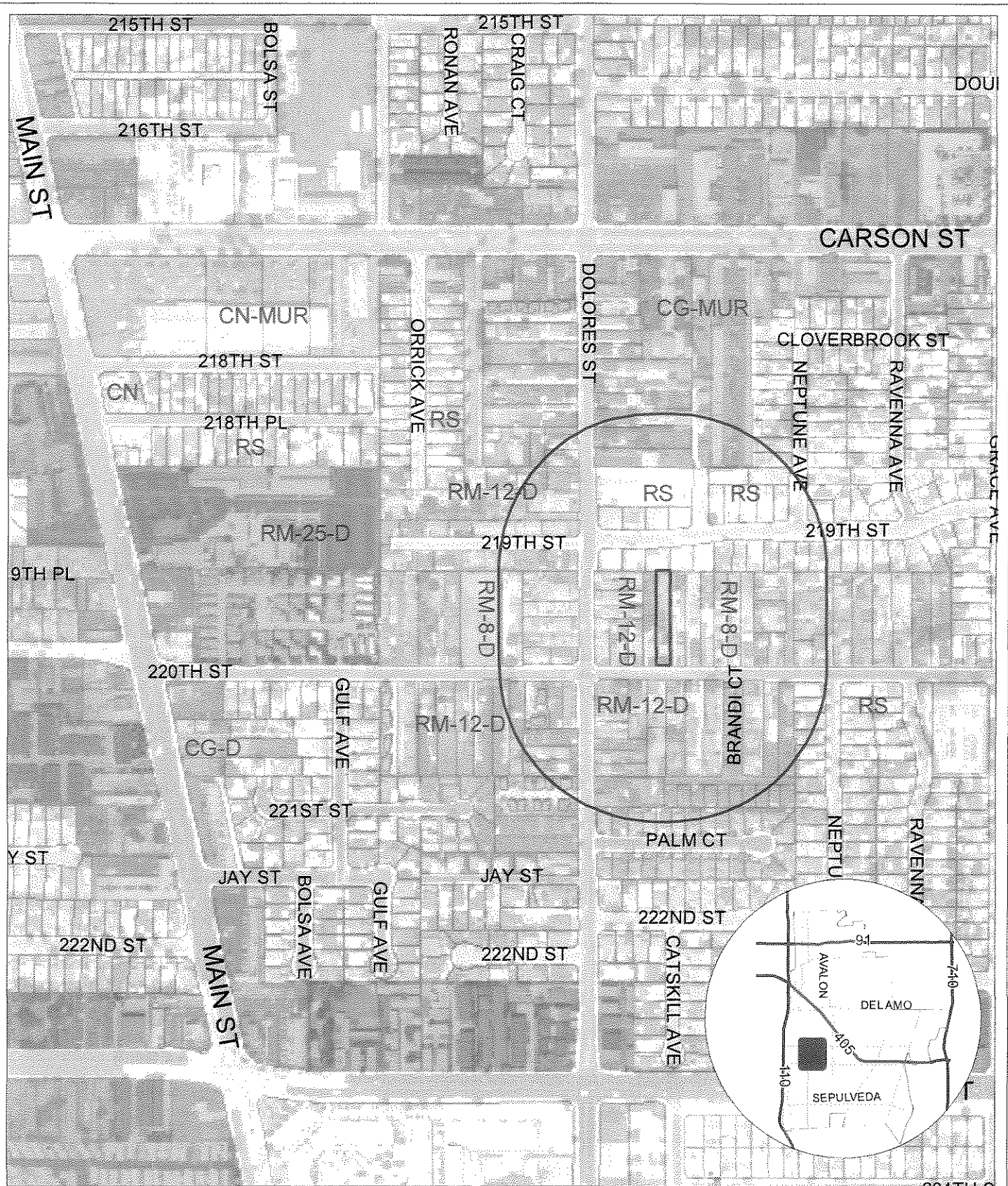

Steven Newberg, AICP, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsmann, Planning Manager



City of Carson
500 FT RADIUS ZONING MAP
FOR 323 E 220TH STREET

Exhibit No. 1

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1304-09 AND CONDITIONAL USE PERMIT NO. 720-09 APPROVING AN ADDITION TO AN EXISTING SINGLE-FAMILY HOME AND THE CONSTRUCTION OF TWO SINGLE-FAMILY HOMES LOCATED AT 323 E. 220TH STREET

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

Section 1. An application was duly filed by the applicant, Francisco Bravo, with respect to real property located at 323 E. 220th Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1304-09 and Conditional Use Permit No. 720-09 to construct two (2) new single-family homes and a 317 square-foot addition to an existing 1,032-square-foot single-family home on a 0.30-acre lot in the RM-12-D (Residential, Multifamily – 12 units/acre – Design Overlay) zoning district.

