



CITY OF CARSON
PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 9, 2013
SUBJECT: Tentative Parcel Map No. 71684
APPLICANT: Vintage Real Estate, LLC
Attn: Jerry N. Garner, jgarner@vintage-vre.com
11611 San Vicente Boulevard, 10th Floor
Los Angeles, CA 90049
PROPERTY OWNER: Sears Roebuck and Co.
3335 Beverly Road
Hoffman Estates, Illinois 60179
REQUEST: To create three parcels from one 13.4-acre parcel
at the SouthBay Pavilion
PROPERTIES INVOLVED: 20700 S. Avalon Boulevard

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

I. Introduction

The applicant, Jerry N. Garner on behalf of Vintage Real Estate, LLC (Vintage), is requesting approval of Tentative Parcel Map (TPM) No. 71684 to subdivide one parcel into three for a property located at the South Bay Pavilion shopping center. The purpose of the subdivision is to subdivide the Sears parcel so that separate parcels are provided for the Olive Garden restaurant and a future restaurant along Del Amo Boulevard. Vintage will own and manage the two restaurant parcels while Sears Roebuck and Co. will continue to operate the Sears department store. The proposed subdivision is part of a planned development for the South Bay Pavilion, which is maintained and controlled through a reciprocal easement agreement (REA) shared by Vintage and the department stores – Sears, JCPenney, Target, and IKEA. The proposed subdivision is summarized in Table 1.

TABLE 1 – PROJECT SUMMARY

PARCEL	SIZE (ACRES)	DESCRIPTION
1	11.9	Sears parcel
2	0.8	Olive Garden parcel
3	0.7	Future restaurant; currently vacant
TOTAL	13.4	Parking and circulation to be shared

II. Background

On August 24, 2011, TPM No. 71684 was submitted concurrently with Design Overlay Review (DOR) No. 1428-11, which was required for the design and development of the Olive Garden building. Approval of DOR No. 1428-11 was not contingent upon approval of the subdivision. As such, the applicant requested that DOR No. 1428-11 proceed to the Planning Commission in order to accommodate agreements made with Sears and Olive Garden. On December 13, 2011, the Planning Commission considered DOR No. 1428-11 for construction of a 7,537-square-foot Olive Garden restaurant located at the southeastern corner of Avalon Boulevard and Carson Plaza Drive and unanimously recommended (8-0) approval to the Carson Redevelopment Agency (RDA). On January 17, 2012, RDA approved DOR No. 1428-11. On October 29, 2012, Olive Garden opened for business.

TPM No. 71684

On November 9, 2011, a Subdivision Review Committee (SRC) meeting was held to review the requirements for TPM No. 71684. Over the pursuing months, the applicant has been working with City staff and LA County Department of Public Works (LADPW) to meet requirements and obtain clearance for the subdivision map. On February 20, 2013, LADPW advised it had completed its review and recommended certain requirements be included that have been incorporated into the conditions of approval.



Upon recordation of TPM No. 71684, Vintage will take ownership of the restaurant parcels and lease the buildings to Olive Garden and a future restaurant use. All parcels will still be subject to the REA and parking and circulation will remain shared.

Mall History

Carson Mall was constructed as an indoor mall in 1973 and major renovations were made in 1992. As part of those renovations, the name was changed to the SouthBay Pavilion and the Broadway building located in the southern portion of the mall was renovated for a new IKEA store. The three main retail anchors, Sears, IKEA, and JCPenney, made up 578,584 square feet of the 937,680-square-foot mall.

In April 2005, Hopkins Real Estate Group (HREG) purchased the SouthBay Pavilion and quickly worked on plans to redesign the mall to provide an outdoor shopping experience. At the time, 86 percent of the mall was occupied. In 2005-2006, the southern portion of the mall next to IKEA was demolished to make room for a fourth main retail anchor, Target, and new building pads and exterior tenant spaces were constructed that currently support Chase bank, 24 Hour Fitness, Chili's restaurant, Big 5, SanSai Japanese Grill, Panera Bread, Jamba Juice, Five Guys Burgers and Fries as well as others. In 2008, the farmers market operating at the Community Center parking lot was relocated to the South Bay Pavilion. In 2011, the Planning Commission granted the farmers market an extension to operate.

