



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** August 25, 2009

**SUBJECT:** Tentative Tract Map No. 70818

**APPLICANT:** Thomas Safran & Associates  
11812 San Vicente Blvd. #600  
Los Angeles, CA 90049

**REQUEST:** Subdivision of seven existing lots on 4.29 acres into two ground lots and seven airspace lots for the development of a mixed-use project for 236 residential units, restaurants, and retail uses. The project site is zoned MU-CS (Mixed-Use – Carson Street) and is located within Redevelopment Project Area No. 4.

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

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### COMMISSION ACTION

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

### COMMISSIONERS' VOTE

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

*Item No. 11D*

## **I. Introduction**

The applicant, Thomas Safran and Associates, is proposing to subdivide seven lots on 4.29 acres into two ground lots and seven airspace lots to accommodate a mixed-use development project that was approved by the Planning Commission on February 26, 2008. The project was for the construction of a four-story mixed-use building for 236 residential units, restaurants, retail uses, and a subterranean garage. The project features 150 residential units at market rate and 86 affordable, residential senior housing units. However, due to existing market conditions, the market rate residential units will most likely be leased as apartments until the market for condominiums improves.

As the project is multi-faceted, it required several discretionary permits:

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

Other approvals obtained by the applicant include:

- Certificate of Compliance (COC) No. 235 for a lot line adjustment
- COC No. 239 for a lot line adjustment between three lots.

## **II. Background**

The 4.29-acre project site consists of seven lots located at the southeastern corner of Carson Street and Avalon Boulevard. The addresses are 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard. The project site is zoned MU-CS (Mixed-Use-Carson Street) with a General Plan designation of Mixed-Use Residential and is within Redevelopment Project Area No. 4. 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 across Avalon Boulevard, and Carson City Hall to the north across Carson Street. The area has been developed for a number of decades and has a well established urban character.

The project site was developed with an Econo Lube automobile service stand (parcel 1) at the corner of Avalon Boulevard and Carson Street built in 1960. Property address 716 E. Carson Street (parcel 2) was developed with a taco stand built in 1966. Property address 724-730 E. Carson Street (parcel 3) was developed with a commercial strip center built in 1954. Property address 21716-21740 Avalon Boulevard (parcel 4) was developed with an IHOP restaurant, a commercial strip center along Avalon Boulevard and a residence with several garages. Property address 21802 Avalon Boulevard (parcel 5) was developed with a restaurant and bakery building and a single-family residence and garage. Property address 21814 Avalon Boulevard (parcel 6) was developed with a hardware store building. Parcel 7



was developed with a parking lot which served the former hardware store located on parcel 6. All buildings have been demolished to accommodate the new mixed-use development.

### III. Project Description

Tentative Tract Map No. 70818 will subdivide seven lots consisting of 4.29 acres into two ground lots and seven airspace lots. The subdivision will accommodate the mixed-use development approved by the Planning Commission on February 26, 2009. Sheet No. 4 of 6 of Tentative Tract Map No. 70818 depicts the proposed three-dimensional subdivision as summarized in Table 1.

**TABLE 1 – LOT SUMMARY**

Lot No.	Lot Type	General Use	Upper Elevation (feet above sea level)	Lower Elevation (feet above sea level)	Size (sq. ft.)
1	Ground	Southern 3.1 acres	Ground level	--	135,168
2	Ground	Northern 1.2 acres	Ground level	--	52,179
3	Airspace	Subterranean parking for residential market-rate units	22	50	104,563
4	Airspace	Subterranean parking for affordable residential units	22	50	41,448
5*	Airspace	Commercial units	39.5*	22*	40,623
6	Airspace	Commercial parking	39.5	22	64,665
7	Airspace	Commercial units	39.5	22	36,956
8	Airspace	Residential market-rate units (Levels 2-4)	100	39.5	105,813
9*	Airspace	Residential affordable units (Levels 2-4)	100*	39.5*	39,091

\* Includes airspace for elevator shafts which are not included in elevations.

The project features 150 residential units at market rate totaling 170,452 net square feet and 86 affordable, residential senior housing units totaling 50,466 net square feet. The project comprises four stories and subterranean parking. The first floor includes approximately 8,500 square feet for restaurant use, 20,000 square feet for retail use, and 202 grade-level parking spaces for the commercial uses and residential guest parking. The second, third and fourth floors contain residential dwelling units with the senior units oriented toward Carson Street.



