



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 23, 2013

SUBJECT: Vesting Tentative Parcel Map No. 72086 and
Conditional Use Permit No. 941-13

APPLICANT: Richard Gould
2632 W. 237th Street
Torrance, CA 91367

REQUEST: Condominium conversion of three existing
detached rental units on a 0.46-acre property
located in the RM-8-D (Residential, Multifamily – 8
units per acre – Design Overlay) zone district

PROPERTY INVOLVED: 545, 547, 549 E. 213th Street
(APNs 7337-002-003 and 004)

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			

Item No. 12B

I. Introduction

The applicant is proposing a subdivision of a 0.46-acre property for the purpose of converting three existing detached dwelling units into condominiums. Pursuant to CMC Section 9121.1, a conditional use permit is required for residential condominiums. A tentative parcel map is required for division of airspace for the proposed three condominium units. The applicant has chosen to file a vesting tentative parcel map. A vesting map grants vested rights to proceed with a project in accordance with the ordinances, polices and standards in effect at the time the application for approval of the vesting tentative map is completed. A tentative parcel map may be filed as a vesting map. The map act requires the subdivider to print "Vesting Tentative Map" conspicuously on the face of the map.

II. Background

The subject site is located on the north side of 213th Street, between Avalon Boulevard to the east and Grace Avenue to the west. The site consists of two parcels totaling 0.46 acre. In 1990, the Planning Commission approved Design Overlay Review No. 451-88 for the construction of three detached rental units on the subject site. The homes were built in 1989. The site is surrounded by multiple family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The properties to the north, east, and west are zoned RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay). Properties to the south are zoned RS (Residential, Single-family).

III. Project Description

Currently, there are three detached rental dwelling units on the subject property. Each unit consists of wood framing with light color stucco and siding exterior, asphalt shingles roofing, and a two-car garage. The size and number of parking spaces for each unit is summarized below:

Unit Address	Plan Type	Living Area	Required and Provided Parking Per Unit
545	5 Bdrms./ 2½ Bath	2270 s.f.	2 Covered + 1 Guest
547	4 Bdrms./ 2½ Bath	1759 s.f.	2 Covered + 1 Guest
549	4 Bdrms./ 2½ Bath	1769 s.f.	2 Covered + 1 Guest (one extra guest parking is available)



There is ample private open space and private storage space as required by the CMC. There are common landscaped areas throughout the site and four guest parking spaces. The common areas do not include amenities.

The project meets the specialized standards for residential condominium developments including usable open space, private open space (150 square feet minimum); one specimen sized tree per unit; and private storage space (200 cubic feet). Each unit already has separate utility meters.

IV. Analysis

Side Yard Setback

Required side yard setback is 10 feet for condominium projects. The existing side yard setbacks along the westerly property line for the 545 unit is 5 feet 2 inches; the 547 unit is 5 feet. CMC Section 9126.24 states that these provisions may be waived, in connection with approval of a tract or parcel map, to permit the location of buildings at approximately one (1) inch from side lot lines provided compensating additional side yard space is provided on the opposite side of each lot and special noise absorbing walls are provided along the side lot line. Since the setbacks on the opposite side of the buildings are both 26 feet, which compensate for the approximately 5-foot shortages. The noise absorbing walls are not necessary since the buildings are setback at least 5 feet and do not share a common wall.

Fencing/Gate Improvements

The existing 6-foot high sliding gate is located on the front property line. The maximum height for fences in the front yard is 42 inches. Therefore, the applicant is proposing to relocate this gate 20 feet from the front property line. This will allow the vehicles to queue on the 20 feet deep driveway while the gate is opening.

The applicant is proposing a 42-inch-high at the front property line that wraps around the driveway and connects to the 6-foot-high gate. This area will create a landscape area that is fenced on all four sides. The applicant is proposing to access this area from the 545 unit's front yard area via a gate. Staff has conditioned the project not to build this 42 inch fence. By doing so, the front yard area of the project will look less cluttered. It should be noted that both properties to the east and west have this 42-inch-high fencing in the front yard.

The condition of the wood fencing in the interior of the property is poor. A condition of approval is included to upgrade with new wood fencing. A fencing plan will be required to ensure a consistent look throughout the site.

Landscape Improvements

The conditions of approval include new landscaping for the front yard and the parkway. This area is visible from 213th and includes the area between the back of the sidewalk and the proposed gate. This area includes 20 feet within project site and 5 feet within the public right of way. The right of way landscaping includes two existing large eucalyptus trees. The base of one of the eucalyptus trees closest to the easterly property line is completely covered in concrete. Both trees may be impacted during the reconstruction of the driveway to comply with ADA standards. Every effort will be made to preserve these large trees; however, it is possible that one or both of these trees may have to be removed. Conditions of approval require the applicant to remove this concrete and replace it with landscaping. In addition, the roots for one of the trees within project site are lifting the sidewalk. The conditions of approval require the applicant to remove this tree and repair the sidewalk.

Parking and Driveway Improvements

The existing concrete drive aisle and parking areas are in poor condition with many cracks. The conditions of approval require these areas to be resurfaced which would most likely require removal of all the concrete and replacing it with a new concrete at a substantial cost.

The entire drive aisle is required by the conditions of approval to be clear of all obstructions including parked and inoperable cars and daily storage of trash bins. During a site inspection, staff noticed nine cars on the drive aisles and exterior parking spaces and several trash bins scattered throughout the site. A condition of approval has also been included to require all garages to be cleared for to allow parking for two cars for each unit. Trash bins will be required to be stored within private yards.

Aesthetics Improvements

The property is generally well maintained. A few areas of the structures and the walls will be required to be repaired and painted. A property inspection report will be prepared. All recommendations in the report will be implemented.