Previously Approved Discretionary Permits

- On October 22, 1991, the Planning Commission approved Variance No. 353-91 for the reduction of the required side and rear yard setbacks for the 57,000-square-foot IKEA warehouse/office building, bringing the total size of IKEA to 206,500 square feet (Resolution No. 91-1418).
- On November 5, 1991, RDA approved DOR No. 547-91 to renovate the mall. Also included were three (3) new building pads (10,000 square feet, 12,000 square feet, and 15,000 square feet) along Avalon Boulevard and Dominguez Street for future tenants.
- On March 23, 2004, the Planning Commission approved TPM No. 60509 to facilitate a major remodel of the shopping center under DOR No. 831-03. TPM No. 60509 affected four properties and created a fifth for the existing 24-Hour Fitness health club.
- On May 4, 2004, RDA approved DOR No. 831-03 for 57,049 square feet of additional net building area, bringing the total building area for the South Bay Pavilion to 1,024,563 square feet. From 2004 to 2011, subsequent modifications were approved to address the sign program, pad tenant buildings, exterior improvements, farmer's market, and advertising signs.
- On June 28, 2005, the Planning Commission recommended approval of Zone Change Case No. 148-05 to the City Council in order to apply the Mixed Use Residential standards to the site by changing the zone from CR-D to CR-MUR-D



(Commercial, Regional – Mixed Use Residential – Design Overlay). On July 19, 2005, and August 2, 2005, the City Council approved the first and second reading for Ordinance No. 05-1338. The Ordinance became effective September 1, 2005.

- On August 9, 2005, the Planning Commission approved TPM No. 62572 to create three parcels from three existing parcels, for a total of six parcels. The subdivision created separate parcels for the existing Chili's restaurant, the pylon sign at the northeastern corner of Avalon Boulevard and Dominguez Street, and the existing T-Mobile building north of IKEA.
- On December 11, 2007, the Planning Commission approved TPM No. 69807 to create three new parcels from one existing parcel. The subdivision created separate parcels for Chase bank (formerly Washington Mutual), the Tony Roma's restaurant, and the mall area.
- On January 17, 2012, RDA approved DOR No. 1428-11 for construction of a 7,537-square-foot Olive Garden restaurant.

Location/Site Characteristics/Existing Development

The SouthBay Pavilion shopping center is located in the center of the City of Carson between Del Amo Boulevard to the north, Leapwood Avenue to the east, Dominguez Street to the south, and Avalon Boulevard to the west. The properties included in the mall are part of a reciprocal easement agreement (REA) which covers the entire shopping center. The REA includes provisions for common driveways, parking, and maintenance requirements.

The properties to the north includes a park, a smaller shopping center, and single-family residences; to the east are apartments and light industrial uses; to the south are commercial businesses and a hotel; and to the west are offices and commercial uses.

Zoning/General Plan/Redevelopment Area Designation

The SouthBay Pavilion shopping center is zoned CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). The subject property is designated under the General Plan Land Use as Mixed Use-Residential. Properties to the south and west are designated Regional Commercial; properties to the east are designated Light Industrial; and properties to the north are designated Regional Commercial, Recreational Open Space, and Low Density Residential.

In 2005, the MUR (Mixed Use Residential) overlay district was applied to the shopping center in anticipation of future residential development. The existing shopping center and proposed project are consistent with the Mixed Use-Residential land use designation and the CR-MUR-D zone.



Public Safety Issues

The South Bay Pavilion has its own security team that patrols the mall. Major code enforcement issues have not been reported by the City's Public Safety Division. The Sheriff's Department reports that crimes have been reported at the SouthBay Pavilion (mostly grand theft, petty theft, and auto burglary), but these crimes are not unusual for a shopping mall of this size.

III. Analysis

Applicable Zoning Ordinance Regulations

The proposed subdivision is subject to the requirements of the City's Subdivision Ordinance and the Subdivision Map Act.

Required Findings: Tentative Parcel Map

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 as specified 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 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 injure fish or 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, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for 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 parcel map would create a total of three (3) parcels from one (1) existing parcel. The total area is 13.4 acres and is part of a planned development commonly referred to as the South Bay Pavilion, which covers a total of 70.9 acres. The proposed subdivision and all properties included in the South Bay Pavilion are subject to a reciprocal easement agreement (REA) which maintains the security for the mall and maintenance of the common areas and parking lots.

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.

The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is an improvement of an existing regional commercial shopping center.

There will be adequate street access and traffic capacity. Access for the parcels will be provided on Avalon Boulevard to the west, Del Amo Boulevard to the north, and Leapwood Avenue to the east. Further access is located on Dominguez Street to the south via internal driveways within the shopping center.

