



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 28, 2013

SUBJECT: Design Overlay Review No. 1477-13, Variance No. 540-13 and Modification No. 2 to Conditional Use Permit No. 468-98

APPLICANT: Mike Pourtemour
19135 Main Street
Gardena, CA 90248

REQUEST: To permit the construction of a new modular office building, modify conditions for the continued operation of a vehicle impound yard and to reduce required front yard setbacks to retain existing masonry walls on Main and Broadway Streets for a property located in the MH-D (Manufacturing, Heavy, Design Overlay) zoning district

PROPERTY INVOLVED: 19135 S. Main Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

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

Item No. 11B

I. **Introduction**

Project Description

Design Overlay Review No. 1477-13 for construction of a new modular/steel 3,200-square-foot office and service building with a height of 15 feet;

Variance No. 540-13 to deviate from Carson Municipal Code (CMC) Section 9148.1 to provide zero setback instead of the required minimum five-foot front yard setback in order to retain existing masonry wall on Main and Broadway Streets and keeping the existing 6 foot high wall on Broadway instead of the required 8 foot high wall;

Modification No. 2 to Conditional Use Permit No. 468-98 to modify and delete certain conditions of approval allowing an existing vehicle impound yard to continue operation

Property Owner/Applicant

Mike Pourtemour, 19135 S. Main Street, Carson, CA 90745

Project Address

19135 S. Main Street, Carson, CA 90745

II. **Background**

Current Use of Property

The property is currently developed with a vehicle impound yard and uses an unauthorized mobile trailer unit and several permitted structures located along the northern portion of the property near Main Street. The existing structures and trailer will be removed as part of the project. There are two points of entry and exit to the property. The main point of entry and exit is on Main Street and the secondary point is on Broadway Street.

Previously Approved Discretionary Permits

On September 25, 2001 the Planning Commission approved Conditional Use Permit No. 468-98 for the continued use as a vehicle impound yard.

Public Safety Issues

The subject property has been used as a vehicle impound yard since 1977. The vehicle impound yard has significant violations and has failed to comply with the requirements of the CMC and Conditional Use Permit No. 468-98 (see attached memorandum dated September 15, 2003). Over the years, there have been discussions regarding the necessary steps to achieve compliance. In addition, the applicant needs to maintain certain standards with the Los Angeles County Sheriff's Department to be a designated tow operator. Many of these requirements are also city requirements. As such, the applicant seeks city approval so that the existing CUP No 468-98 is not subject to revocation due to noncompliance and improvements



can be completed to achieve both city and Los Angeles County Sheriff Department requirements.

Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 19135 S. Main Street and is 1.26 acres in size. The property is a fully paved vehicle impound yard with providing services to a variety of customers and contract services to the Los Angeles County Sheriff's Department. The property is pie shaped and is developed with a 6-foot high masonry wall along Broadway and an approximately 8-foot wall along Main Street, with a 2-foot wide and 4-foot high retaining wall needed to support the wall due to grade elevation differences.

Auto repair, industrial uses and unauthorized truck yards are located to the north. The Goodyear airship operation, a nursery and residential are located to the east. A proposed truck yard and existing bus maintenance yard are located to the west. The Dominguez Channel and the I-405 freeway are located to the south.

Zoning/General Plan Designation

The subject property is zoned MH-D (Manufacturing, Heavy-Design Overlay). The properties to the north and west are also zoned MH-D with the west having an Organic Refuse Landfill zoning designation. The property to the east is zoned ML-D-ORL and is developed with the Goodyear Blimp operation. The property to the south is developed with Main Street. The subject property has a General Plan Land Use designation of Heavy Industrial.

Applicable Zoning Ordinance Regulations

The proposed office and service building is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Sections 9172.23. The proposed 3,200-square-foot modular/steel building with three 20 x 40 foot evidence bays and an adjoining 20 x 40 foot office area with restroom facilities are being built to accommodate the Los Angeles County Sheriff vehicle impound yard contract requirements. Each of the proposed "evidence bays" have a 15 foot-wide roll-up door and a separate entry door.

The proposed project includes 8 parking spaces in compliance with CMC Section 9148.1. The proposed parking and site access areas have been reviewed by the Traffic Engineer and were deemed as acceptable and in compliance with the CMC requirements.

CMC Section 9148.1 requires that each lot with a wall fronting a public street shall have a minimum front yard landscaped setback area of 5 feet. However, Conditional Use Permit No. 468-98 approved by the Planning Commission on September 25, 2001, required the development of a 25 foot front yard setback, such as required by CMC Section 9148.9 (Truck Terminals and Truck Yards). Both staff and the

applicant believe this requirement to be excessive. The proposed modification to CUP 468-98 would reduce the setback to be consistent with the Planning Commission determination on the variance request and the proposed site plan. Staff recommends a 10-foot landscape setback where deemed feasible. As discussed further in this report, staff recommends that a variance be approved to reduce the setback along Main Street. The proposed CUP modification also includes: a 3,200 square-foot modular/steel building; a 30 x 50 foot loading area; a ten foot high masonry block wall separating the impound yard operation from the new 8 guest/visitor parking area; 10 interior parking area lights; a trash/garbage bin container area; and a ten foot wide landscape planter area surrounding the proposed 8 parking spaces. A condition of approval has been included to require the wall along Broadway to be replaced with an 8-foot wall setback behind a 10-foot landscape area as further discussed in the analysis for the variance request.

Required Findings: Variance

Pursuant to Section 9172.22, Variance, the Planning Commission may approve a variance only when the following finding can be made in the affirmative:

1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The applicant requests a variance from CMC Section 9148.1 (B) (Vehicle Dismantling Yards, Junk and Salvage Yards, Vehicle Impounding Yards) that requires a project boundary wall of a minimum 8-foot height and with a setback of 5-feet from the lot line along all frontages abutting a public street. The 5-foot setback area is required to be landscaped in a neat, attractive manner and shall be equipped with an irrigation system. The applicant requests a variance for the existing walls located along Broadway and Main Street to maintain a zero setback and for the wall on Broadway to remain at 6-feet in height. The applicant has stated that the unique circumstances of the shape of the property will cause a hardship to the business with the strict application of the code.

Main Street:

The subject property has an existing wall located on the property line and a retaining wall with a two foot planter within the public right of way along the Main Street frontage. The retaining wall area was built in 2003 by the City of Carson Public Works Department due to a difference in grade elevations between the subject property and the finished street improvements. Planning Division staff has suggested to the applicant that the difference in grade could be used as a special circumstance related to topography to justify a setback variance along Main Street. As such, staff recommends that the wall remain in the current location with the exception of sections of wall to be removed adjacent to the guest parking area and at the



southerly tip of the property where additional landscape is to be provided. The wall to remain, as measured from the street side, meets the 8-foot wall height minimum.

