



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 14, 2014

SUBJECT: Design Overlay Review No. 1503-13  
Sign Program No. 13-12

APPLICANT: Erwin Bucy, Paragon Commercial  
800 Parkview Drive North  
El Segundo, CA 90245

REQUEST: To consider a sign program and master plan for the phased rehabilitation of building facades and parking lot improvements for a shopping center located in the MU-CS (Mixed Use-Carson Street) zone.

PROPERTIES INVOLVED: 21726 S. Main Street, 120-180 E. Carson Street

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#### 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. 11-B***

## **I. Introduction**

The applicant and property owner, Erwin Bucy, Paragon Commercial ( 800 Parkview Drive North El Segundo, CA 90245) is requesting approval of Design Overlay Review No. 1503-13 and Sign Program No. 13-12 for a master plan and sign program to rehabilitate the building facades and parking lot for the shopping center located at 21726 S. Main Street and 120-180 E. Carson Street. The proposal includes construction of the first phase for rehabilitation of the inline shop facades and portions of the parking lot (164 E. Carson Street). Future improvements will occur at a later time. The center is located on four parcels. Albertsons' building occupies two parcels. The in-line shops and Bank of America are each located on separate parcels.

## **II. Background**

The applicant originally approached the City to rehabilitate the facades of the in-line shops located between Albertsons and Bank of America. In addition, the applicant was requesting approval of sign program that included new wall signs for the in-line shops and several new monument signs in addition to the existing freestanding signs for the center. Given the dated facades of the in-line shops, staff supported these improvements. However, staff was concerned that making improvements to a portion of the center would result in a somewhat inconsistent design theme for the entire shopping center. In addition staff had concerns regarding adding new monument signs to the site without removing the existing legal non-conforming pole signs. Staff worked with the applicant for the past several months to address these issues and believes both the immediate and future improvements of the center have been addressed.

### *General Plan and Zoning*

The zoning for the site is MU-CS (Mixed Use-Carson Street). The General Plan Land Use designation for the site is Mixed Use Residential.

## **III. Analysis**

### *Façade Improvements*

The applicant concurred with staff's concern regarding improving portions of the center as opposed to revitalizing the entire center. However, the applicant informed staff, the leases for Albertsons and Bank of America both require the tenant to make improvements to the building at their own expense. Staff worked with the applicant to send letters to both tenants requesting them to invest money on their facades and parking areas. However, after several months on back and forth correspondence, both tenants indicated that their corporate offices have not prioritized making improvements to the Carson location. They did not rule out future improvements nor did they promise improvements by a certain date.

As a result, staff has worked with the applicant to come up with a master plan to eventually improve the entire center in a cohesive manner through a phased approach. This master plan includes improvements to the entire center including:

- Exterior elevations
- Colors and materials
- Master landscape plan and plant palette
- Parking lot resurfacing

The proposed master plan will unify the facades of the center by using Albertsons' brick veneer and extending it to the in-line shops. The Bank of America stone veneer and light color brick is also proposed to be replaced with this brick veneer. Other unifying elements of the elevations include new architectural pop-outs with stucco finish and cornices. There will also be new store front windows and doors as well as fabric and metal awnings.

Once approved, future improvements to the center including the in-line shops, Albertsons and Bank of America will be required to be consistent with the master plan. The first phase of implementation of the master plan is the improvements to the in-line shops and their associated parking lot improvements.

#### *Revitalization of the In-line Shops*

The first phase of implantation of the master plan includes the revitalization of the in-line shops. The improvements include:

- Remodeling of the exterior facades
- Parking lot resurfacing
- New landscaping within the existing planters
- New signage

The proposed elevations, add two architectural elements to provide dimension to the currently flat elevations and roof lines. The brick veneer from the Albertsons' elevations will be used at the lower portions of the elevations to unify the whole center. New stucco and cornices complete the design at the upper portion of the elevations. In addition, new store front windows and doors will be installed as well as fabric and metal awnings.