IV. Environmental Review

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the project site is developed and located on a property zoned for regional commercial use. As such, the proposed subdivision will generate no significant environmental impacts and is exempt from further CEQA review.

V. Recommendation

That the Planning Commission:

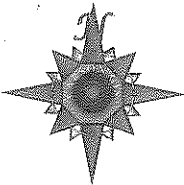
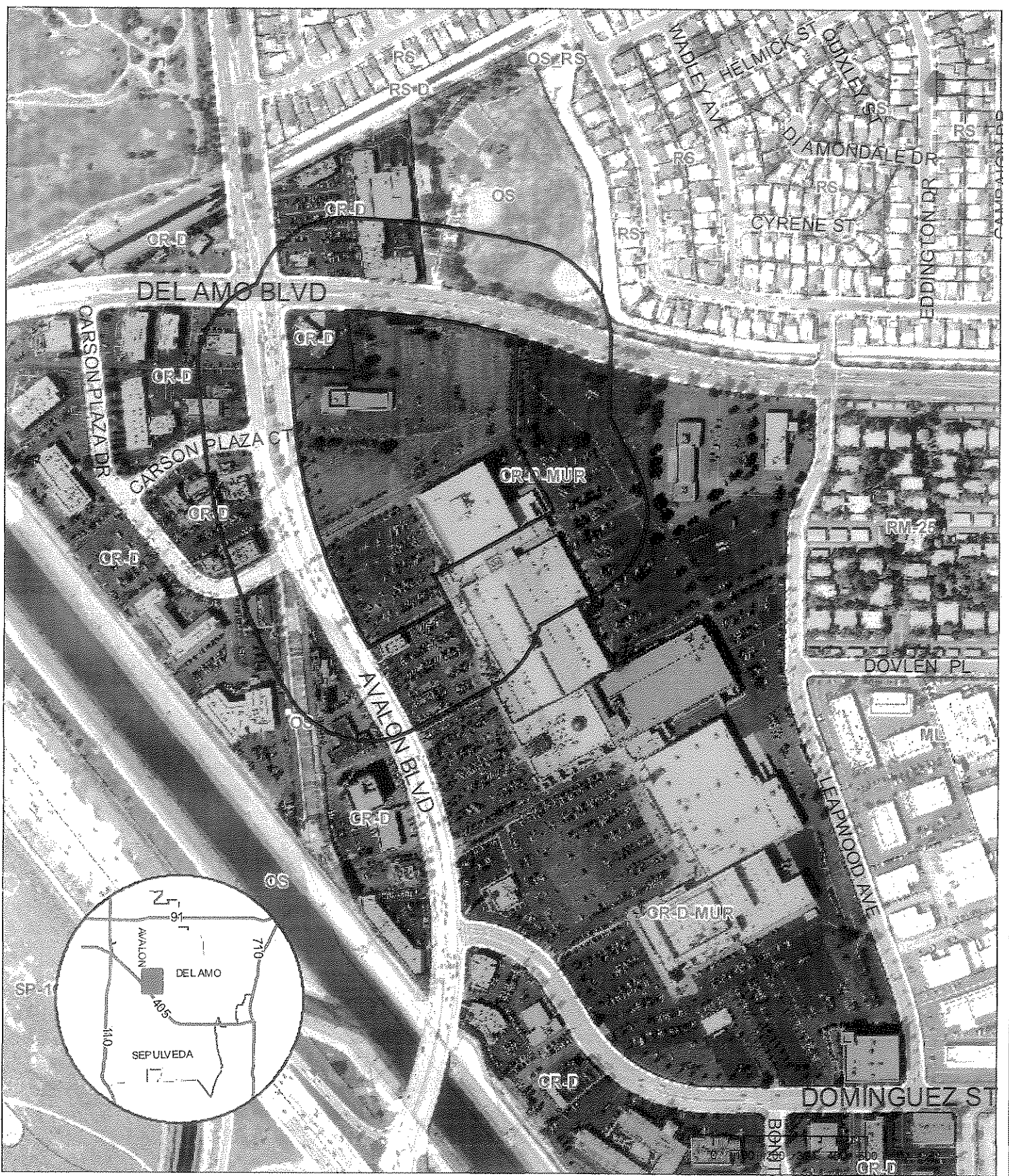
- **APPROVAL** TPM No. 71684 subject to the conditions attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____ entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TENTATIVE PARCEL MAP NO. 71684 FOR THE SUBDIVISION OF ONE (1) EXISTING PARCEL INTO THREE (3) PARCELS LOCATED AT 20700 S. AVALON BOULEVARD."