On April 16, 2013, the City Council introduced Ordinance No. 13-1518, which will be effective on June 5, 2013, to add Section 9182.29 (Continuation of Legal Non-Conforming Walls located within an Industrial Zone) to allow retention of up to 50 percent of an existing legal, nonconforming block wall. An additional 15 percent may be approved if there is exceptional justification associated with the quality of the wall or proposed improvements. The approval of the variance request for the wall located along Main Street provides for retention of wall consistent with this ordinance. The proposed site plan removes a portion of the wall at the southern and northern sections and provides 10 feet of landscape setback. The remaining wall is in adequate condition and the small amount of landscape planter assists in providing an improved appearance.

Broadway:

The subject property is at the same grade level as Broadway Street. The existing wall is six feet in height and shows signs of damage in several locations. There are no special circumstances applicable to the subject property, including size, shape, topography, location of surroundings that would justify a variance from CMC Section 9148.1 for the required 8-foot wall height and minimum 5-foot setback. The subject property is 1.26 acres in size and can provide ample area for the business operations. Staff evaluated the project in light of Ordinance No. 13-1518, which will be effective on June 5, 2013, and determined that the wall along Broadway would not be recommended or eligible for retention pursuant to the standards specified in Section 9182.29. The subject property appears incompatible with the existing and anticipated development in the area. There are no other properties in the surrounding area that have been allowed to retain a block wall located on the property line.

The applicant's request for a variance appears to be based upon a financial interest. The courts have concluded that financial hardship, community benefit, ownership or the worthiness of the project are not considerations in determining whether to approve a variance. Variances are only for unusual, individual circumstances. There is no basis for granting a variance if the circumstances of the project site cannot be distinguished from those of surrounding properties.

It is noted that the property located immediately to the west at 19101 Broadway is a similar pie shaped property of 2.3 acres. On May 14, 2013, the Planning Commission approved CUP No. 877-11 for a truck yard use and required a 25-foot landscape setback with a solid masonry wall. Other properties along Broadway are able to meet setback requirements. As such, the property is not deprived of privileges enjoyed by other property in the vicinity and under identical zoning classification.



Staff recommends that a 10-foot setback be provided along Broadway to be more in keeping with the surrounding area. This would exceed the minimum 5-foot setback required by CMC Section 9148.1 and would offset the lack of landscaping on the Main Street frontage. In addition, the new wall would be required to provide the 8-foot height pursuant to Section 9148.1.

The Planning Commission is reminded that there have been several recent variance requests for the reduction in the required landscape setback. The City Attorney's Office prepared a memorandum detailing the City Council and Planning Commission's oversight authority to review and grant variances (Exhibit No. 3). Specifically, Rick's Lube & Tune located at 1209 E. Carson Street and Anvil Steel located at 16619 S. Main Street applied for a variance to reduce or eliminate the required landscape setback. In both cases, the Planning Commission denied the variance and under appeal, the City Council affirmed the Planning Commission decision. The City Council determined that there were no unusual circumstances that would warrant the granting of a variance. Furthermore, approval of the variance request would be a special privilege not enjoyed by other properties in the area and under the same zoning designation. The subject request for a variance for the property located at 19135 S. Main Street is substantially the same circumstance as the variance request for 16619 S. Main Street 1209 E. Carson Street. As such, there are no grounds that would warrant the granting of the requested variance.

Required Findings: Site Plan and Design Review and Conditional Use Permit

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

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Pursuant to Section 9172.21(D), Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:



1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review and Section 9172.21 (D) Conditional Use Permit Approval Authority and Findings and Decision", can be made in the affirmative. The proposed design of the building offers minimal architectural detail. However, the building is located behind solid walls and is generally not visible from the public right of way. The property is located within an area that is seeing improvement due to new businesses and proposed development. The proposed development provides substantial change to the property and subject to provision of adequate landscape and other improvements will provide greater compatibility with the surrounding area. Access, circulation and parking are adequate.

III. Environmental Review

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the construction of a new office building is considered an in-fill development that does not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

IV. 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. 1477-13 FOR NEW OFFICE AND SUPPORT BUILDINGS, MODIFICATION NO. 2 TO CUP NO. 462-98 AND APPROVING VARIANCE NO. 540-13 TO REDUCE THE SETBACK ALONG MAIN STREET FOR A VEHICLE IMPOUND YARD LOCATED AT 19135 S. MAIN STREET."

Planning Commission Staff Report
DOR No. 1477-13, Variance No. 540-13, & Modification No. 2 to CUP No. 468-98
May 28, 2013



V. Exhibits

1. Development Plans
2. Memorandum dated September 15, 2003
3. City Attorney Memorandum on Variance Requests
4. Draft Resolution
5. Zoning/vicinity 500 foot radius map

Prepared by: 
Zak Gonzalez II, Associate Planner

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

Approved by: 
Sheri Repp, Planning Officer

BOLT TABLE

FRAME LINE 1	QUAN	TYPE	DIA	LENGTH
LOCATION	4	A325	5/8"	1 1/2"

TRIM TABLE

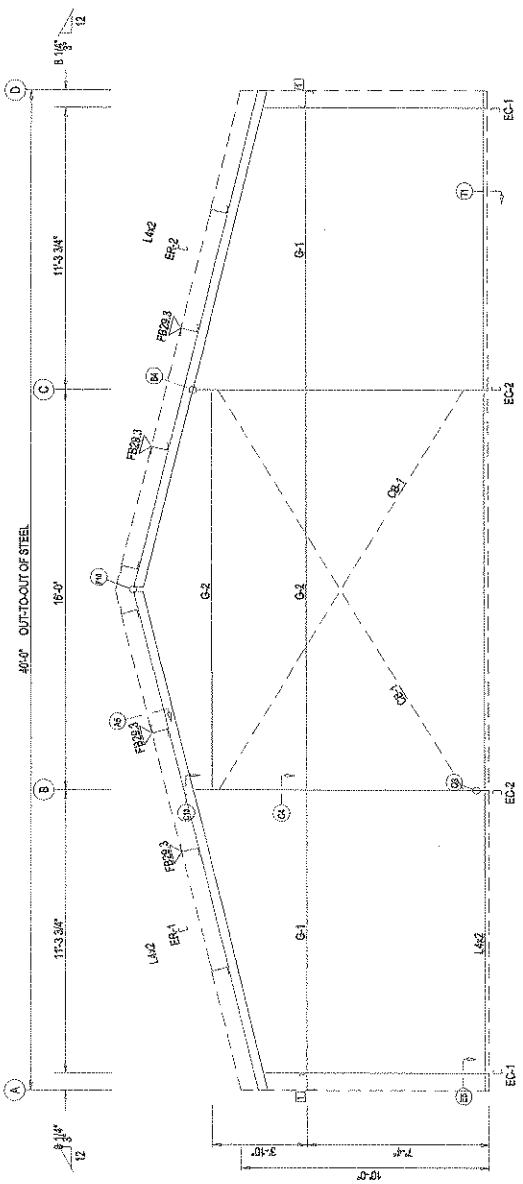
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2	FL-830	10'-2"	TRIM 23
3	FL-16	10'-2"	TRIM 23
4	FL-16D	20'-2"	TRIM 150
5	FL-16A	6'	TRIM 150
6	FL-16B	1'-4"	TRIM 105