The project provides 378 residential parking spaces and 202 commercial and residential guest parking spaces for a total of 580 parking spaces. Three internal courtyards, a spa, swimming pool, tot lot and two community clubhouses are proposed on the second (podium) floor. One courtyard is proposed at the center of the senior housing complex; another courtyard containing the swimming pool, spa and community clubhouse are located at the center of the condominium complex and the third courtyard containing a tot lot is proposed at the rear portion of the condominium complex. Vehicular access into the center is provided off Carson Street at two driveways located on the ground floor and another driveway located off Avalon Boulevard. Access to the subterranean parking garage is accessible from the ground floor via two ramps with keyed entry gates. There is adequate pedestrian access from Carson Street and Avalon Boulevard into the center. An emergency access driveway is proposed at Avalon Boulevard along the northern property line within the 33½ foot side yard setback area.

#### IV. Analysis

##### Tentative Tract Map No. 70818

Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map if any of the following findings can be made:

- a) That the proposed map is not consistent with applicable general and specific plans in Section 65451.
- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c) That the site is not physically suitable for the proposed type of development.
- d) That the site is not physically suitable for the proposed density of development.
- e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably fish and wildlife or their habitat.
- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g) That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent



jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The proposed tentative tract map will permit the division of 4.29 acre of land into two ground lots and seven airspace lots for the development of a four-story mixed-use development. The development will have amenities such as recreational areas and subterranean parking which will be maintained by the homeowners association.

The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is for a mixed-use development in the Mixed-Use – Carson Street (MU-CS) zoning district. There will be adequate street access and traffic capacity on Carson Street and Avalon Boulevard. Conditions of approval will provide maximum land use compatibility between the proposed mixed-use development and the surrounding area.

### Issues of Concern

Issue – Bus Shelter: The City is considering installing new bus shelters at specific locations in the city, including on the north side of the project site on Carson Street where there is an existing bus stop. In order to accommodate the bus shelter, a 5-foot-deep by 15-foot-wide easement is required. Since the building is 21 feet from the curb, there will be ample space (approximately 16 feet) for pedestrians to walk between the bus shelter and the building.

- *Mitigation:* Prior to final map approval, dedicate a 5'x15' easement for future bus shelter along Carson Street adjacent to the proposed development.

Issue – Phased Development: The developer obtained a grading permit on April 28, 2009, and is expecting to obtain a building permit for the northern portion of the development (Phase I) soon. Due to financing restrictions, the applicant is proceeding with Phase I, which includes the 86 affordable senior units and approximately 11,000 square feet of commercial uses. The developer has modified the plan to make the northern portion a “stand-alone” building with adequate circulation and parking. According to the developer, the intent is still to develop the entire project, including all 236 residential units.

Issue – Market-Rate Condominiums: Due to the current market conditions, it would be difficult for the developer to proceed with the 150 market-rate condominiums. The applicant has informed staff that the residential units will be leased as apartments. If, at a later date market conditions improve, it is possible that the applicant may return with a condominium subdivision. Since the units were designed to condominium standards, conversion to condominiums should be straightforward. However, the Commission should be advised that the development may contain apartments indefinitely. Plans for the 86 affordable senior apartments have not changed and will be provided as proposed.



Issue – Park and Recreation Fees: The developer will be required to pay park and recreation fees for each unit. Since the development will occur in two phases, a condition has been added to require the payment of fees prior to issuance of certificate of occupancy for each phase. This should allow the developer to accrue revenue from the first phase development in order to pay for costs for the second phase.

## V. Environmental Review

An Initial Study and Mitigated Negative Declaration (MND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA) (Exhibit No. 2). The MND was adopted by the Planning Commission on February 26, 2008. No substantial changes to the project have been made with the proposed subdivision and no new impacts other than those identified in the MND will be generated. Therefore, the adopted MND covers the proposed subdivision and no further environmental review is necessary.

## VI. Conclusion

The proposed subdivision is necessary to develop the approved mixed-use project. The mixed-use project is in conformance with the vision, goals and policies described within the General Plan, MU-CS (Mixed-Use – Carson Street) zone and the Carson Street Master plan. 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 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 increase tax revenue.

## VI. Recommendation

That the Planning Commission:

- **APPROVE** Tentative Tract Map No. 70818, 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 TENTATIVE TRACT MAP NO. 70818 FOR THE SUBDIVISION OF SEVEN LOTS INTO TWO GROUND LOTS AND SEVEN AIRSPACE LOTS FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT LOCATED AT 708-724 E. CARSON STREET AND 21720-21814 S. AVALON BOULEVARD.”