Tentative Parcel Map

A tentative parcel map must be processed in accordance with the California Government Code and the City's Subdivision Ordinance for every land division involving individual ownership of residential condominium units. The Subdivision Ordinance outlines map contents and approval procedures and the Government Code outlines a list of findings to be made in order to approve or deny a map.

A request for condominium conversion may be granted only when the proposed request is consistent with the requirements of the Subdivision regulations, and when adequate provisions are made for the long-term maintenance of the structure and grounds. The structures and grounds currently conform, or will conform, to all requirements set forth by the Subdivision Ordinance and regulations. The units were built in 1990 and were originally designed to meet the city's condominium requirements.

Section 66474 of the California Government Code requires that a tentative map be denied if any of the following findings can be made:

a. That the proposed map is not consistent with applicable general and specific plans in Section 65451.

The proposed subdivision is consistent with current RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zone district and with the General Plan land use designation of Low Density Residential. The proposal therefore complies with the requirements of the City's Subdivision Ordinance and the California Government Code.

b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The existing multifamily dwellings were constructed in 1990 and the structures and design are consistent with the zoning for this type of development and consistent with Municipal Code and General Plan policies. The proposed condominium conversion conforms to all development standards of the zoning ordinance. The project is compatible with adjacent residential land uses and complies with the city's Housing Element goal of promoting homeownership opportunities.

c. That the site is not physically suitable for the proposed development.

The subject site is developed with three detached residential dwelling units. Condominiums are an appropriate type of development at this site, given surrounding multifamily development patterns, which include condominiums.

d. That the site is not physically suitable for the proposed density of development.

The site is 0.46 acre, rectangular-shaped, fairly flat, and is zoned RM-8-D. The project site was developed in 1990 three detached rental units with attached two-car garages. The site can accommodate up to three residential units under the zoning regulation and is located in a developed, urban area. The site is therefore physically suitable for the proposed residential condominium conversion project.

- e. **That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.**

The proposed project will not impact the environment as it is determined to be Class 32 Categorical Exemption, in-fill development.

- f. **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

No impacts detrimental to the general welfare of the public are foreseen from the approval of a Tentative Parcel Map to allow the conversion of three units to be sold individually as condominiums.

- g. **That the design of the subdivision or 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 alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

All concerned city departments have reviewed the tentative parcel map and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

In addition to the findings for tentative parcel map approval, condominium conversions must further comply with Sections 66427.1 of the Subdivision Map Act in which detailed findings must be made. The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project unless it finds all of the following:

- a. **Each of the tenants of the proposed condominium project has received, pursuant to Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map pursuant to Section 66452. In addition, a finding shall be made that each tenant has received 10 day written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request. The written notices to tenants required by this subdivision shall be deemed satisfied if such notices comply with the legal requirements for service by mail.**

Exhibit 2 includes verification that the applicant has notified all tenants with the required 60 day notice. After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that the 10 day written notice to each tenant advising them that a report will be submitted to the Department of Real Estate for the residential condominium conversion project has been provided to each tenant.

- b. Each of the tenants of the proposed condominium project has been, or will be given, written notification within 10 days of approval of a final map for the proposed conversion.**

After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that the 10 day final map notice to each tenant has been provided to each tenant.

- c. Each of the tenants of the proposed condominium project has been, or will be given, 180 days' written notice of intention to convert prior to termination of tenancy due to the proposed conversion.**

After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that the 180 day written notice of intention to convert prior to termination of tenancy due to the proposed conversion has been provided to each tenant.

- d. Each of the tenants of the proposed condominium project has been, or will be given, notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.**

After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code each of the tenants of the proposed condominium project has been, or will be given, notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant.

Conditional Use Permit

Pursuant to CMC Section 9121.1, a conditional use permit is required for residential condominiums. Section 9172.21 (D) of the Zoning Ordinance requires that the Planning Commission, by Resolution, render its approval based on the ability to make affirmative findings on the following criteria:

- a. **The proposed use and development will be consistent with the General Plan.**

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of Low Density Residential and conforms to the RM-8-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The existing three units are of an attractive design and consistent with the General Plan and surrounding multiple family dwelling units. Therefore, this finding can be made in the affirmative.

- b. **The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.**

The site is 0.46 acre and is zoned RM-8-D with a General Plan designation of Low Density Residential. The existing units were constructed in 1990 and the site can accommodate up to three residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium conversion project. Therefore, this finding can be made in the affirmative.

- c. **There will be adequate street access and traffic capacity.**

The site is fully developed with three detached rental units which are proposed to be converted into residential condominiums. There is adequate street and traffic capacity from 213th Street which currently serves this site. Thus, this finding can be made in the affirmative.

- d. **There will be adequate water supply for fire protection.**

The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection. Therefore, this finding can be made in the affirmative.

- e. **The proposed use and development will be compatible with the intended character of the area.**

The project site is located in an urban, developed residential community. The site is surrounded by multiple family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The proposed condominium conversion will be consistent with the character of the existing residential neighborhood. There are no alterations to the structure proposed. Therefore, this finding can be made in the affirmative.

f. Such other criteria as are specified for the particular use in other Sections of this Chapter.

VTPM No. 72086 for division of airspace for a condominium subdivision was concurrently filed with CUP No. 941-13. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Conclusion

The proposed VTPM and CUP are compatible with the General Plan Land Use and Housing elements. The proposed residential condominium conversion is compatible with the character of the surrounding predominantly multiple family residential neighborhood. The proposed project's relationship to the goals and objectives stated in the General Plan includes, but is not limited to, the protection and enhancement of property values and providing the community with homeownership opportunities.

The conditions of approval provide for adequate provision of the long-term maintenance of the buildings and common areas through the creation of a homeowners association and implementation of the Covenants, Conditions, and Restrictions (CC&R's).

V. Environmental Review

According to the guidelines to implement CEQA (California Environmental Quality Act), the proposed project has been determined to be categorically exempt under Section 15332 In-fill Development Project, Class 32. This section states that projects meeting the following conditions are considered Class 32 Exemption:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.