FLANGE BRACE TABLE

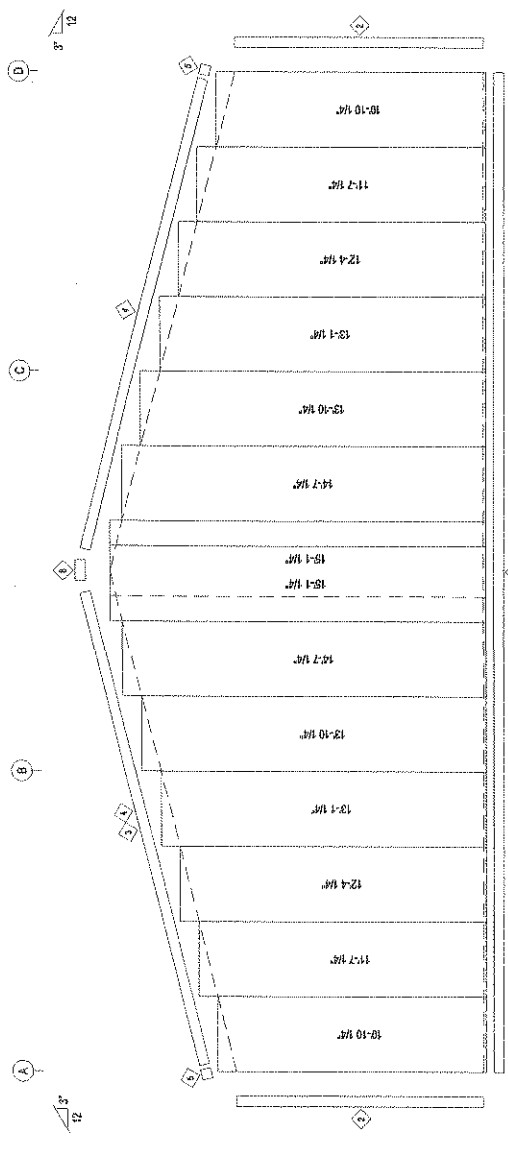
FRAME LINE 1	LENGTH
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CONNECTION PLATES

FRAME LINE 1	MARKPART
1	SC-5



ENDWALL FRAMING, FRAME LINE 1



ENDWALL SHEETING & TRIM, FRAME LINE 1

PANELS: 26 Co. PR - NEED SIG 200



3045 Glenview Road, Suite 100
Chicago, IL 60631
Tel: 773.334.1100
www.structuralsteel.com

ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	APPROVAL PERMIT	10/20/12	RAJ	RAJ	RAJ

DESCRIPTION	DATE	BY	FOR
DESIGNED	10/20/12	RAJ	RAJ
CHECKED	10/20/12	RAJ	RAJ
APPROVED	10/20/12	RAJ	RAJ

PROJECT	NO.	REV.	DATE	BY	APP.
002512	1	1	10/20/12	RAJ	RAJ

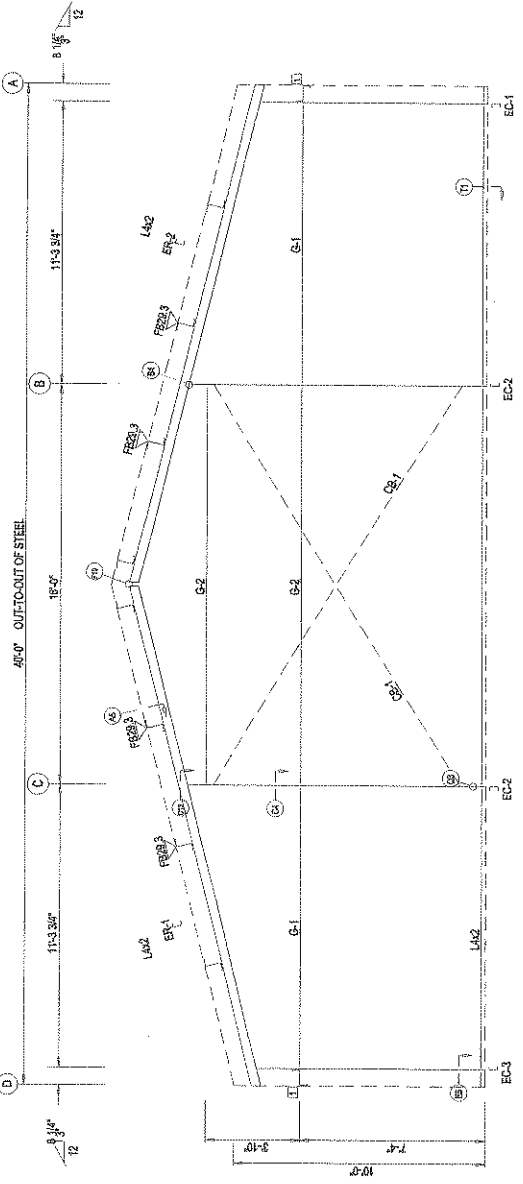
10

SCOTT BUREAU			
FRAME LINE 5	QUAN	TYPE	LEN
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			1 1/2"

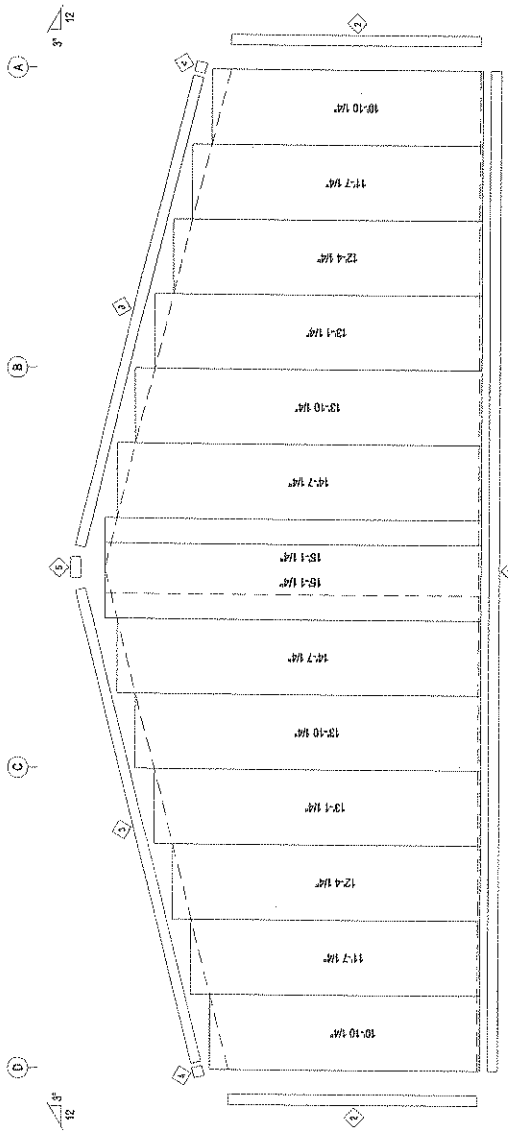
TRIM TABLE		
ID	PART	LENGTH
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2	FL-480	10'-2"
3	FL-180	6'-2"
4	FL-180	6'-2"
5	FL-180	1'-4"