**Exhibits**

1. Zoning Map
2. Proposed Resolution
3. Proposed Tentative Tract Map No. 70818 (submitted under separate cover)

**Prepared by:**

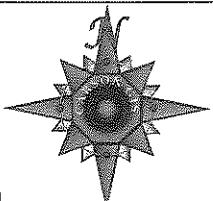
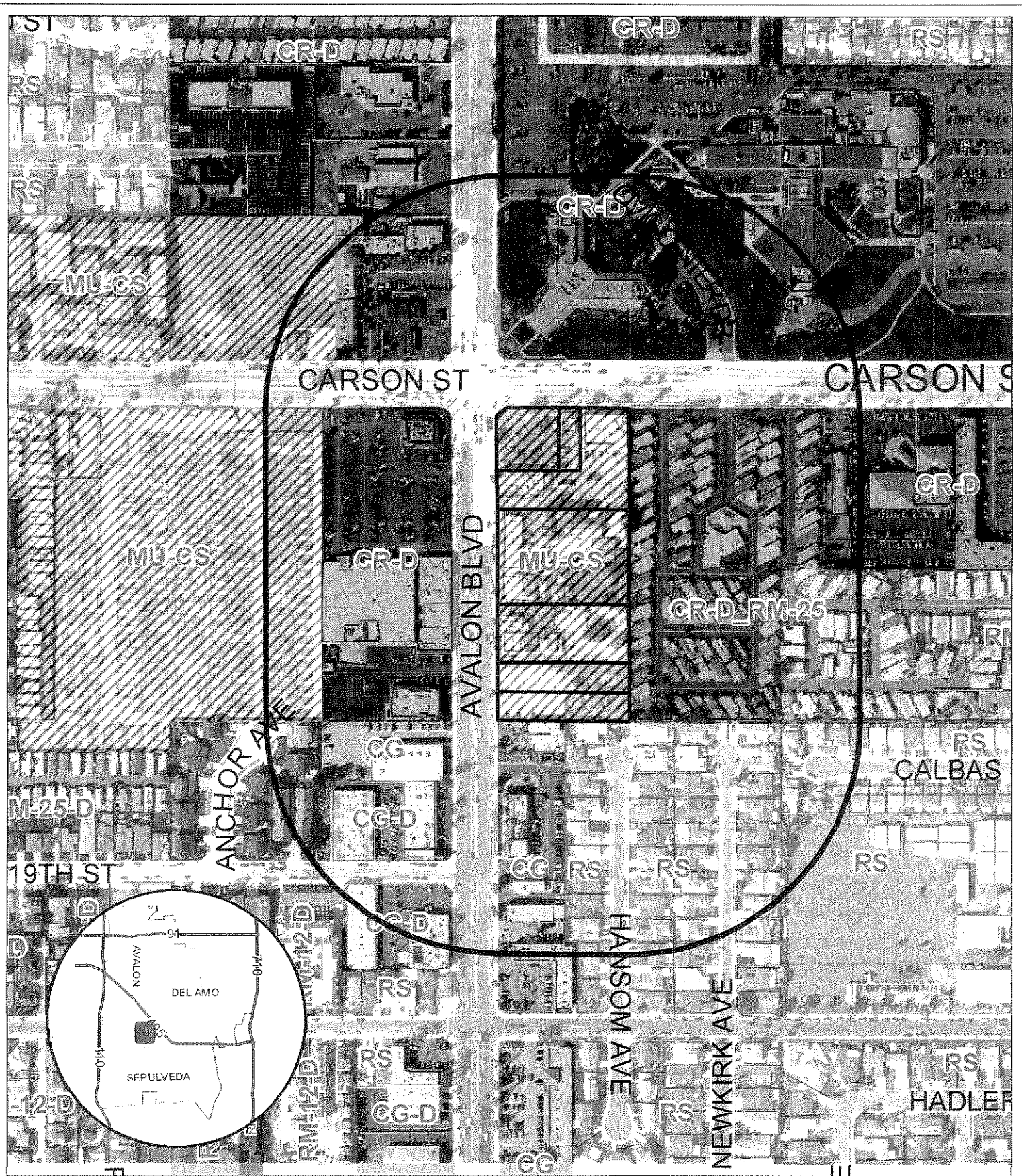
  