VI. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 941-13 and Vesting Tentative Parcel Map No. 72086 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING VESTING TENTATIVE PARCEL MAP NO. 72086 AND CONDITIONAL USE PERMIT NO. 941-13 FOR A RESIDENTIAL CONDOMINIUM CONVERSION OF THREE (3) DETACHED UNITS LOCATED AT 545, 547, AND 549 E. 213TH STREET, APN 7337-002-003 and -004."

VII. Exhibits

1. Proposed Resolution
2. 60 Day Notice to Residents
3. County of Los Angeles Fire Department, Conditions of Approval dated April 28, 2013
4. County Sanitation Districts of Los Angeles County Letter , dated June 14, 2013
5. California Water Service Company Letter, Date May 7, 2013
6. Zoning/Vicinity Map
7. Project Plans (Under separate cover)

Prepared by: 
Saied Naaseh, Associate Planner

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

Approved by: 
Sheri Repp Loadsmann, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING VESTING TENTATIVE PARCEL MAP NO. 72086 and CONDITIONAL USE PERMIT NO. 941-13 FOR A RESIDENTIAL CONDOMINIUM CONVERSION OF THREE (3) DETACHED UNITS LOCATED AT 545, 547, AND 549 E. 213TH STREET (APNs 7337-002-003 and -004)

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

Section 1. An application for A Vesting Tentative Parcel Map (VTPM) and a Conditional Use Permit (CUP) was duly filed by the applicant with respect to real property located at 545, 547, and 549 E. 213th Street and described in Exhibit "A" attached hereto, requesting approval for a residential condominium conversion of three (3) detached condominium units located on 0.46 acre. A public hearing was duly held on July 23, 2013, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. Section 9121.1, Permitted Uses, of the Carson Municipal Code (CMC) states that the development of residential condominiums on a lot over 50 feet in width in an RM (Residential, Multi-family) zone district is subject to Section 9172.21, Conditional Use Permit. The Planning Commission finds that:

a) **The proposed use and development will be consistent with the General Plan.**

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of Low Density Residential and conforms to the RM-8-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The existing three units are of an attractive design and consistent with the General Plan and surrounding multiple family dwelling units. Therefore, this finding can be made in the affirmative.

b) **The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.**

The site is 0.46 acre and is zoned RM-8-D with a General Plan designation of Low Density Residential. The existing units were constructed in 1990 and the site can accommodate up to three residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium conversion project. Therefore, this finding can be made in the affirmative.



c) There will be adequate street access and traffic capacity.

The site is fully developed with three detached rental units which are proposed to be converted into residential condominiums. There is adequate street and traffic capacity from 213th Street which currently serves this site. Thus, this finding can be made in the affirmative.

d) There will be adequate water supply for fire protection.

The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection. Therefore, this finding can be made in the affirmative.

e) The proposed use and development will be compatible with the intended character of the area.

The project site is located in an urban, developed residential community. The site is surrounded by multiple family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The proposed condominium conversion will be consistent with the character of the existing residential neighborhood. There are no alterations to the structure proposed. Therefore, this finding can be made in the affirmative.

f) Such other criteria as are specified for the particular use in other Sections of this Chapter.

VTPM No. 72086 for division of airspace for a condominium subdivision was concurrently filed with CUP No. 941-13. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Section 4. Section 66474 of the California Government Code requires that a tentative map be denied if any of the following findings can be made. The Planning Commission finds that:

a) That the proposed map is not consistent with applicable general and specific plans in Section 65451.

The proposed subdivision is consistent with current RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zone district and with the General Plan land use designation of Low Density Residential. The proposal therefore complies with the requirements of the City's Subdivision Ordinance and the California Government Code.

b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The existing multifamily dwellings were constructed in 1990 and the structures and design are consistent with the zoning for this type of development and consistent with Municipal Code and General Plan policies. The proposed condominium conversion conforms to all development standards of the zoning ordinance. The project is compatible with adjacent residential land uses and complies with the city's Housing Element goal of promoting homeownership opportunities.

c) That the site is not physically suitable for the proposed development.



The subject site is developed with three detached residential dwelling units. Condominiums are an appropriate type of development at this site, given surrounding multifamily development patterns, which include condominiums.

d) That the site is not physically suitable for the proposed density of development.

The site is 0.46 acre, rectangular-shaped, fairly flat, and is zoned RM-8-D. The project site was developed in 1990 three detached rental units with attached two-car garages. The site can accommodate up to three residential units under the zoning regulation and is located in a developed, urban area. The site is therefore physically suitable for the proposed residential condominium conversion project.

e) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

The proposed project will not impact the environment as it is determined to be Class 32 Categorical Exemption, in-fill development.

f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

No impacts detrimental to the general welfare of the public are foreseen from the approval of a Tentative Tract Map to allow the conversion of three units to be sold individually as condominiums.

g) That the design of the subdivision or 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 alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

All concerned city departments have reviewed the tentative tract map and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

Section 5. Condominium conversions must comply with Sections 66427.1 of the Subdivision Map Act. The legislative body shall not approve a final map for a subdivision to be created from the conversion of residential real property into a condominium project unless it finds all of the following. The Planning Commission finds that:

a) Each of the tenants of the proposed condominium project has received, pursuant to Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map pursuant to Section 66452. In addition, a finding shall be made that each tenant has received 10 day written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request. The written notices to tenants required by this subdivision shall be deemed satisfied if such notices comply with the legal requirements for service by mail.

Exhibit 3 includes verification that the applicant has notified all tenants with the required 60 day notice. After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that the 10 day written notice to each tenant advising them that a report will be submitted to the Department of Real Estate for the residential condominium conversion project has been provided to each tenant.

b) Each of the tenants of the proposed condominium project has been, or will be given, written notification within 10 days of approval of a final map for the proposed conversion.