VI. Exhibits

1. Zoning Map
2. Proposed Resolution
3. Development Plans (under separate cover)

Prepared by:


John F. Signo, AICP, Senior Planner



City of Carson EXHIBIT NO. 01
 300 Foot Radius Map
 20700 S Avalon Blvd (Sears Only)



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 13-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TENTATIVE PARCEL MAP NO. 71684 FOR THE SUBDIVISION OF ONE (1) EXISTING PARCEL INTO THREE (3) PARCELS LOCATED AT 20700 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, Vintage Real Estate, LLC, with respect to real property located at 20700 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Tentative Parcel Map No. 71684 for the subdivision of one 13.4-acre parcel into three (3) parcels in the CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay) zone. The subdivision will create parcels of 11.9, 0.8, and 0.7 acres. The larger parcel will be used by the Sears department store and the two smaller parcels will be used for restaurants. The parcels will be part of a reciprocal easement agreement (REA) for the SouthBay Pavilion shopping center and all parking and circulation will be shared.

A public hearing was duly held on April 9, 2013, 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:

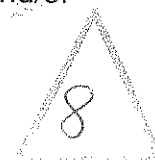
a) The proposed tentative parcel map would create a total of three (3) parcels from one (1) existing parcel. The total area is 13.4 acres and is part of a planned development commonly referred to as the SouthBay Pavilion, which covers a total of 70.9 acres. The proposed subdivision and all properties included in the South Bay Pavilion are subject to a reciprocal easement agreement (REA) which maintains the security for the mall and maintenance of the common areas and parking lots.

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.

c) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is an improvement of an existing regional commercial shopping center.

d) There will be adequate street access and traffic capacity. Access for the parcels will be provided on Avalon Boulevard to the west, Del Amo Boulevard to the north, and Leapwood Avenue to the east. Further access is located on Dominguez Street to the south via internal driveways within the shopping center.

e) Division and development of the property in the manner set forth on this map 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 parcel map.



f) 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. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds that the project site is developed and located on a property zoned for regional commercial use. As such, the proposed subdivision will generate no significant environmental impacts and is exempt from further CEQA review.

Section 5. Based on the aforementioned findings, the Commission hereby approves Tentative Parcel Map No. 71684 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 9th DAY OF APRIL, 2013

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 2328 FILED IN BOOK 37, PAGES 4 TO 6 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PER CENT OF THE OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE PARALLEL TO AND 500 FEET BELOW THE NATURAL SURFACE OF SAID LAND WITHOUT, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP, OR REMOVE SAID SUBSTANCES, BUT WITH FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME BY MEANS OF WELLS OR EQUIPMENT, HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID REAL PROPERTY, IN AND UNDER OR RECOVERABLE FROM SAID REAL PROPERTY, AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN BOOK D 2250, PAGE 752, OFFICIAL RECORDS.

APN: 7381-024-006



CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 71684

GENERAL CONDITIONS

1. The certificate of compliance 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.
2. Each extension of Tentative Parcel Map No. 71684, provided for in the Subdivision Ordinance, must be secured from the Planning Commission prior to expiration of this map.
3. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
4. The applicant shall note on the tentative parcel map and the recorded map that the subdivision is part of a planned development for the South Bay Pavilion.
5. A copy of the REA (Reciprocal Easement Agreement) shall be submitted to the Development Services Group for transmittal to the City Attorney for review and approval as to form and content. The REA shall contain statements that the project will be in compliance with city, county and state regulations.
6. The REA shall identify the South Bay Pavilion as a planned development with all onsite parking and driveways shared amongst the parcels involved in this subdivision and the remainder of the South Bay Pavilion property.
7. Conditions not required to be fulfilled prior to, or shown on the certificate of compliance, shall be stated on a separate document to be recorded with the certificate of compliance.
8. 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.
9. 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 Development Services Group.



10. The applicant shall file an Affidavit of Acceptance with the Planning Division within 30 days of receipt of the signed Planning Commission resolution.
11. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
12. Minor lot line adjustments may be made to the satisfaction of the Planning Officer and City Engineer prior to recordation of the map.
13. The pad elevation on the grading plan shall not differ by more than six inches with the approved Tentative Parcel Map unless otherwise approved by the City Engineer.
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 Parcel Map No. 71684. 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 certificate of compliance 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.