#### *Parking Lot Improvements*

The applicant is proposing to slurry seal and restripe the parking lot for the inline shops. In addition, new landscaping is proposed within the existing planters. Staff does have a concern with the parking layout because parking spaces are angled, driveways are one-way only, and there is an existing screen wall along Carson Street that makes maneuvering difficult. The two small screen walls within the inline shop parcel will be removed.

### *Sign Program*

The existing wall mounted business identification signs for the in-line shops appear dated and will be replaced through the remodeling process. The proposed sign program will ensure consistent design throughout the center. In addition, to the wall mounted signs, the sign program includes monument signs for the center.

### *Monument Signs*

There are a total of five monument signs in the sign program. Three multi-tenant-signs are along Carson Street. Another multi-tenant sign with the same design is proposed along the Main Street frontage. The fifth center identification/multi-tenant sign has a more elaborate design and is placed at the corner of Carson Street and Main Street. All five signs are architecturally designed to be consistent with the proposed architecture of the center.

The Mixed Use-Carson Street (MU-CS) Zoning District permits one freestanding pylon sign for shopping centers over two acres. This center is over two acres; therefore, it qualifies for one pylon sign. Currently, the center has three pole signs. The Albertsons pole sign is located on the corner of Carson Street and Main Street on one of Albertsons parcels. The Flying Chopstix sign is located along Carson Street on the in-line shops' parcel. The Bank of America pole sign is located adjacent to the building within the Bank of America parcel.

All three signs are considered legal non-conforming. The amortization period for the removal of the signs expired in 2011. However, the City has not been actively enforcing the removal of non-conforming signs. The only time staff has requested removal of these legal non-conforming signs is at the time a development application is filed for the site. Examples for removal of the pole signs include Midas (305 E. Carson Street), Sassuny Plaza (509 W. Carson Street), and the PC Warehouse building (333 W. Carson Street). Therefore, to be consistent with past practice, the three pole signs for this site would have to be removed.

Staff has discussed the removal of the three freestanding signs with the applicant concurrent with the remodeling of the center and construction of five new monument signs. Applicant has agreed to remove the Chopstix which is located on the inline-shops' parcel. However, the applicant contends the lease provisions with Albertsons and Bank of America prohibit removing their signs without their consent.

Staff empathizes with the applicant on this issue and has tried to come up with a solution. The improvements to the inline shops are the only real development that is proposed at this time. The improvements to Albertsons and Bank of America will be separate projects with separate future approvals. The only connection of the Albertsons and Bank of America to the inline shops is this proposed master plan that requires the cohesive development of the center. At this time, one new monument

sign can be installed within the inline shop parcel if the Chopstix pole sign is removed, which is also on the inline-shops parcel. Therefore, the inline shops' parcel will not have a legal non-conforming pole sign. Condition of Approval Nos. 34, 35, and 36 have been added to ensure that the Albertsons and Bank of America legal non-conforming signs will be removed when those buildings are remodeled in the future.

*Issues of Concern:*

Staff has concerns regarding the number the monuments signs proposed in the sign program. The Code states that sign placement shall not exceed one sign for every 150 feet of street frontage, which translates to up to eight monument signs for this shopping center. There will be only six tenants when the center is fully occupied. There are five monument signs proposed which would allow up to 10 tenants to be identified assuming the same tenants are identified on both sides of the signs (four signs are double-sided). Not all tenants need to be identified on the signs. Staff believes one of the three signs on Carson Street could be eliminated.

The center backs up to East 218<sup>th</sup> Street. The project frontage along the entire length of this street has no sidewalk and no parkway landscaping. The Engineering Division has conditioned the project to improve the first phase frontage (inline shops) with sidewalk and/or parkway landscaping.