After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that the 10 day final map notice to each tenant has been provided to each tenant.

c) Each of the tenants of the proposed condominium project has been, or will be given, 180 days' written notice of intention to convert prior to termination of tenancy due to the proposed conversion.

After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that the 180 day written notice of intention to convert prior to termination of tenancy due to the proposed conversion has been provided to each tenant.

d) Each of the tenants of the proposed condominium project has been, or will be given, notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

After tentative map approval, the property owner is required by the conditions of approval to provide the city the verification that not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code each of the tenants of the proposed condominium project has been, or will be given, notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant.

Section 6. The Planning Commission further finds that pursuant to California Environmental Quality Act (CEQA) guidelines, the proposed project has been determined to be categorically exempt under Section 15332 In-fill Development Project, Class 32 based on the determinations in the staff report.

Section 7. Based on the aforementioned findings, the Planning Commission hereby approves Vesting Tentative Parcel Map No 72086 and Conditional Use Permit No. 941-13, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.



Section 9. 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 23rd DAY OF JULY, 2013.

CHAIRMAN

ATTEST:

SECRETARY



**EXHIBIT A
LEGAL DESCRIPTION**

THE EAST 66 FEET OF THE WEST 132 FEET OF THE EAST 264 FEET OF LOT 42 OF TRACT NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONAL USE PERMIT NO. 941-13
VESTING TENTATIVE PARCEL MAP NO. 72086

GENERAL CONDITIONS

1. Conditional Use Permit No. 941-13 shall be declared null and void after one year of the date of approval unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Conditional Use Permit No. 941-13 is contingent upon recordation of Vesting Tentative Parcel Map No. 72086 or subsequent map relating to the condominium subdivision of the property located at 545, 547, and 549 E. 213th Street. Conditions of approval for Vesting Tentative Parcel Map No. 72086 or subsequent map shall apply unless specifically superseded herein.
3. The tentative map shall expire two years after the Planning Commission's approval, unless an extension of time is granted by the Planning Commission or the final map is recorded with the County Recorder prior to expiration.
4. Each extension of this tentative map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Conditional Use Permit No. 941-13. All extensions must be secured from the Planning Commission prior to expiration of this map.
5. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
6. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning and Engineering Divisions prior to recordation of the map.
7. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.
8. 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.



9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
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.
12. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
13. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
14. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions, and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by City, and recorded prior to development of any parcels. An initial deposit of \$5,000 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
15. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.

16. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 941-13 or Vesting Tentative Parcel Map No. 72086. 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. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.
17. All Conditions of Approval shall be completed prior to recordation of the Map.
18. A common areas exhibit shall be submitted to the Planning Division. The CC&Rs shall provide for access and maintenance of common areas.

PARKING

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



25. The entire drive aisle and parking spaces shall be resurfaced.
26. Clear all garage spaces and keep them clear to allow parking for 2 cars.
27. Remove all cars parked from the drive aisle. A 24'-26' clear space shall always be maintained for the drive aisle. "No Parking" signs shall be posted to inform the residents and guests that cars shall not be parked on the drive aisle.
28. Four guest parking spaces shall be maintained. The guest parking spaces shall be designated as such.
29. Trash bins shall be stored within private yards and shall not be stored on the drive aisle except for pick up days.
30. Decorative colored concrete pattern or pavers shall be used at the private driveway entry between the right of way line and the gate and for all new pedestrian walkways, including a walkway from the street leading to the rear of the property if the entire drive aisle area is replaced with new surface. All other areas of the private drive aisle shall be of concrete material.

LANDSCAPING/IRRIGATION

31. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
32. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
33. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
34. 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.
35. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
 - b. One specimen tree, minimum 36" box, for each unit shall be provided; and
 - c. Tree height and plant materials to be approved by the project planner prior to installation.
36. The Conditions, Covenants, and Restrictions (CC&Rs) of the Homeowners Association shall indicate that installation, maintenance, and repair of all landscaping in public areas shared by homeowners shall be managed by the Homeowners Association.

37. New landscaping shall be provided within the front yard between the proposed fence/gate and edge of right of way.
38. New landscaping shall be provided in the landscape planter along the east elevation of the 545 house between the house and the driveway.
39. New landscaping shall be provided within the right of way between the sidewalk and the ultimate property line.
40. The area between the driveway and the east property line shall be landscaped.
41. Remove the large tree along the west property line that is lifting the sidewalk.
42. The concrete around the large eucalyptus tree shall be removed and replaced with landscaping. The city inspector shall examine the trunk of the tree at the base after the concrete removal. If the inspector determines the tree is unsafe, the applicant shall remove the tree and replace it with an acceptable street tree as approved by the City.
43. Every effort shall be made to preserve the two large Eucalyptus trees when redesigning and reconstructing the driveway to ADA standards.

GRAFFITI LANDSCAPING

44. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
45. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

UTILITIES

46. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
47. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
48. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
49. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.



50. *Plumbing Shut-off Valves.* Water supply lines to each unit within the project shall be fitted with shut-off valves of either a hand valve or screw-stop type. If there are extenuating circumstances which make the installation of such valves impractical, the Commission may approve a system which provides individual shut-off valves ahead of each fixture within the unit. A shut-off valve shall also be provided ahead of each water-supplied appliance not contained within a unit.
51. *Drip Pans.* Hot water heaters and any other appliances which the Building Official determines to be a potential source of water leakage or flooding shall be installed with built-in drip pans and a one and one-quarter (1-1/4) inch minimum diameter drain line leading to a safe point of disposal outside the building. The end of said drain shall be provided with a removable screen to prevent insect entrance to the unit. Drip pans may be omitted where appliances are located in garages that are constructed such that any water leakage cannot damage the common wall between units or find its way into an adjoining unit. (Ord. 80-536, § 1)
52. *Utility Meters.* With the exception of water supply and central heating and/or air conditioning, each utility that is controlled and consumed within the individual unit shall be separately metered in such a way that the unit owner can be separately billed for its use.
53. *Circuit Breaker.* Each unit shall have its own circuit breaker panel for all electrical circuits and outlets which serve the unit. Such panel shall be accessible without leaving the unit.