CITY ENGINEERING DIVISION

17. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
18. 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.
19. 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.
20. 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.
21. A construction permit is required for any work to be done in the public right-of-way.
22. 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.
23. Proof of Worker's Compensation and Liability Insurance.
24. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required, prior to Final Map approval.
25. There shall be a reciprocal access agreement between the proposed parcels.
26. 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, prior to Final Map approval.
27. Prior to tentative 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.
28. Prior to tentative map approval, 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.

29. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.

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

30. Final Map shall be recorded.
31. 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.

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

32. Remove and replace any broken/damaged driveway approach and any broken or lifted/sagged sidewalk, curb and gutter within the public right of way along Avalon Boulevard and along Del Amo Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
33. The Developer shall modify existing driveways within the public right of way along Avalon Boulevard and along Del Amo Boulevard abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer. (approx 2,500 sq.ft.).
34. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
35. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified by the City Traffic Engineer.
36. Install striping and pavement legend per City of Carson standard.
37. Paint Curbs Red along Avalon Boulevard and along Del Amo Boulevard within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
38. 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.
 - a. Comply with mitigation measures recommended by the water purveyor.



39. 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.
40. 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).
41. 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.
42. 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.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

Drainage

43. Prior to recordation of the final map, show the Los Angeles County Flood Control District right of way for Private Drain No. 1103 on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the City Engineer.

Geology/Soils

44. A grading plan must be geotechnically approve by County of Los Angeles Department of Public Works' Geotechnical and Materials Engineering Division, prior to final map approval. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
45. A soils report may be required prior to approval of building or grading plans.
46. At the grading plan state, submit two sets of grading plans to Geotechnical and Materials Engineering Division's Soils Section for verification of compliance with County codes and policies.



Grading

Requirements Prior to Grading Plan Approval:

47. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low-Impact Development (LID) plan by Public Works' Land Development Division, Storm Drain and Hydrology Section.
 - b. The grading plan by the Geotechnical and Materials Engineering Division.
 - c. Permits and/or letters of nonjurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

Requirements Prior to Final Map Recordation:

48. Submit a grading plan for approval. The grading plan must show all call out the following items including, but not limited to, construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
49. A maintenance agreement or Covenant, Conditions, and Restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.

Road

50. Reconstruct all existing driveways serving the proposed subdivision (including the easterly driveway adjacent to Parcel 3 to meet current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of the City of Carson. Additional dedication may be required to accommodate driveway popouts to meet ADA guidelines and to the satisfaction of the City of Carson.
51. Comply with the following street lighting requirements
 - a. Additional street lights on concrete poles with underground wiring may be required along the property frontage on Avalon Boulevard and Del Amo Boulevard to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division Street Lighting Section, to allow the maximum time for processing and approval.



b. Upon tentative parcel map approval, the applicant shall comply with conditions of acceptance listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the lighting districts, per approved plans, prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner of the project and will be made a condition of approval to be in place for each phase.

c. Conditions of acceptance for street light transfer of billing:

All street lights in the project, or approved project phase, 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, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.

Sewer

52. The subdivider shall install separate house laterals to serve each parcel in the land subdivision.
53. A sewer area study for the proposed subdivision (PC12-3AS, dated November 20, 2012) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after the initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Water

54. 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.

55. 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, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each parcel.
56. If applicable, easements shall be granted to the appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.
57. Provide a verification letter from the water purveyor indicating whether recycle water is available for irrigation or common landscape area equal to or greater than 2,500 square feet.
58. Submit landscape and irrigation plans for each parcel 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

59. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a commercial project for three parcels.
60. 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.
61. If required, provide a suitable turnaround and label the driveway as a private driveway and fire lane on the final map to the satisfaction of the Fire Department.
62. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, over the common driveway in the document to the satisfaction of the City Engineer.
63. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
64. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
65. 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.



66. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders, and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's office.

COUNTY OF LOS ANGELES – FIRE DEPARTMENT

67. 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.
68. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
69. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
70. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
71. Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.
72. Per California Water Service Company, the Fire Flow Availability form dated January 18, 2012, indicates adequate fire hydrant spacing and floor requirements for existing fire hydrants. Additional water system requirements may be required when this land is further subdivided and or during the building permit process.
73. All other conditions required by the County of Los Angeles Fire Department shall be met. Fire Department conditions are on file at the City Planning Division.

CITY REVENUE DIVISION

74. 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.