The Planning Commission public hearing was originally scheduled for March 24, 2009, but was continued to April 14, 2009 because of cancellation. On April 14, 2009, the Planning Commission duly held a public hearing at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

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

- a) The General Plan Land Use designation for the subject property is Medium Density, with which the existing zoning of RM-12-D (Residential, Multi-family – 12 units per acre – Design Overlay) is compatible.
- b) The neighborhood consists largely of mid-20th century residential homes. Newer homes and remodels in the neighborhood have followed a Spanish-Mediterranean style of construction with terra cotta roofing materials, beige and/or crème colored paint and/or stucco, foam accents around windows, flagstone material along the bases of structures, decorative lighting, tropical-style and ornamental landscaping, and two-car garages. The proposed remodel and new structures incorporate many of these same elements. As such, the proposed construction will be compatible with existing and anticipated development in the vicinity.
- c) There is a cement walkway from the sidewalk to the front house. A 20-foot wide driveway will be provided for access to the homes. Pedestrians can safely walk along this driveway to the rear houses. There is adequate maneuvering space on the subject lot to allow for cars to safely leave the garage and turn around onsite to exit the property. Landscaping will not impair visibility for drivers coming to and from 220th Street to the subject property.



d) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign.

e) The houses will have similar architectural features with crème colored, off-white and beige colors, which are neutral and attractive. Address numbers will be posted in a prominent location on the houses, visible to the public, but subdued in color and appearance. The front home will have stone veneer at the base on the side facing 220th Street.

f) The site is 45 feet wide by 305 feet deep, rectangular, relatively flat, located adjacent to major streets, and adequately served by existing utilities. The proposed use and development will not significantly impact the existing utilities' capacity to serve the use.

g) The Los Angeles County Fire Department has reviewed the proposed plans and found there to be adequate access to the subject property. There are fire hydrants in the vicinity which have sufficient water flow to adequately suppress a structure fire on the subject property.

h) The subject site fronts 220th Street which is a two-lane collector street designed to serve the anticipated capacity for the residential properties adjacent to it. A driveway is located on the west side of the subject property which provides ingress and egress access to the existing and proposed homes.

Section 4. Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the proposed development of a proposed remodel to an existing house and two new houses is considered in-fill development and is "Categorically Exempt" No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1304-09 and Conditional Use Permit No. 720-09 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the Notice of Exemption identifying the project as "Categorically Exempt."

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

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

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF APRIL, 2009.

CHAIRMAN

ATTEST:

SECRETARY



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"

LEGAL DESCRIPTION

DESIGN OVERLAY REVIEW NO. 1304-09
CONDITIONAL USE PERMIT NO. 720-09

Property Address: 323 E. 220th Street

The land referred to as parcel no. 7335-006-018 is situated in the County of Los Angeles, State of California and is described as follows:

The East 45 feet of the West 246 feet of Lot 31 of Tract 2982, in the City of Carson, County of Los Angeles, State of California.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1304-09
CONDITIONAL USE PERMIT NO. 720-09

GENERAL CONDITIONS

1. If Design Overlay Review No. 1304-09, Conditional Use Permit No. 720-09 are not used within one year of their effective dates, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review and approval by the Planning Commission.
3. 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
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. 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.
6. 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.
7. 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.

8. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review (DOR) No. 1304-09 and Conditional Use Permit (CUP) No. 720-09. 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

9. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
11. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. Each garage shall be provided with electrical wiring and features appropriate to support alternative fuel vehicles subject to the approval of the Planning Division.

LANDSCAPING/IRRIGATION

15. 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.
16. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."



17. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
18. 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.
19. 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; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
 - b. One specimen tree for each unit shall be provided; and
 - c. Tree height and plant materials to be approved by the project planner prior to installation.

GRAFFITI LANDSCAPING

20. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
21. 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

22. 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.
23. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
24. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.

AESTHETICS

25. Decorative colored concrete pattern or pavers shall be used at the private driveway entry and for all pedestrian walkways, including a walkway from the street leading to the rear of the property. All other areas of the private driveway shall be of concrete material.



26. The front yard setback area shall be landscaped or provided with decorative pavement to the satisfaction of the Planning Division, pursuant to Section 9162.3.A of the Carson Municipal Code (CMC).
27. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.
28. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director, and should drain into landscaping areas.
29. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
30. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
31. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.

FENCES/WALLS

32. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
33. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.
34. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
35. Any wall or fence located in the required front yard setback shall have a height not to exceed 42 inches, pursuant to Section 9126.23 of the CMC.

LIGHTING

36. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or safety hazard to persons.

TRASH

37. Trash collection shall comply with the requirements of the City's trash collection company.
38. An area measuring 7½ feet wide by 3 feet deep shall be provided for regular waste, recycling, and green waste receptacles for each unit. This area shall not occupy area designated as required parking or open space and shall be screened from the public right-of-way. The city's Waste Management Specialist



may modify the dimensions described herein as necessary in order to provide for adequate space for trash receptacles.

39. If trash enclosures are required by the City's trash collection company, the trash enclosures shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. The enclosures shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
40. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
41. Trash pickup areas for the detached units shall be designated along the private driveway.
42. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

EASEMENTS

43. A Covenant and Agreement form for an existing easement, if any shall be recorded with the Los Angeles County Recorder's office prior to the issuance of a building permit. Said document shall indicate all easements.

THE GAS COMPANY

44. 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.
45. 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

46. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
47. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
48. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance

- with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
49. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
 50. Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department for all land shown on the map to be recorded.
 51. All hydrants, if required shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA Standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. The location of each hydrant shall be in conformance with the map on file with the LA County Fire Department.
 52. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.
 53. Upgrade not necessary, if existing hydrant meets fire flow requirements.
 54. Provide evidence on LA County Fire Department fire flow form, Form 195, that the hydrant and available flow rate meets the Fire Department requirements.
 55. The applicant shall meet all other requirements and/or revisions of the LA County Fire Department.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

56. 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

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

SOUTHERN CALIFORNIA EDISON

58. In the event that the development requires relocation of facilities on the subject property, which facilities exist by right of easement or otherwise, the owner/developer shall be required to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

DEPARTMENT OF PUBLIC WORKS - COUNTY OF LOS ANGELES

Road

59. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 220th Street.
60. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 220th Street.
61. Comply with the following street lighting requirements to the satisfaction of the City:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 220th Street to the satisfaction of the City Engineer. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the County of Los Angeles, Department of Public Works. For additional information, please contact the Street Lighting Section at (626) 300-4726.
62. Plant street trees along the property frontage on 220th Street to the satisfaction of the City Engineer.
63. Underground all new utility lines to the satisfaction of the City Engineer and Southern California Edison. Please contact the Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

Sewer

64. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with the City Engineer.
65. Easements may be required, subject to review by the City Engineer to determine the final locations and requirements.

Water

66. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic need and fire flows.
67. There shall be filed with the City Engineer a 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 land division, and that water service will be provided to each building.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

68. A construction permit is required for any work to be done in the public right-of-way.
69. The applicant shall submit plans to the Department of Public Works 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.
70. The applicant shall construct or 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.
71. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach.
72. Where sidewalks meander around the proposed driveway and extending beyond the public right-of-way, the required described sidewalk easements shall be submitted and approved prior to building permit issuance.
73. Remove existing driveway not serving the site and construct sidewalk and curb and gutter per City of Carson Standard Drawing Nos. 118 and 108.
74. The applicant shall remove and replace broken curb, gutter and sidewalk to the satisfaction of the City Engineer.
75. All new utility lines shall be underground to the satisfaction of the City Engineer.
76. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
77. The applicant 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.
78. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - 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.

79. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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