AESTHETICS

54. The front yard setback area shall be landscaped to the satisfaction of the Planning Division, pursuant to Section 9162.3.A of the Carson Municipal Code (CMC).
55. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.
56. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the recordation of the final map.
57. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
58. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.
59. A property inspection report shall be submitted. All recommendations in the report shall be implemented.



60. Paint and repair all surface areas of building facades, walls, and fences that visibly need repair and paint as determined by the Planning Division.

FENCES/WALLS

61. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
62. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.
63. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
64. Any wall or fence located in the required front yard setback area shall have a height not to exceed 42 inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.
65. A fencing plan shall be submitted to include new perimeter fencing for all three units and the front gate.
66. The front gate shall be at least 20 feet from the front property line and shall be either sliding or swing inside.
67. No fencing shall be permitted within the front yard.

LIGHTING

68. A precise lighting plan shall be submitted showing all proposed street, walkway, and recreational area lighting, subject to the approval of the Planning Division.
69. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or safety hazard to persons.

SUBDIVISION

70. The lots will be merged upon recordation of the final map. Should the applicant decide to abandon the condominium conversion, the requirement to merge the two lots will still be applicable.
71. A qualified home inspection contractor shall be retained to determine the condition of the interior and exterior of each building. The qualified home inspection contractor shall be selected by the Planning Division and funded by the applicant. Corrective actions shall be implemented, subject to approval of the Planning Division, prior to final map approval.
72. The applicant shall provide verification that each tenant has received 10 day written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request. The written notices to tenants required by this subdivision shall be



deemed satisfied if such notices comply with the legal requirements for service by mail.

73. The applicant shall provide verification that each of the tenants of the proposed condominium project has been, or will be given, written notification within 10 days of approval of a final map for the proposed conversion.
74. The applicant shall provide verification that each of the tenants of the proposed condominium project has been, or will be given, written notification within 180 days written notice of intention to convert prior to termination of tenancy due to the proposed conversion.
75. The applicant shall provide the city the verification that not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code each of the tenants of the proposed condominium project has been, or will be given, notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant.

CONDOMINIUMS/MULTI-FAMILY

76. The condominium project shall conform to all the development standards as outlined in Section 9128.15 and 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
77. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval including maintenance responsibilities and for common areas.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

78. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
 - a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
 1. \$250 per unit, but not less than;
 2. \$3,000 for 10 or fewer units; and
 3. \$5,000 for 11 or greater units.
 - b. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the



Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.

- c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
- d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
- e. Prior to the recordation of the map, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
 1. \$2,000 per unit for the first 10 units;
 2. \$1,000 per unit for units above 10; and
 3. The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.
- f. The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
- j. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.



- k. The property shall be maintained in good order at all times. If said property is not maintained, the City of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.

BUILDING AND SAFETY

79. 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.
80. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

TRASH

81. Trash collection shall comply with the requirements of the City's trash collection company.

EASEMENTS

82. A Covenant and Agreement form for existing easements shall be recorded with the Los Angeles County Recorder's office prior to the recordation of the final map. Said document shall indicate all easements.

THE GAS COMPANY

83. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

84. The applicant shall meet all requirements and/or revisions of the LA County Fire Department including but not limited to their letter Conditions of Approval dated April 28, 2013.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

85. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit. The applicant shall comply with all requirements indicated in the County Sanitation Districts of Los Angeles County letter dated, June 14, 2013.



DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

SOUTHERN CALIFORNIA EDISON

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

DEPARTMENT OF PUBLIC WORKS - COUNTY OF LOS ANGELES

88. The applicant shall obtain clearance from the Department of Public Works, Los Angeles County regarding the following Conditions of Approval:

Drainage

- a. Approval of this map pertaining to drainage is recommended (no grading is proposed).

Geology/Soils

- b. The final map does not need to be reviewed by the County of Los Angeles Department of Public Works' Geotechnical and Materials Engineering Division.

Grading

- c. Approval of this map pertaining to grading is recommended (no grading is proposed).

Road

- d. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on 213th Street to the satisfaction of the City.
- e. Construct new driveways to meet current Americans with Disabilities Act guidelines and to the satisfaction of the City.
- f. Plant street trees along property frontage on 213th Street to the satisfaction of the City. Existing trees in dedicated, or to be dedicated, right of way shall be removed and replaced if not acceptable as street trees.
- g. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of the City.



- h. Repair any improvements damaged during construction along the property frontage on 213th Street to the satisfaction of the City.
- i. Prior to final map approval, enter into an agreement with the County-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench, to the satisfaction of the City, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.

Sewer

- j. The subdivider shall install separate house laterals to serve each building in the land division to the satisfaction of the City and the County of Los Angeles Sanitation District.
- k. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request of annexation must be approved prior to final map approval.

Water

- l. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings 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.
- m. 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 building.
- n. 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 for this land division to the satisfaction of the City Engineer.
- o. Provide a "Verification" letter from the water purveyor indicating that recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
- p. Submit landscape and irrigation plans for each multi-family 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.

A handwritten signature, possibly 'JL', is enclosed within a hand-drawn triangle in the bottom right corner of the page.