FRANGE BRACE TABLE		
ID	MARK	LENGTH
1	FB25-3	2'-5 1/4"

CONNECTION PLATES		
FRAME LINE 5	ID	MARK/PART
	1	SC-5



ENDWALL FRAMING: FRAME LINE 5



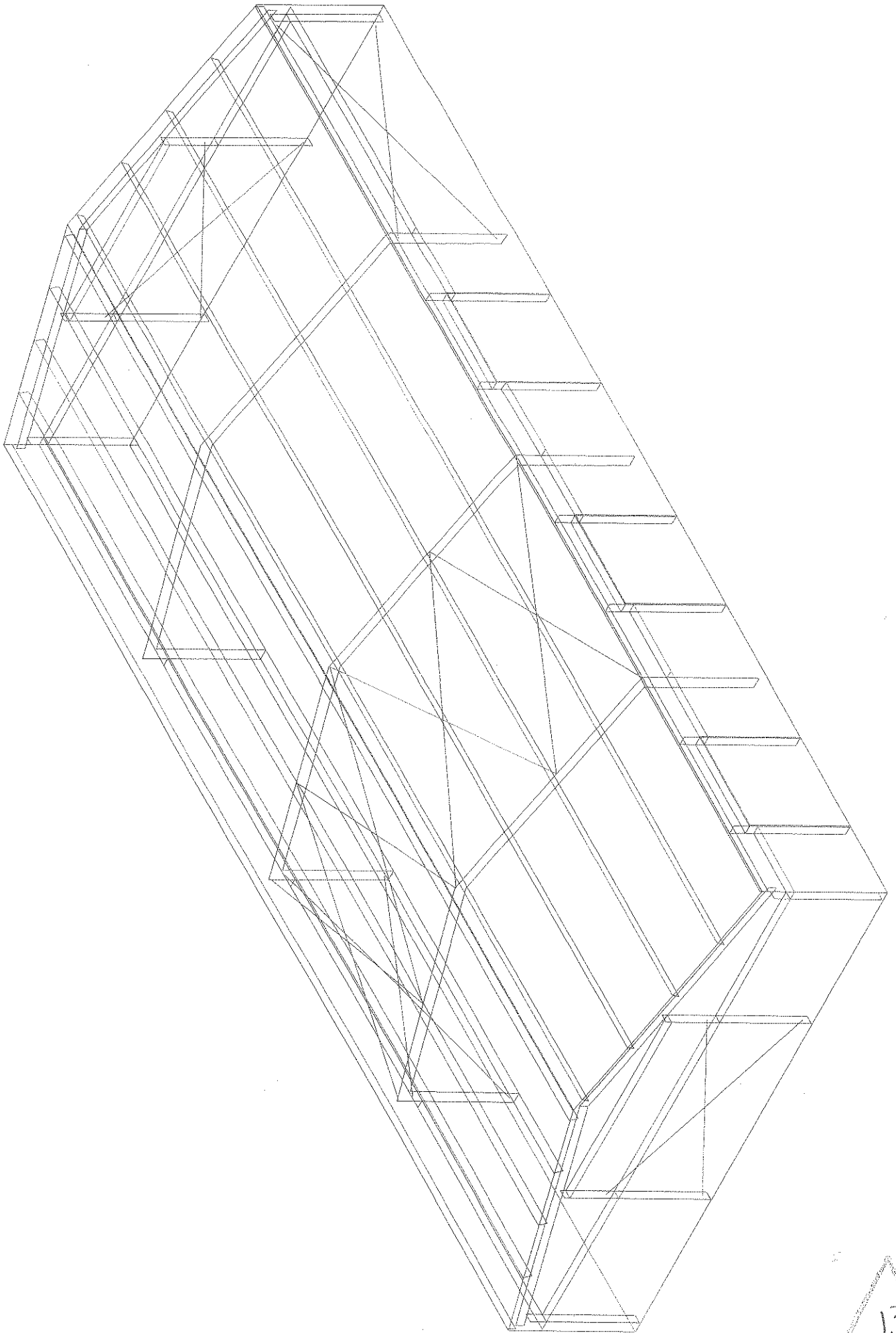
ENDWALL SHEETING & TRIM: FRAME LINE 5
 PANEL S: 26 Gd. PR- NEED SIG 200



ISSUE	DESCRIPTION	DATE	DRN	CHK	DES
A	APPROVAL DETAIL	12/27/11	RAJ	RAJ	RAJ

DESCRIPTION: SURVIVAL FRAMING & SHEETING	
CUSTOMER: Mike Brummett	DATE: 12/27/11
END USER: Mike Brummett	SCALE: 1/8\"/>
LOCATION: RAJ	PROJECT: 002912
DATE: 12/27/11	REV: 002912
SCALE: 1/8\"/>	

12





CITY OF CARSON
INTEROFFICE MEMORANDUM

TO: JERRY GROOMES, CITY MANAGER
FROM: SHERI REPP LOADSMAN, PLANNING MANAGER *SR*
SUBJECT: TOW AND IMPOUND FACILITIES
DATE: 10-15-03

The following information is provided for the Carson City Tow facility located at 19135 Main Street and the proposed Krueger Tow facility located at 2640 E. Del Amo Blvd.

CARSON CITY TOW

This memorandum identifies the current development on site, the type of active entitlement permits approved for the business, the determination of compliance or lack thereof of physical site improvement associated with the approved permits for the business, some related circumstances, and the potential impact that a change in the zoning of this property would have on this business as is currently under consideration as part of the City's General Plan Update.

Current Development

The physical improvements on the site include the following

Asphalt paving on the majority of the lot, approximately 80%;

- Some dirt and gravel areas, approximately 10%;
- Chain link fencing and block wall (8' in height with barbed wire above) around the perimeter of the lot;
- There is an existing trailer used for an office and two metal buildings used for repair and tool storage. Carson City Tow indicated that these structures would be removed due to the lack of any building permits or authorization from the city. The approved plans associated with CUP No. 468-98 clearly state that these structures and trailer were to be demolished.

Active Entitlement Permits

The following is a list of all valid and active permits, including their approval dates and brief description of what the permit was for, associated with the business/property:

- Conditional Use Permit No. 468-98, approved by the Planning Commission on September 25, 2001.