\_\_\_\_\_  
John F. Signo, AICP, Senior Planner

**Reviewed and Approved by:**

  
\_\_\_\_\_  
Sheri Repp, Planning Officer







**City of Carson**  
**500 Foot Radius Map**  
**SW Corner of Carson St and Avalon Blvd**

06/27/2009  
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 \00R\_1256-07\_CUP\_685-07\_CUP\_686-07  
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 \ZoningMap.MXD



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 09-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TENTATIVE TRACT MAP NO. 70818 FOR THE SUBDIVISION OF SEVEN (7) EXISTING LOTS INTO TWO (2) GROUND LOTS AND SEVEN (7) AIRSPACE LOTS FOR THE DEVELOPMENT OF A MIXED-USE PROJECT 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, and described in Exhibit "A" attached hereto, requesting the approval of Tentative Tract Map No. 70818 for the subdivision of seven (7) existing lots into two (2) ground lots and seven (7) airspace lots in the MU-CS (Mixed-Use – Carson Street) zoning district and within Redevelopment Project Area No. 4.

A public hearing was duly held on August 25, 2009, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

**Section 3.** The Planning Commission finds that:

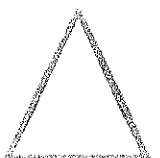
a) The proposed tentative tract map would create a total of two (2) ground lots and seven (7) airspace lots from seven (7) existing lots for the development of a mixed-use project approved by the Planning Commission on February 26, 2008. The total area is 4.29 acres. The proposed subdivision and all properties included are subject to conditions, covenants, and restrictions (CC&Rs) for the maintenance of all common areas and parking lots subject to review by the City Attorney for form and content.

b) The proposed map, including design and improvements of the proposed subdivision will be consistent with the Land Use Element of the General Plan which currently designates the properties for Mixed Use Residential development.

c) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is an improvement to a blighted area that the Redevelopment Agency wants to improve.

d) There will be adequate street access and traffic capacity on Avalon Boulevard and Carson Street, both of which are major highways as identified in the Transportation and Infrastructure Element of the General Plan. Regional access onto the 405 Freeway is available approximately one-half mile to the north on Avalon Boulevard and one-half mile to the east on Carson Street.

e) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.



**Section 4.** The Planning Commission further finds that the proposed subdivision will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration adopted on February 26, 2008.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Tentative Parcel Map No. 70818 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify 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 25<sup>th</sup> DAY OF AUGUST, 2009**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCELS 1&2 OF LOT LINE ADJUSTMENT NO. 235-08, OR NO 20081992752, RECORDED ON 11/12/08.

ASSESSOR'S PARCEL NUMBER: 7332-001-001, 7332-001-002, 7332-001-003, 7332-001-004, 7332-001-900, 7332-001-901, 7332-001-902

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOMAS SAFRAN OWNED PARCELS

NORTH WESTERLY PORTION OF PROJECT SITE

PARCEL 1:

THAT PORTION OF LOT 56 OF TRACT 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 TO FEET OF SAID LOT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED AS PARCEK 19-27, IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED FEBRUARY 24, 2965, 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 DISTAINCE OF 135.00 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF 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 HERINBEFORE METIONED PARCEL 19-27, A DISTANCE OF 118.00 FEET TO THE TRUE POINT OF BEGINNING.\

Parcel 3:

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 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 AND DISTANT WESTERLY 100 FEET, MEASURED ALONG AND PARALLEL WITH NORTHERLY LINE OF SAID LOT FROM 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 TOP TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THENORTHERLY 20.00 FEET THEREOF.

#### REDEVELOPMENT AGENCY OWNED PARCELS

SOUTHERLY 252.00 FEET OF PROJECT SITE

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 RECORDER OF THE COUNTY OF LOS ANGELES.



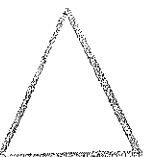
PARCEL 3

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.