**IV. Environmental Review**

Pursuant to Section 15301, "Existing Facilities" of the California Environmental Quality Act (CEQA), the construction of the proposed project does not have the potential for causing a significant effect on the environment, thus the proposed project is found to be categorically exempt.

**V. Recommendation**

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1503-13 AND SIGN PROGRAM NO. 13-12 FOR A SIGN PROGRAM AND MASTER PLAN FOR THE PHASED REHABILITATION OF A SHOPPING CENTER, INCLUDING THE FIRST PHASE FOR REHABILITATION OF INLINE SHOP FACADES AND PARKING LOT IMPROVEMENTS, FOR A PROPERTY LOCATED AT 21726 S. MAIN STREET AND 120-180 E. CARSON STREET."

**VI. Exhibits**

1. Draft Resolution
2. Site Map

3. Exhibits
4. Sign Program


**Prepared by:**

  
Saied Naaseh, Associate Planner

**Reviewed by:**

  
John F. Signo, AICP, Senior Planner

**Approved by:**

  
Sheri Repp, Planning Officer

CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 14-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1503-13 AND SIGN PROGRAM NO. 13-12 FOR A SIGN PROGRAM AND MASTER PLAN FOR THE PHASED REHABILITATION OF A SHOPPING CENTER, INCLUDING THE FIRST PHASE FOR REHABILITATION OF INLINE SHOP FACADES AND PARKING LOT IMPROVEMENTS, FOR A PROPERTY LOCATED AT 21726 S. MAIN STREET AND 120-180 E. CARSON STREET

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

**Section 1.** An application was duly filed by the applicant, Erwin Bucy, on behalf of Paragon Commercial with respect to real properties located at 21726 S. Main Street, 120 E. Carson Street, 164 W. Carson Street, and 180 E. Carson Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review 1503-13 and Sign Program No. 13-12 for a master plan and sign program for the phased rehabilitation of building facades and parking lot for a shopping center. The applicant intends to move forward with the first phase for rehabilitation of the inline shop facades and parking lot. Future phases will be consistent with the master plan. The subject properties are located in the MU-CS (Mixed Use— Carson Street) zone district.

A public hearing was duly held on January 14, 2014, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

**Section 3.** Pursuant to Section 9172.23(d), Site Plan and Design Review, Approval Authority and Findings and Decision, the Planning Commission finds that:

- a) The project site is located within the MU-CS (Mixed Use – Carson Street) zoning district. The General Plan Land Use designation for the property is Mixed Use - Residential which is compatible with the property's zoning. The project site is located in an urbanized setting characterized primarily by commercial and residential uses. The commercial uses range from small to medium sized uses located along Carson Street and Main Street. The proposed project is compatible with the intended character of the area and surrounding uses.
- b) Adequate vehicular parking and drive aisles are provided on-site. There are safe connections for employees and pedestrians from the public street. The project meets or exceeds the minimum requirements for parking and maneuvering.
- c) The sign program provides adequate signage for the shopping center consistent with the MU-CS zone district requirements. Individual signs will be consistent with the standards in the sign program. The sign program will ensure consistency amongst business signs and other signs.

EXHIBIT NO. 01



- d) The proposed project displays an overall attractiveness, effectiveness and restraint in signing, graphics and color.
- e) The proposed project takes into account the over design of the center and provides for a consistent design for future phases.
- f) The project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

**Section 5.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15301 (c) – “Existing Facilities” of the California Environmental Quality Act (CEQA) Guidelines. The proposed remodeling and façade improvements to an existing shopping center are exempt. The project does not have the potential to cause a significant effect on the environment.

**Section 6.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1503-13 and Sign Program No. 13-12, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of this Resolution and shall transmit copies of the same to the applicant.

**Section 8.** 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 14<sup>TH</sup> DAY OF JANUARY, 2014.**

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

**ATTEST:**

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

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**EXHIBIT A**

The land referred to is situated in the County of Los Angeles, City of Carson, State of California, and is described as follows:

**PARCEL 1:**

Lot 44 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page(s) 31 of Maps, in the Office of the County Recorder of said County.