Subdivision

- q. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium conversion project for three units.
- r. Thirty days prior to requesting final approval of the parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of \$25 for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the City Engineer. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least 30 days prior to final approval.
- s. Place standard condominium conversion notes on the final map to the satisfaction of the City Engineer.
- t. Label driveways and multiple access strips as a private driveway or as a fire lane and delineate on the final map if required by the Fire Department to the satisfaction of the City Engineer.
- u. If required, provide suitable turnaround and label the driveway as a private driveway and fire lane on the final map to the satisfaction of the Fire Department.
- v. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of an owners' association, comprised of the owners of the parcels and responsible for the maintenance of the common areas.
- w. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
- x. Relocate or quit claim any easements interfering with building locations to the satisfaction of the City Engineer.
- y. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
- z. 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.
- aa. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office. A final map prepared



by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

GENERAL

89. The Developer shall submit a copy of approved public right of way improvement plans to the City of Carson – Engineering Division, prior to issuance of construction permits.
90. 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.
91. A construction permit is required for any work to be done in the public right-of-way.
92. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to Final Map approval.
93. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
94. The developer shall obtain all necessary building permits from Building and Safety Division, and shall complete all the required improvements to the satisfaction of the city's Building Official.
95. 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.

MAP

96. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
97. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
98. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.

99. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
100. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
101. At the time of approval of Final Map and improvement plans, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.

Prior to approval of the Final Map:

102. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the existing streetlights. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the approval of the Final Map. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. *(annexation procedure is approximately 12-month)*
103. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
104. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
105. 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.
106. 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.
107. 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.
108. 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.

109. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along 213th Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
110. The Developer shall modify existing driveway within the public right of way abutting this proposed development, to comply with the ADA requirements. Right of Way dedication may be required to accommodate this requirement. If required, it is the developer's responsibility to provide the city with a signed Right of Way dedication form, and a legal description of the proposed dedication for city's review and acceptance. The minimum width of driveway required is 24 ft., it is the developer's responsibility to remove any improvements interfering with the proposed driveway to meet this requirement. The proposed driveway shall be constructed per City of Carson Standard and to the satisfaction of the City Engineer.
111. All existing overhead utility lines less than 12 kilovolts along 213th Street shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the in-lieu fee. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
112. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
113. 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.
114. 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)
115. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to Final Map recordation.

CALIFORNIA WATER SERVICE COMPANY

116. The applicant shall comply with all the requirements for California Water Service Company letter dated May 7, 2013.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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




SCL Equity Consultants, llc

2632 W 237th Ste 201
Torrance, CA 90505

60-DAY NOTICE BEFORE TENTATIVE MAP FILING

"To the occupant(s) of 545 E 213th St, Carson CA 90745.
(address)"

The owner(s) of this building, at (address), plans to file a tentative map with the City of Carson to convert this building to a condominium project. You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.



(signature of owner or owner's agent)
6-7-12

(date)"

The written notices to tenants required by this section shall be deemed satisfied if the notices comply with the legal requirements for service by mail.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by Erica Davis Certified Mail Express Mail

C. Date of delivery 6/7/12 Registered Return Receipt for Merchandise

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type Insured Mail C.O.D. Restricted Delivery? (Affirm Fee) Yes

Article Addressed to:
Erica Davis
Kathy Powels
545 E 213th St
Carson CA 90745

Article Number (Transfer from service label) 7011 2970 0002 3193 9734

Domestic Return Receipt Form 3811, February 2004

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 50.45
Certified Fee	\$ 2.35
Return Receipt Fee (Endorsement Required)	\$ 2.35
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 55.15

Postmark Here

Sent To: Erica Davis, Kathy Powels
Street, Apt. No. or PO Box No.: 545 E 213th St
City, State, ZIP+4: Carson CA 90745

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT NO. 2



SCL Equity Consultants, llc

2632 W 237th Ste 201
Torrance, CA 90505

60-DAY NOTICE BEFORE TENTATIVE MAP FILING

To the occupant(s) of 547 E 213th St, Carson CA 90745.
(address)

The owner(s) of this building, at (address), plans to file a tentative map with the City of Carson to convert this building to a condominium project. You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

[Handwritten Signature]
(signature of owner or owner's agent)

6-7-12

(date)"

The written notices to tenants required by this section shall be deemed satisfied if the notices comply with the legal requirements for service by mail.

<p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to: Suzie Quirong Romeo Quirong Jehoo Negos 547 E 213th St Carson CA 90745</p> <p>Article Number (Transfer from service label) 7011 2970 0002 3193 9727</p> <p>S Form 3811, February 2004</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input checked="" type="checkbox"/> Agent <i>[Signature]</i> <input type="checkbox"/> <i>[Signature]</i></p> <p>B. Postmarked (Printed Name) <input type="checkbox"/> Address <i>[Signature]</i> <input type="checkbox"/> <i>[Signature]</i></p> <p>C. Date of Delivery <input type="checkbox"/> <i>[Signature]</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> G.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>108595-02-00-10-00</p>
--	---

<p>U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)</p> <p>For delivery information visit our website at www.usps.com.</p> <p>OFFICIAL USE</p>	
Postage \$	12.75
Certified Fee	02
Return Receipt Fee (Endorsement Required)	10.00
Restricted Delivery Fee (Endorsement Required)	35.75
Total Postage & Fees \$	68.50
<p>Sent To: Suzie Quirong Street Apt. No.: 547 E 213th St City, State, ZIP+4: Carson CA 90745</p> <p>PS Form 3811, August 2004</p>	

2012 0622 0000 0000 0000 0000



HAXTON STATION POST OFFICE
HUNTINGTON BEACH, California
926159998

08/14/2012 0559390452 -0099
(714)963-0621 04:44:13 PM

Product Description	Sales Receipt Qty	Sales Receipt Unit Price	Final Price
2011 Forever Stamp	2	\$0.56	\$1.12
Envelope #10 WAG			
CARSON CA 90745 Zone-1			\$0.45
First-Class Letter 0.80 oz.			