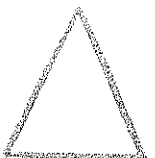
APN: 7332-001-900; 7332-001-901; 7332-001-902



**CITY OF CARSON**  
**DEVELOPMENT SERVICES GROUP**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**TENTATIVE TRACT MAP NO. 70818**

GENERAL CONDITIONS

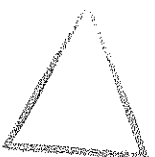
1. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
2. Conditions set forth in Planning Commission Resolution No. 08-2193 adopted on February 26, 2008, approving Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 shall apply to this proposed subdivision unless specifically modified, added, or deleted herein. In the event that a previously approved condition(s) conflicts with a condition(s) contained herein, the condition(s) contained herein shall control.
3. Final map recordation cannot occur until the developer has sole ownership of the entire site, including those lands currently owned by the Carson Redevelopment Agency. In the event the developer fails to consolidate the site under one ownership and this tentative map expires, a new tentative map would have to be submitted for review and approval.
4. A copy of the CC&Rs (Conditions, Covenants, and Restrictions) shall be submitted to the Planning Division for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and address issues dealing with property maintenance of parking and common areas.
5. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
6. On the date a subsequent tentative map or tentative parcel map is approved for this site, any previously approved but unrecorded maps shall become null and void.
7. The recorded map shall conform to the tentative map approved by the Planning Commission and to the Conditions of Approval. Two copies of the final recorded map shall be submitted to the Economic Development Group.



8. The final map shall be recorded with the County Recorder within two years of the Planning Commission's approval of the tentative map, unless an extension is granted.
9. Each extension of Tentative Tract Map No. 70818, provided for in the Subdivision Ordinance, must be secured from the Planning Commission prior to expiration of this map.
10. 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.
11. 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.
12. Minor lot line adjustments may be made to the satisfaction of the Planning Manager prior to the final approval of the map by the City Council.
13. The pad elevation on the grading plan shall not differ by more than six inches with the approved Tentative Parcel Map without approval by the Development Services Group.
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 Tentative Tract Map No. 70818. 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.

#### BUILDING AND SAFETY

15. A building permit may be issued prior to the recordation of the final map provided any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. and provided further, that the applicant shall execute an acknowledgment of acceptance of this fact.





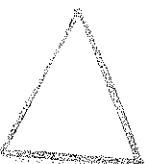
16. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.

COUNTY OF LOS ANGELES – DEPARTMENT OF PUBLIC WORKS

17. Prior to final map approval, a drainage concept and Standard Urban Stormwater Mitigation Plan (SUSMP), traffic study, Will Serve letter from the water purveyor, and revised tentative map shall be reviewed and approved. Final map approval will not be granted until the items listed above have been received and found satisfactory.
18. A grading plan and soils report shall be submitted and approved prior to approval of the final map. The grading plans must show and callout the construction of the drainage devices and details, paved driveways, elevation and drainage of all pads, and SUSMP devices. The applicant shall show and callout all existing easements on the drainage plan and obtain the easement holder approvals prior to grading plan approval.

Roads

19. Provide a property line return radius of 27 feet plus additional right of way for a corner cut-off at the intersection of Avalon Boulevard and Carson Street to the satisfaction of the City Engineer.
20. Dedicate vehicular access rights on Avalon Boulevard and Carson Street.
21. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Avalon Boulevard and Carson Street.
22. Reconstruct driveways and existing curb ramp to meet current Americans with Disabilities Act requirements to the satisfaction of the City Engineer.
23. Construct driveways along the property frontage on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer.
24. Close the raised median on Carson Street to the satisfaction of the City Engineer.
25. Repair any displaced, broken, or damaged curb, gutter, sidewalk and pavement along the property frontage on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer.
26. Plant street trees on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer. Existing trees in dedicated, or to be dedicated, right of way shall be removed if not acceptable as street trees.



27. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study. Detailed signing and striping plans and/or traffic and lighting plans may be required.
28. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Avalon Boulevard and Carson Street to the satisfaction of the City Engineer. Submit street lighting plans, along with existing and/or proposed underground utilities plans, as soon as possible for review and approval to the County of Los Angeles Department of Public Works' Traffic and Lighting Division, Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The operation and maintenance of the street lights on the private and future street shall remain the responsibility of the developer/property owner/Home Owners' Association until such time as the street(s) are accepted for maintenance by the City Engineer. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future street lights on adjacent public roadways.
  - c. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
    - i. Request the street Lighting Section to commence annexation and levy of assessment proceedings.
    - ii. Provide business/property owner's name(s), mailing address(3s), site address, Assessor Parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - iii. Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements with any questions at (626) 300-4726.
  - d. The annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and



approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- e. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).
29. Prior to final map approval, enter into an agreement with a City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of City Engineer or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of City Engineer.

#### Sewer

30. All requirements of the Los Angeles County Department of Public Works and City of Carson Engineering Division regarding sewer use shall be met.

#### Water

31. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
32. There shall be filed with the City Engineer a statement from the water purveyor indicated that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each lot.
33. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance to the satisfaction of the City Engineer.