EXCEPT the Easterly 550 feet thereof measured at right angles from the Easterly line of said Lot 44.

**PARCEL 2:**

The Westerly 180 feet of the Easterly 550 feet of Lot 44 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page(s) 31 of Maps, in the Office of the County Recorder of said County.

**PARCEL 3:**

The Easterly 550 feet of Lot 44 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page(s) 31 of Maps, in the Office of the County Recorder of said County.

EXCEPT the Easterly 220 feet of said land.

ALSO EXCEPT the Westerly 180 feet of said land.

All measurements are at right angles to the Easterly line of said Lot 44.

**PARCEL 4:**

The Westerly 72 feet of the Easterly 220 feet of Lot 44 of Tract No. 2982, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 35, Page(s) 31 of Maps, in the Office of the County Recorder of said County, measured perpendicular to the Easterly line of said Lot 44.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1503-13**  
**SIGN PROGRAM NO. 13-12**

**GENERAL CONDITIONS**

1. If a building permit for the Phase 1 is not issued within one year of the date of approval of Design Overlay Review No. 1503-13 and Sign Program No. 13-12, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
6. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1503-13 and Sign Program Nos. 13-12. 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 % percent 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 the 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 the City shall have no liability to the applicant.

15. Future development, including but not limited to, improvements to the Albertsons and Bank of America buildings and parking areas shall be consistent with the approved Master Plan for the center. This includes consistency with the sign program and similar building materials with those shown in the Master Plan.

#### PARKING

16. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
17. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
18. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
19. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
20. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
21. The Phase I parking lot shall be reslurried prior to issuance of any certificate of occupancy for the inline shops.

#### LANDSCAPING/IRRIGATION

22. 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.
23. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
24. 6" x 6" concrete curbs are required around all landscaped planter areas unless otherwise approved by the Planning Division.
25. 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.



26. The parking lot landscaping shall be installed for Phase 1 prior to issuance of any certificates of occupancy for the inline shops.

#### AESTHETICS

27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
28. Graffiti shall be removed from all project areas within 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.).
29. The façade improvements shall be completed for phase I prior to issuance of any certificates of occupancy for the inline shops.

#### SIGNS

30. All new signs shall be consistent with the approved sign program.
31. New wall mounted signs shall be installed for the inline shops prior to final of the building permit for the inline shops.
32. The "Chopstix" pole sign shall be removed prior to final of the building permit for any of the inline shops.
33. The "Chopstix" pole sign shall be removed prior to issuance of building permits for the new monument sign within the inline shops parcel.
34. Building permits shall not be issued for new monument signs within the Bank of America parcel or the Albertsons parcel until the Albertsons and Bank of America pole signs have been removed.
35. The Albertsons pole signs shall be removed prior to final of the building permit for any improvements or remodeling to the Albertsons building or lot.
36. The Bank of America pole signs shall be removed prior to final of the building permit for any improvements or remodeling to the Bank of America building or lot.

#### LIGHTING

37. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

38. Obtain clearance from the Fire Department.



## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

39. 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.
40. A construction permit is required for any work to be done in the public right-of-way.
41. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

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

42. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
  - a) Street Improvements (if any) along E. 218<sup>th</sup> Street.
43. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.

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

44. Repair any broken or raised/sagged sidewalk, curb and gutter (if any) within the public right of way along E. 218<sup>th</sup> Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
45. Fill in any missing sidewalk within the public right of way along E. 218<sup>th</sup> Street abutting this proposed development per City standard to the satisfaction of the City Engineer.
46. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
47. 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 Street Lighting Division and shall be completed prior to the issuance of certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. *(annexation procedure is approximately 12-month)* Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770
48. 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.

49. Streets abutting the development, with new utility trench cuts to serve the development, shall be reconstructed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer.
50. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.
51. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