Compliance Determinations

The following identifies any deficiencies/violations with respect to compliance with the approved permits identified above:

- Noncompliance with Conditional Use Permit

- Condition No. 22- A minimum of 6" x 6" concrete curbing is required around all landscaped areas.
Status: Incomplete
- Condition No. 23- Provide an irrigation system. Status: Incomplete
- Condition No. 26- Provide street trees. Status: Incomplete
- Condition No. 26- Provide 8' perimeter wall without barbed wire behind 25 feet of landscaping.
Status: Incomplete
- Condition No. 27- Obtain a permit from Waste Management Division for underground fuel tanks removed in 1957 without proper permits. Status: unknown
- Condition No. 28- Provide trash enclosure. Status: Incomplete
- Condition No. 29- Tree height limited to 10' for security. Status: Incomplete
- Condition No. 30- Shrubs, hedges, etc., maintained at a height not to exceed 2 ½ feet to prevent hiding areas Status: Incomplete
- Condition No.31- Lighting for landscaped and parking areas. Status: Incomplete
- Condition No. 34- Construct full sidewalk with tree well, curb and gutter along Broadway. Status: paid by City
- Condition No. 35- Install parkway trees along Broadway. Status: part of new January, 2004 bid for off-site improvements
- Condition No.36- Install streetlights along Broadway. Status: part of January bid package
- Condition No.37- Remove existing asphalt and dirt along Broadway and replace with new asphalt.
Status: part of January bid package
- Condition No. 38- Remove and replace existing broken curb and gutter at the corner of Main and Broadway. Status: part of January bid package

It must be noted that most of the off-site requirements were paid for and completed by the City under Street Project No. 608 for Main Street only. Broadway improvements are being constructed under another project number.

Related Circumstances/Issues

The following provides a brief discussion of the possible reasons/circumstances surrounding the noncompliance issues:

- The balance of all on-site improvements has been delayed due to the public works street improvements on Main Street. It would be difficult to finish all on-site improvements without the completion of the Broadway project due up for bid in January, 2004
- Staff has advised that no action would be taken to compel completion of on-site improvements until a final determination is made on the General Plan Update. Representative of Carson City Tow was advised that tow business could become legal, nonconforming. Staff did not want to require significant investment if tow facility would be required to relocate in near future.

Potential Impacts of General Plan Update

On October 14, 2003, the Planning Commission recommended that the subject property be changed from the Heavy Industrial to the Light Industrial land use designation. A corresponding change would be required to the Zoning Map to provide consistency with the General Plan. If the zone district is changed from MH (Manufacturing, Heavy) to ML (Manufacturing, Light), the tow business would become legal, nonconforming and be subject to abatement. Staff has advised that another site should be identified for the ongoing operation of Carson City Tow since the abatement period would likely be very short due to the lack of permitted structures or improvements.

15

KRUEGER TOW

An application for a conditional use permit was received on September 16, 2003 requesting authorization to establish a tow facility at 2640 E. Del Amo Boulevard. The Planning Division has reviewed the application and provided corrections and comments to the applicant. The subject property is located in the MH (Manufacturing, Heavy) zone district and appears suitable for a tow facility. Upon submittal of a corrected application, a public hearing will be scheduled before the Planning Commission.


cc: Sean Scully, Senior Planner
Timothy O'Rourke, Associate Planner

Id:Rev0503



MEMORANDUM

TO: Honorable Mayor and Members of the City Council
Honorable Chairperson and Members of the Planning Commission

FROM: William W. Wynder,
City Attorney
Sunny Soltani,
Assistant City Attorney 

SUBJECT: Variance Requests

In the recent months there have been some questions regarding the scope of the City Council and the Planning Commission's oversight authority to review and grant variances. Staff has asked our office to prepare this memorandum to assist you in understanding the legal parameters under which it is legally proper to grant variances. We have included case law that distinguishes between variance requests that are proper and improper. We hope this memorandum will assist you as you review and make decisions on the future requests for variances.

I. SUMMARY AND CONCLUSIONS

- A. An issued variance allows a property owner to deviate from the development standard the property would otherwise be subject to.
- B. A variance request is appropriate where there are findings of special circumstances *applicable to the property*, including size, shape, topography location or surroundings, and as a result the strict application of the development standard would place the property at a disadvantage compared to other properties in the area that are under the same development standard. In other words, first you must look to see if there are any special circumstances related to the property at issue. It is not enough that surrounding properties are enjoying more benefits due to legal non-conforming uses.
- C. A variance request is improper where the variance would grant a property owner special privileges. A special privilege would occur when a property owner gains an advantage over other properties in the vicinity. A special privilege would include increased profits and amenities as a result of the variance request. A special privilege could also be that the City exempts a property owner from having to bring its property out of legal non-conforming use where the City would require all neighboring properties to bring their properties out of legal non-conforming uses as they approach the City with development permits.

- D. Expected profits, difficult economic times, community benefits, and a project's proposed design on the property are generally insufficient reasons to grant a variance.

II. DISCUSSION

A variance allows a property owner to deviate from the development standard the property would otherwise be subject to. The City of Carson's Municipal Code Section 9172.22 explains that "a variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification." The City's code on variance is consistent with California law which is codified in Government Code Section 65906, and further includes, "any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated."

The following cases are highlighted to illustrate whether a variance request is appropriate.

A. When Variance Requests are Proper:

- Zakessian v. City of Sausalito, (1972) 28 Cal. App. 3d 794. The owners of a business asked the City of Sausalito for a variance request to deviate from the off-street parking requirements. The owners wanted to remodel their business, but it would require 19 parking spaces to comply with the City's ordinance. The property in question was irregularly shaped and located by the Bay waters. The property contained a lot that for the most part was submerged in water and unavailable for parking purposes. Based on the evidence, the court found that there were unique circumstances to the natural condition and topography of the property that placed the owners at a disadvantage compared to other properties in the area. Furthermore, the intent of the off-street parking requirement would still be satisfied because the owners would provide parking spaces at an adjacent lot. As a result, the court found there was substantial evidence justifying the council members granting of the variance.
- Miller v. Board of Supervisors, (1981) 122 Cal. App. 3d 539. The Biltmore Hotel was built before the passage of a cottage-style hotel ordinance. The hotel was not built as a cottage-style hotel and was seeking to expand. The expansion required a variance since it could not construct enough cottage style rooms to meet the ordinance's requirements. A neighboring hotel was also erected before the ordinance, but was designed as a cottage-style hotel and it was able to meet the ordinance's requirements. Over the years, the neighboring hotel was permitted to expand. The court found that there was substantial evidence meriting the granting of a variance for the Biltmore's project because of the property's landscape and location. It especially noted that the Biltmore's physical characteristics were historic and unique in the United States. The strict application of the ordinance requiring it to increase cottage style rooms in order to expand would damage the existing characteristics of the property. Since the property's main entryways were on Channel Drive, one of the most scenic drives in the United States, the ordinance's



requirements would also cause obstruction and damage to the drive. Denying the variance would deprive the Biltmore of the privileges the neighboring hotel enjoyed. Therefore, the variance would even the playing field among the properties under the identical zoning classification.