Expected Delivery: Thu 08/16/12

Certified \$2.95

Label #: 70120470000222502114

Customer Postage -\$0.45

Subtotal: \$2.95

Issue PVI: \$2.95

Total: \$4.07

Paid by: MasterCard \$4.07

Account #: XXXXXXXXXXXX5723

Approval #: 908742

Transaction #: 92

23 903500409

BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

Bill #: 1000100922391

Clerk: 36

All sales final on stamps and postage

Refunds for guaranteed services only

Thank you for your business

HELP US SERVE YOU BETTER

Go to: <https://postalexperience.com/Pos>

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

YOUR OPINION COUNTS

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Postage	\$ 0.75	DATE	08/14/2012
Certified Fee	\$2.95	TIME	04:44
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$3.70		08/14/2012

Sent To: Alfredo Mera

Street, Apt. No. or PO Box No.: 549 E 213th St

City, State, ZIP+4: CARSON CA 90745

PS Form 3800, October 2009 See Instructions

4172 0522 2000 0470 0002 2012



60-DAY NOTICE BEFORE TENTATIVE MAP FILING

"To the occupant(s) of 549 E 213th St, Carson CA 90745.
(address)

The owner(s) of this building, at (address), plans to file a tentative map with the City of Carson to convert this building to a condominium project. You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

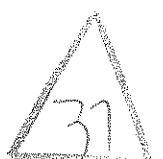


(signature of owner or owner's agent)

7-30-12

(date)"

The written notices to tenants required by this section shall be deemed satisfied if the notices comply with the legal requirements for service by mail.



60-DAY NOTICE TO PROSPECTIVE TENANTS

"To the prospective occupant(s) of 549 E 213rd St. Carson, CA 90745.

The owner(s) of this building, at (address), has filed or plans to file a tentative map with the City of Carson to convert this building to a condominium project. No units may be sold in this building unless the conversion is approved by the City of Carson and until after a public report is issued by the Department of Real Estate (if required). If you become a tenant of this building, you shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

[Signature]
(signature of owner or owner's agent)

JULY 30, 2012
(dated)

I have received this notice on 7/30/12
(date)

Ⓢ [Signature] MARTIN W. CHALLICE
(prospective tenant's signature)"

(c) Failure by a subdivider or his or her agent to give the notice required in subdivision (a) shall not be grounds to deny the conversion. However, if the subdivider or his or her agent fails to give notice pursuant to this section, he or she shall pay to each prospective tenant who becomes a tenant and who was entitled to the notice, and who does not purchase his or her unit pursuant to subparagraph (F) of paragraph (2) of subdivision (a) of Section 66427.1, an amount equal to the sum of the following:

- (1) Actual moving expenses incurred when moving from the subject property, but not to exceed one thousand one hundred dollars (\$1,100).
- (2) The first month's rent on the tenant's new rental unit, if any, immediately after moving from the subject property, but not to exceed one thousand one hundred dollars (\$1,100).

(d) The requirements of subdivision (c) constitute a minimum state standard. However, nothing in that subdivision shall be construed to prohibit any city, county, or city and county from requiring, by ordinance or charter provision, a subdivider to compensate any tenant, whose tenancy is terminated as the result of a condominium project, or stock cooperative conversion, in amounts or by services which exceed those set forth in paragraphs (1) and (2) of that subdivision. If that requirement is imposed by any city, county, or city and county, a subdivider who meets the compensation requirements of the local ordinance or charter provision shall be deemed to satisfy the requirements of subdivision (c).





COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISIONS - INCORPORATED

Subdivision No: PM 72086 Map Date April 28, 2013
545, 547, and 549 213th Street

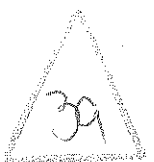
C.U.P. City Carson

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
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.
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.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
[X] Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions shall be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department, Land Development Unit has no additional requirements for this division of land at this time. Additional Fire Department requirements will be required when this land is further subdivided and/or during the building permit process.

Comments: This project is cleared for public hearing.

INSPECTOR Nancy Rodeheffer DATE June 13, 2013

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783





COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - INCORPORATED

Subdivision No: PM 72086 Map Date April 28, 2013
545, 547, and 549 213th Street

Revised City Carson

- Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department...
The required fire flow for public fire hydrants at this location is 1250 gallons per minute...
The required fire flow for on-site fire hydrants at this location is ___ gallons per minute...
Fire hydrant requirements are as follows:
Install ___ public fire hydrant(s). Upgrade ___ Verify (flow test) ___ existing Public fire hydrant(s).
Install ___ private on-site fire hydrant(s). Upgrade ___ Verify (flow test) ___ existing On-Site fire hydrant(s).
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze...
Location: As per map on file with the office.
Other location: ___
All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval.
The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval...
Additional water system requirements may be required when this land is further subdivided...
Hydrants and fire flows are adequate to meet current Fire Department requirements.
Fire hydrant upgrade is not necessary if existing hydrant(s) meet(s) fire flow requirements.
SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

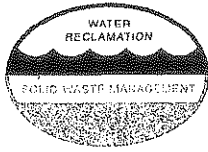
COMMENTS: Per California Water Service Company Dominguez District, the Fire Flow Availability form dated June 6, 2013, indicates adequate fire hydrant spacing and flow requirements for existing fire hydrants. Additional fire hydrants may be required for this project.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate City regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Nancy Rodeheffer Date June 13, 2013

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783





COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON CHAN
Chief Engineer and General Manager

June 14, 2013

Ref. File No: 2628777

Mr. Thomas T. Yuge, P.E.
Cetech Engineering
2252 W. Carson Street, Suite B
Torrance, CA 90501

Dear Mr. Yuge:

Vesting Tentative Parcel Map No. 72086

The County Sanitation Districts of Los Angeles County (Districts) received the request and plan for the subject project, forwarded by your office, on May 28, 2013. The proposed project is located within the jurisdictional boundaries of District No. 8. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the project site will discharge directly to the Districts' Grace Street Sections 2 and 3 Trunk Sewer, located in 213th Street at Fries Avenue. This 15-inch diameter trunk sewer has a design capacity of 1.2 million gallons per day (mgd) and conveyed a peak flow of 0.6 mgd when last measured in 2012. A direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit, issued by the Districts. For information regarding the permit, please contact the Public Counter at extension 1205.
2. The wastewater generated from the project site is treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 265.3 mgd.
3. In order to estimate the volume of wastewater a development will generate, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.