### Subdivision

34. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a mixed-use project for two ground-level lots and seven airspace lots. Two of the airspace lots are underground.
35. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
36. If required, provide suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the Fire Department.
37. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
38. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
39. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
40. Remove the existing building prior to final map approval. Demolition permits are required from Public Works' Building and Safety District office.
41. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
42. A final guarantee will be required at time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
43. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.

### Storm Drain and Hydrology

44. A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to tentative map approval.
45. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention



basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets.

46. Prior to tentative map approval for drainage, submit a revised exhibit map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.

#### Grading

47. A revised tentative map and/or exhibit map is required to show the following additional items:
- a. Pad elevations for all proposed street level/underground lots (Ground level lot Nos. 1 & 2, and lot Nos. 3 & 4).
  - b. Earthwork volume.
  - c. Benchmark information.
  - d. All existing on-site public and private easements with names of the holder, document numbers and recorded dates. Label all easements as "to remain," "to be relocated," or "to be abandoned."
  - e. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension and curve data.
  - f. Disclose grading quantities shown on the tentative map and subdivision application (grading quantities shall cut, fill and over-excavation).
  - g. The tentative map appears only showing the proposed precise building pad elevations, it is recommended to show the existing topography, the rough grading/proposed pad elevation, and the location of the underground building footprint on the revised tentative map.



## CITY ENGINEERING DIVISION

(Note: The following conditions shall be completed, unless otherwise completed as part of DOR No. 1256-07.)

48. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
49. The Developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
50. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
51. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
52. A construction permit is required for any work to be done in the public right-of-way.
53. Prior to final map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
54. Prior to final map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
  - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
55. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided prior to tentative map approval. 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 and fire flows.
56. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
57. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required prior to Final Map approval.
58. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map



approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.

59. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of street light operation and maintenance. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the approval of the Final Map. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. ***(annexation procedure is approximately 12-month)***
60. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
61. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the Final Map:
  - a. *The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract Map No. 70818 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the Tract Map.*
62. 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 Final Map approval.
63. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
64. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
65. At the time of approval of Final Map 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.
66. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 10-ft of additional right-of-way abutting the development along Avalon Blvd. New Right-of-Way line shall be 60-ft from existing centerline. Length of dedication is approximately 250-ft south of the southerly curb line of Carson Street. Developer shall include dedication on the Final Map.
67. Prior to final map approval, dedicate a 5'x15' easement for future bus shelter along Carson Street adjacent to the proposed development.

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

68. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.





69. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
70. 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 Blvd and along Carson Street
  - b. Sewer Main Improvements (*if any*) along Avalon Blvd and along Carson Street as determined by the aforementioned sewer area study.
  - c. Storm Drain Improvements (*if any*) along Avalon Blvd and along Carson Street as determined by the aforementioned requirement.
71. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
72. Proof of Worker's Compensation and Liability Insurance.
73. For Phase 2, the Developer shall pay \$4,672 per multi-family dwelling unit in Park and Recreation Fees.

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

74. Prior to recordation of the Final Map, the Developer shall pay \$4,672 per multi-family dwelling unit in Park and Recreation Fees for Phase 1. The Developer shall pay the remainder of the Park and Recreation fees for Phase 2 at the issuance of a building permit.
75. Final Map shall be recorded.
76. 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.
77. Repair any broken or raised sidewalk, curb and gutter along Avalon Blvd and along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
78. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard, Carson Street Mixed Used Master Plan and to the satisfaction of the City Engineer.
79. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134 and Carson Street Mixed Used Master Plan.



80. Install irrigation system for the purpose of maintaining the parkway trees.
81. Modify existing raised landscaped median along the frontage of the development along Avalon Blvd and along Carson Street to the satisfaction of the City Engineer.
82. 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.
83. 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.
84. 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 30 feet.
85. Modify existing wheelchair ramp at the corner of Avalon Blvd and Carson Street per City of Carson Standard, in compliance with ADA requirements.
86. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
87. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
88. Paint curbs red along Avalon Blvd and along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
89. 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.
90. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
91. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
92. 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.
93. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site



improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.

94. 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.

#### CITY REVENUE DIVISION

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

#### COUNTY OF LOS ANGELES – FIRE DEPARTMENT

96. All conditions required by the County of Los Angeles Fire Department shall be met. Fire Department conditions are on file at the City Planning Division.