B. When Variance Requests are Improper:

- Hamilton v. Board of Supervisors, (1969) 269 Cal. App 2d 64. Prior to the decision in Miller (see above), the Biltmore Hotel sought a variance in order to construct an 88 foot addition to the hotel. In this instance, the board of supervisors denied the variance and the court affirmed the decision because the Biltmore did not offer enough evidence about the special circumstances of the property that merited the variance. The Biltmore's reasons focused on expected profits that would arise from the addition and projected community benefits. These reasons did not satisfy the elements of variance granting. There was no showing of how the property would be disadvantaged because of its physical characteristics, location, or topography. The case is distinguished from Miller where the board's findings of special circumstances were much more expansive. In this present matter, the court said that allowing the variance would be a special privilege.
- Orinda Ass'n v. Board of Supervisors, 182 Cal. App. 3d 1145 (1986), 182 Cal. App. 3d 1145. The court reversed and ordered the denial of a variance on remand. A planning board granted a variance allowing the construction of a mixed-used complex in the downtown area. The construction would consist of buildings greater than 50 feet in height violating land use regulations and zoning laws, which limited height to 35 feet. The board's findings inadequately focused on the project's design, amenities, and benefits to the community. The findings failed to provide examples of variances that were granted in the past under similar circumstances. The only special circumstance related to the property was its proximity to the freeway causing exposure to noise, fumes, and visual obstruction. However, there was no showing that the added height of the buildings would create a buffer to these nuisances. The findings also did not show how a 35 foot building would not adequately create a buffer against noise, fumes, and visual obstruction.

III. Conclusion

Three elements need to be met when issuing a variance: (1) there must be special circumstances *applicable to the property*; (2) demonstrated reasons that the strict application of an ordinance, law or regulation would deprive the subject property privileges enjoyed by other properties under the same zoning classification; and (3) any variance granted shall be subject to conditions to ensure that the adjustment is not conferring a special privilege inconsistent with the limitations that other properties in the same area share. Miller v. Board of Supervisors, (1981) 122 Cal. App. 3d 539, 544.

[END OF MEMORANDUM]



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1477-13 AND MODIFICATION NO. 2 TO CONDITIONAL USE PERMIT NO. 462-98 AND APPROVING VARIANCE NO. 540-13 TO REDUCE THE SETBACK ALONG MAIN STREET FOR A VEHICLE IMPOUND YARD LOCATED AT 19135 S. MAIN 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 property owner, Mike Pourtemour, with respect to real property located at 19135 Main Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1477-13 (DOR) to construct an office and service building, Modification No. 2 to Conditional Use Permit No. 462-98 (CUP) to amend conditions of approval and Variance No. 540-13 to retain existing walls on Main Street and Broadway Street by eliminating the requirement for a project boundary wall of a minimum 8-foot height and with a setback of 5-feet from the lot line along all frontages abutting a public street as required by Section 9148.1 (B) of the Carson Municipal Code (CMC) for a vehicle impound yard. The subject property is zoned MH-D (Manufacturing, Heavy-Design Overlay) and located at 19135 S. Main Street.

A public hearing was duly held on May 28, 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 General Plan designates the property for Heavy Industrial, which is compatible with the proposed vehicle impound use. The proposed office and service building will be consistent with the surrounding industrial uses and Goodyear airship operations. Thus, the proposed use is appropriate for the subject property subject to compliance with these conditions and Carson Municipal Code Section 9148.1.
- b) The project upon completing landscape improvements along Broadway and Main Streets will be compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.



The boundary walls will effectively shield view of the impound yard from the public right of way. Only a small portion of the proposed building will be visible from the parking area and Main Street.

- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development with approval of the variance request for a reduction in setback for a portion of wall located along Main Street. The proposed project is compatible with the surrounding heavy industrial uses. The site is 1.26 acres, relatively flat, and is located in a heavy industrial area.
- d) The proposed project provides 8 parking spaces and meets the requirements of Section No. 9148.1(D), Vehicle Impounding Yard parking, of the Carson Municipal Code (CMC). The Traffic Engineer has reviewed the proposed site plan and has determined that circulation and parking on the site and on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access are provided.
- e) All future building signs will comply with CMC signage requirements.
- f) The applicant requests a variance from Section 9148.1(B) of the CMC, that requires a project boundary wall of a minimum eight (8) feet height and with a setback of five (5) feet from the lot line along all frontages abutting a public street. The five (5) foot setback is required to be landscaped in a neat, attractive manner and shall be equipped with an irrigation system. Pursuant to Section 9172.22 of the CMC, variance requests shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The subject property is at the same grade as Broadway. The existing wall is damaged, of insufficient height and the lack of a landscape setback is inconsistent with the surrounding area. There is not an unusual, individual circumstance applicable to the property when compared to other properties along Broadway. Therefore, there is no special circumstance associated with the subject property that supports the granting of a variance for the wall on Broadway to be less than the minimum eight (8) feet height and with a setback of five (5) feet from the lot line. The variance for a reduced landscape setback can be supported along Main Street due to the higher grade elevation of the subject property from Main Street.
- g) The proposed development plan for an office and service building for the existing vehicle impound yard operation meet the goals and objectives of the General Plan and are consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.23 (D), Design Overlay Review and Section 9172.21 (D), Conditional Use Permit, can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use will not alter the



predominantly heavy industrial character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 "In-Fill Development Projects" of the CEQA (California Environmental Quality Act) Guidelines.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1477-13, Modification No. 2 to Conditional Use Permit No. 462-98, and approves Variance No. 540-13 along Main Street, 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 28TH DAY OF MAY 2013

CHAIRMAN

ATTEST:

SECRETARY



CONDITIONAL USE PERMIT NO. 468-98
EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOT 116, TRACT NO. 4671, AS SHOWN ON MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