5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar





CALIFORNIA WATER SERVICE COMPANY
2632 W. 237TH STREET • TORRANCE, CA 90505-5272
(310) 257-1400 • FAX (310) 325-4605

RANCHO DOMINGUEZ DISTRICT

May 7, 2013

JCC Homes
2632 West 237th Street, Suite 201
Torrance, CA 90505
Attn: Richard Gould

Dear Mr. Gould:

Re: Request for Will Serve Letter
Location: 545, 547, 549 East 213th Street in the city of Carson
Vesting Tentative Parcel Map Number: 72086

As requested, the location referenced above in the city of Carson is within our service area.

California Water Service Company (Cal Water) is prepared to provide potable water service to the proposed development in accordance with the rates, rules, tariffs, and regulations in effect and on file with the California Public Utilities Commission, or as modified in the exercise of its jurisdiction. The rates, rules, tariffs, and regulations for our Dominguez District can be obtained from our website at www.calwater.com.

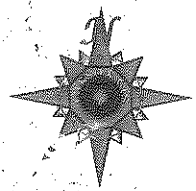
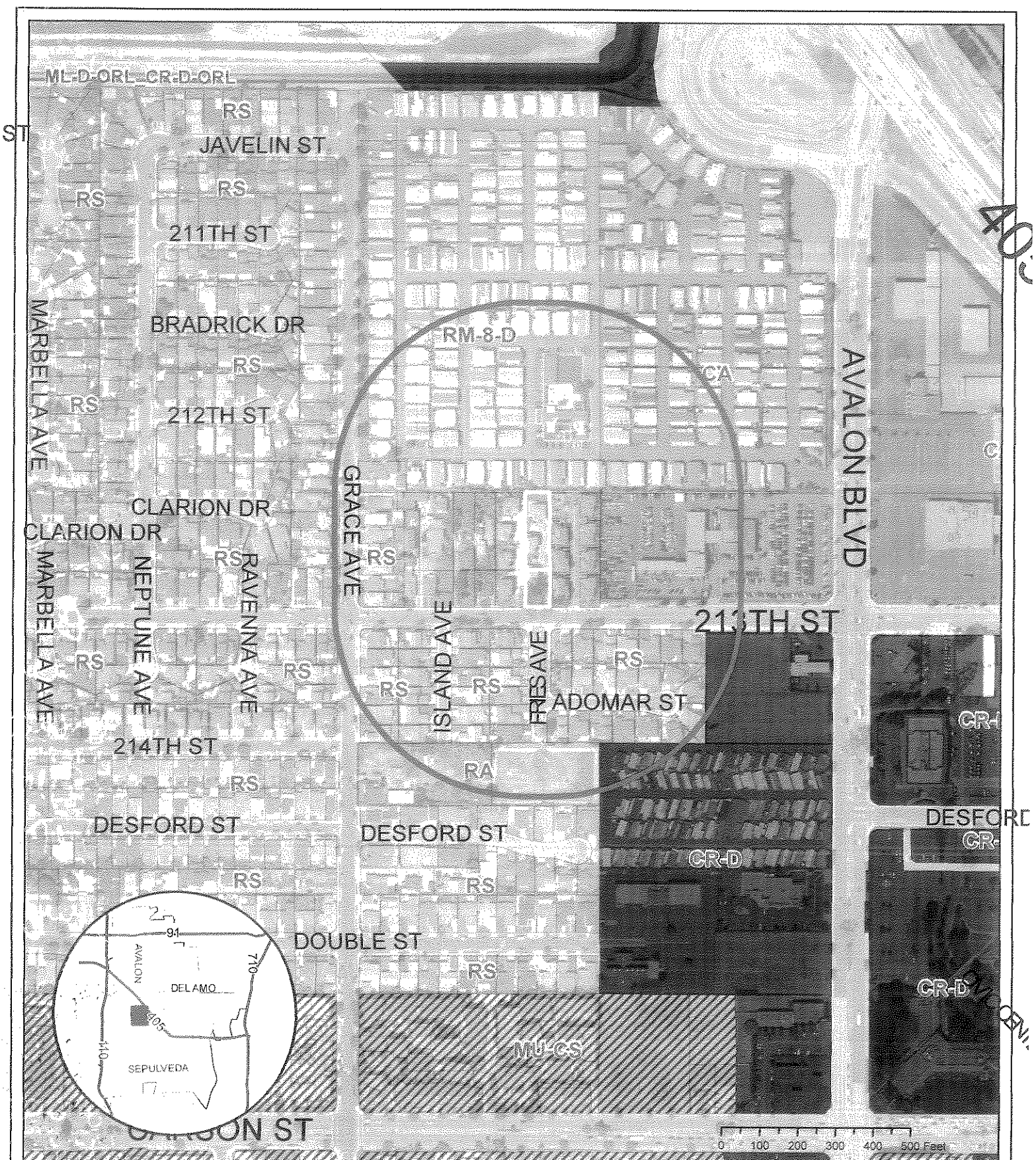
Please contact me at (310) 257-1400 if you have any questions. Thank you.

Sincerely,

Frank Scotty
Superintendent

cc: D. Trejo
File

EXHIBIT NO. 5



City of Carson
500 Foot Radius Map
545-549 East 213th Street

EXHIBIT NO. 06

400

400