EXCEPT THAT PORTION COMMENCING AT A POINT IN THAT LINE IN THE CENTERLINE OF BROADWAY, 100 FEET WIDE, SHOWN AS HAVING A BEARING AND LENGTH OF "S. $0^{\circ} 04' 45''$ E. 1546.71 FEET, ON COUNTY SURVEYOR'S MAP NO. 8718, SHEET 3, ON FILE IN THE OFFICE OF THE ENGINEER OF SAID COUNTY, DISTANT ALONG SAID LINE N. $0^{\circ} 00' 21''$ E. 190.31 FEET FROM THE CENTERLINE OF MAIN STREET, 80 FEET WIDE, AS SHOWN ON SAID COUNTY SURVEYOR'S MAP, SAID POINT BEING THE BEGINNING OF A CURVE, TANGENT TO SAID CENTERLINE OF BROADWAY, CONCAVE TO THE WEST, HAVING A RADIUS OF 600 FEET AND BEING TANGENT AT ITS SOUTHWESTERLY EXTREMITY TO SAID CENTERLINE OF MAIN STREET; THENCE N. $89^{\circ} 59' 39''$ W. 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN THE WESTERLY BOUNDARY OF THAT PORTION OF LOT 116, DESCRIBED IN FINAL JUDGMENT HAD IN SUPERIOR COURT CASE NO. 274177, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 12339, PAGE 97, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTHERLY 236.33 FEET, ALONG A CURVE HAVING A RADIUS OF 550 FEET, AND BEING CONCENTRIC WITH SAID CURVE HAVING A RADIUS OF 600 FEET, TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 248 IN A LIS PENDENS IN SUPERIOR COURT CASE NO. 592783, RECORDED IN BOOK 37643 PAGE 162, OF OFFICIAL RECORDS IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID NORTHEASTERLY LINE S. $32^{\circ} 31' 50''$ E. 766. FEET TO A POINT IN THAT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 369.28 FEET, IN THE WESTERLY LINE OF THAT PORTION OF SAID LOT 116 DESCRIBED IN DEED TO COUNTY OF LOS ANGELES, RECORDED IN BOOK 56322 PAGE 136, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE NORTHERLY 186.04 FEET ALONG SAID CURVE TO SAID WESTERLY BOUNDARY; THENCE ALONG SAID WESTERLY BOUNDARY N. $0^{\circ} 00' 21''$ E. 57.30 FEET TO SAID TRUE POINT OF BEGINNING, AS RESERVED IN DOCUMENT ENTITLED FINAL ORDER OF CONDEMNATION RECORDED MARCH 13, 1963 AS INSTRUMENT NO. 4918, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION BEGINNING AT THE SOUTHERLY EXTREMITY OF THAT LINE HAVING A LENGTH OF "1286.80 FEET" IN THE EASTERLY BOUNDARY OF THAT PORTION OF LOTS 116 TO 119, INCLUSIVE, SAID TRACT DESCRIBED IN A FINAL JUDGMENT HAD IN SUPERIOR COURT CASE NO. 274177, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 22339 PAGE 97, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTHERLY, EASTERLY AND NORTHEASTERLY 75.82 FEET ALONG THAT CURVE IN SAID EASTERLY BOUNDARY, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 30 FEET, TO TANGENCY WITH THE SOUTHEASTERLY LINE OF SAID LOT 116; THENCE ALONG SAID SOUTHEASTERLY LINE N. $35^{\circ} 12' 07''$ E. 148.50 FEET; THENCE N. $54^{\circ} 47' 53''$ W. 10.00 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE S. $35^{\circ} 12' 07''$ W. 150.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING TANGENT AT ITS NORTHERLY EXTREMITY TO SAID LINE HAVING A LENGTH OF "1286.80 FEET"; THENCE SOUTHWESTERLY, WESTERLY AND NORTHERLY 63.18 FEET ALONG SAID CURVE TO SAID NORTHERLY EXTREMITY; THENCE S. $0^{\circ} 00' 12''$ W. 1.60 FEET TO THE PLACE OF BEGINNING, AS RESERVED IN THE DOCUMENT ENTITLED FINAL ORDER OF CONDEMNATION, RECORDED OCTOBER 9, 1963 AS INSTRUMENT NO. 5775, OF OFFICIAL RECORDS.

53

CITY OF CARSON
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY NO. 1477-13
MODIFICATION NO. 2 TO CONDITIONAL USE PERMIT NO. 468-98
AND VARIANCE NO. 540-13

PLANNING DIVISION GENERAL CONDITIONS

1. If Design Overlay Review No. 1477-13, Modification No. 2 to Conditional Use Permit No. 468-98 and Variance No. 530-13 is not used within one year of its effective date said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan approved by the Planning Commission as Exhibit "C-1" in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
4. ~~The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions.~~
5. 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.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit(s) shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. ~~Within forty eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the city to file the Notice of~~

~~Determination required under Public Resources Code Section 21152 and 14 California Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.~~

9. ~~In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Development Services Group, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.~~
10. 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.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

PARKING

12. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
19. The applicant shall prohibit the parking of any vehicles associated with the subject property from parking on any unpaved area located along the perimeter of the site.

20. The owner/applicant shall comply to CMC Section 9148.1 by providing a minimum of 8 *guest* parking spaces.

LANDSCAPING/IRRIGATION

21. 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 ~~business license building permit~~.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. A minimum of 6" x 6" concrete curbs are required around all landscaped planter areas *as deemed necessary by the Planning Division*. The landscape plans shall provide any necessary corrections to adjust for the proposed street improvements, including but not limited to the intended grade upon completion of sidewalk, curb, gutter and other improvements. *A landscape bond may be approved by the Planning Division if deemed necessary to achieve efficiency with the anticipated Broadway Street Improvement Plans.*
24. 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. *A ten foot landscape setback shall be provided along Broadway Street. Landscape and irrigation modifications may be required for the planter area adjacent to the wall on Main Street to achieve consistency with the new landscape areas.*
25. Landscaping and irrigation plans include, but are not limited to:
- Vine-like landscaping along perimeter walls;
 - Annual flowers ~~wherever possible~~ *in areas with high public viewing*;
 - Irrigation system designed to commercial grade standards.
26. The applicant shall contact the City's tree maintenance supervisor regarding the type, planting and maintenance of street trees.
- ~~27. Twenty five feet of landscaping shall be placed along Main Street and Broadway.~~

FENCES/WALLS/Security Cameras

28. Perimeter wall along Broadway Street shall be eight feet in height and shall not have barbed wire or similar within view of the public right of way. ~~The perimeter walls shall be placed directly behind the 25 feet of landscaping.~~ Alternative perimeter wall design may be approved by the Planning Division provided that adequate security and design elements are achieved. Wrought Iron fencing shall

be provided fronting the new 8 parking space area along Main Street. To ensure public safety, security cameras shall be provided linked to the Los Angeles County Sheriff Office.

29. The applicant shall provide written verification of obtaining a permit from the Waste Management Division of the County of Los Angeles for the underground fuel storage tank removed in 1987 without proper permits. The applicant shall comply with any requirements associated with the issuance of said permits and shall complete all necessary requirements in a timely manner.

TRASH

- ~~30. The trash enclosure(s) shall be located on a four-inch concrete pad screened by a six-foot high decorative concrete block wall.~~

PUBLIC SAFETY DEPARTMENT

31. Trees should be maintained at a height not less than 10 feet to prevent potential hiding area.
32. All hedges, shrubbery and/or bushes should be maintained at a height not exceed 2 ½ feet to prevent hiding areas.
33. Exterior landscaping and parking areas should be well lit in order to prevent any potential criminal activities.

REVENUE DIVISION

34. All parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City business license.

ENGINEERING SERVICES DIVISION

- ~~35. A construction permit is required for any work to be done in the public right-of-way.~~
- ~~36. Construct full width sidewalk with tree well, curb and gutter along Broadway from northerly property line to Main Street per City Standard Nos. 117 & 108. Join existing curb and gutter at the corner of Main St. and Broadway.~~
- ~~37. Install approved parkway trees along Broadway per City Standard Nos. 117, 132, 133, and 134.~~

- ~~38. Install three (3) marbelite streetlights along Broadway. Street lighting system and plan must be reviewed and approved by the Los Angeles County Department of Public Works.~~
- ~~39. Remove existing asphalt pavement and dirt on Broadway (northbound) and replace with 6" A.C. over 14" C.A.B. to join existing pavement.~~
- ~~40. Remove and replace existing broken curb and gutter at the corner of Main and Broadway.~~
- ~~41. Construction plan should be submitted to the Engineering Services Department subject to the approval of the City Engineer.~~
- ~~42. Prior to issuance of business license, 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.~~~~
- ~~43. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.~~
- ~~44. The applicant shall provide a paved surface from the subject property to Main Street subject to the satisfaction of the City Engineer.~~

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

- 45. All requirements by the Los Angeles County Fire Department shall be complied with.*

65.641. ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

GENERAL

- 46. Any existing off-site improvements damaged during construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.*
- 47. A construction permit is required for any work to be done in the public right-of-way.*
- 48. Proof of Worker's Compensation and Liability Insurance.*

BUILDING PERMITS

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

49. The Developer shall submit a copy of approved Grading plans, if any, to the City of Carson – Engineering Division.
50. The Developer shall submit improvement plans to the Engineering Services 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.
51. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services Division.

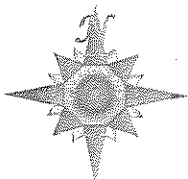
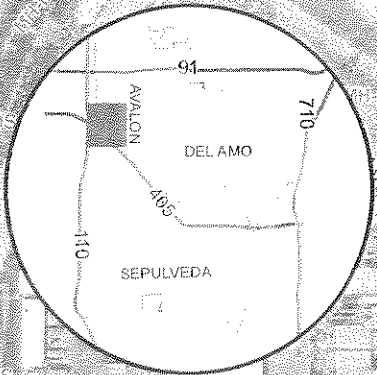
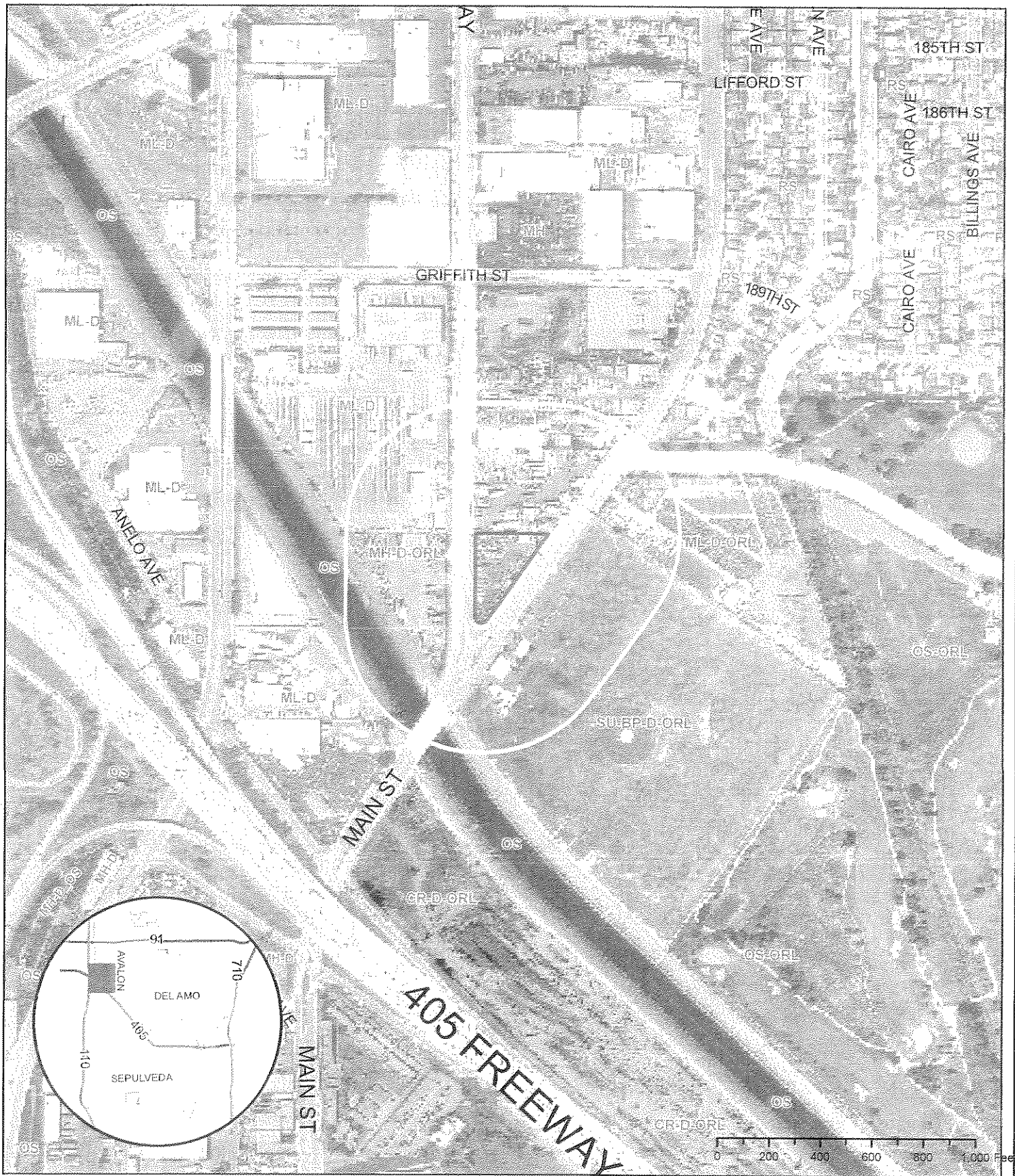
CERTIFICATE OF OCCUPANCY

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

52. 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.
53. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a) Comply with mitigation measures recommended by the water purveyor.
54. Repair any broken or raised/sagged sidewalk, curb and gutter, if any, along Main Street per City of Carson Standard and to the satisfaction of the City Engineer.
55. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining existing street lights and streetlights to be installed. The annexation shall be to the satisfaction of L.A. County Street Lighting Division and shall be completed prior to the issuance of Certificate of Occupancy. **(annexation procedure is approximately 12-months)**
56. The developer shall construct new driveway approach on Broadway per City of Carson Standard and in compliance with the ADA requirements. Elevation of the proposed driveway approach shall be consistent with the city's street improvement plan prepared by the city for Broadway. Developer is advised to coordinate the work with the city's Engineering Services Division to make sure that the proposed driveway approach elevation is consistent with the city's street improvement plan. 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.
57. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
58. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or 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)

59. *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 of Carson
 500 Foot Radius Map
 19135 South Main Street

EX.5



