



CITY OF CARSON PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 25, 2014

SUBJECT: Design Overlay Review No. 1506-13

APPLICANT: A&D Design Inc.
Attn: Jin Lee
3690 Wilshire Boulevard
Los Angeles, CA 90010

REQUEST: To consider the construction of two new 2,800- and 3,500-square-foot commercial/retail buildings on a vacant space and parking area of a shopping center located in the CN (Commercial Neighborhood) zone

PROPERTY INVOLVED: 23401 South Avalon Boulevard

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

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

Item No. 11A

I. Introduction

Date Application Received

- July 23, 2013: Design Overlay Review No. 1506-13

Applicant / Property Owner Representative

- Jin Lee, 3960 Wilshire Boulevard, Suite 404, Los Angeles, CA 90010

Property Owner

- Soojin Avalon Plaza LLC

Project Address

- 23401 South Avalon Boulevard

Project Description

- Proposed construction of two new 2,800- and 3,500-square-foot commercial/retail buildings. The project site is located at 23401 South Avalon Boulevard in the CN (Commercial Neighborhood) zone.

II. Background

The proposed area to be constructed for retail use is currently being utilized as a parking area for the neighborhood shopping center. In 1994, the shopping center was renovated and additional building was added.

The proposed project site is located at the northern corner of the property along Avalon Boulevard; the other building is located on the south side of the property within the same parking lot. The existing shopping center property is 5.92 acres.

The site is bounded by multi-family residential properties to the north, Avalon Boulevard to the east, residential properties to the west and commercial property to the south.

There is no current code enforcement case associated with this property.

III. Analysis

Design Overlay Review

The proposed project is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code (CMC) and the Planning Commission may approve the proposal only if the following findings can be made in the affirmative based on certain criteria. All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision," can be made in the affirmative as follows:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The proposed project is consistent with the General Plan land use designation of General Commercial. The subject property is zoned CN (Commercial Neighborhood). The construction of two new commercial/retail buildings are consistent with this zoning and future development for the area.

- b. **Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.**

The proposed project is consistent with the long-term plans for the surrounding area and is compatible with the surrounding development. The proposed 2,800- and 3,500-square-foot commercial/retail buildings will improve the aesthetics of the surrounding area by providing enhanced architectural design features and landscaping within the parking lot and setback areas. Landscaping and architectural details proposed surround both new buildings, which will be most visible to the adjacent residential units and patrons as they enter the shopping center.

The applicant is providing landscaping to the east side of the building, adjacent to Avalon Boulevard since it is visible from the public right-of-way. In addition, street trees are recommended to be placed along Avalon Boulevard with the approval of the Engineering Department.

The proposed project adequately meets the city's design and development standards and is compatible with the anticipated development for the area.

- c. **Convenience and safety of circulation for pedestrians and vehicles.**

The applicant is proposing 3,500 square feet of retail space and 2,800 square feet of commercial space. Per the Zoning Ordinance, the project is required to provide a total of 24 (calculated one parking space per 300 square feet) parking spaces according to the requirements in the Carson Municipal Code (CMC) Section 9162.21, Parking Spaces Required. The project will provide a total of 27 parking spaces. The proposed project will share driveways and parking with the existing shopping center and will not hinder or negatively impact access or circulation to that center.

Accessible pathways are proposed in the parking lot to provide safe connections for employees and pedestrians from the public street. The site has been designed to promote adequate and safe circulation for pedestrians and vehicles.

The project exceeds the minimum requirements for parking and maneuvering.

d. **Attractiveness, effectiveness and restraint in signing, graphics and color.**

A sign program was approved by Planning Commission when the shopping center was constructed in 1994. When the applicant or new tenant proposes signage, they will be subject to the requirements of CMC Section 9136.7, Signs, and the approved sign program.

The proposed colors for the new building are neutral tones and compliment the surrounding area. The proposed colors include sandal, amber brew, mistaya, buff, siberia, and tornado. The building will also include stone veneer accents and a terra cotta roof. The proposed buildings are both attractive and the proposed color scheme is appropriate for the use and surrounding area.

e. **Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.**

The applicant will be replacing the street trees along Avalon Boulevard and will be responsible for maintaining the street trees.

Once constructed, the project will serve as an extension of the shopping center along Avalon Boulevard. Staff believes the proposed project will be an attractive and complimentary addition to the shopping center, and the City of Carson.

Issues of Concern

A trash enclosure is required per the requirements of CMC Section 9164.3 – Nonresidential Trash Areas and has been added as a condition of approval (Condition No. 26). The construction of a trash enclosure will most-likely result in a loss of one or two parking space, however the site will continue to meet minimum parking requirements. The applicant has agreed to address this issue.

The proposed retail construction requires one parking space per 300 square feet. If constructed for restaurant-use the requirement changes to one parking space is per 100 square feet. The applicant will need to increase parking to meet restaurant-use requirement. The shopping center has adequate space at this time and can add more space if needed.

IV. **Environmental Review**

Pursuant to Section 15303 (c) – New Construction or Conversion of Small Structures (Class 3) of the California Environmental Quality Act (CEQA) Guidelines, approving the construction of two new retail/commercial buildings are exempt. The project does not have the potential to cause a significant effect on the environment.

V. Recommendation

That the Planning Commission:

- APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolutions; and
- WAIVE further reading and ADOPT Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1506-13 FOR THE CONSTRUCTION OF TWO NEW RETAIL/RESTAURANT BUILDINGS LOCATED AT 23401 SOUTH AVALON BOULEVARD."

VI. Exhibits

1. Draft Resolution
2. Site Map
3. Development Plans (under separate cover)

Prepared by: _____

Peter Raktiprakorn, Assistant Planner

Reviewed/Approved by: _____

John F. Signo, AICP, Senior Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1506-13 FOR THE CONSTRUCTION OF TWO NEW
RETAIL/COMMERCIAL BUILDINGS LOCATED AT 23401
SOUTH AVALON BOULEVARD**

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

Section 1. An application was duly filed by the applicant, Jin Lee, on behalf of Soojin Avalon Plaza, LLC, with respect to real property located at 23401 South Avalon Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1506-13 to authorize the construction of two new 2,800- and 3,500-square-foot retail/commercial buildings, as well as associated landscaping, walls and fencing improvements in the CN (Commercial, Neighborhood) zone.

A public hearing was duly held on March 25, 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 CN (Commercial, Neighborhood) zoning district. The General Plan Land Use designation for the property is General Commercial 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 Avalon Boulevard. The proposed project is compatible with the intended character of the area and surrounding uses.
- b) The proposed site will provide a landscape setback adjacent to Avalon Boulevard and new landscaping within the parking area. Adequate vehicular parking and drive aisles are provided on-site. The proposed buildings are anticipated to provide three retail tenant spaces and one commercial space.
- c) The applicant is proposing 2,800 square feet of retail space and 3,500 square feet for commercial space. Per the proposed use, the site is required to provide a total of 309 parking spaces according to the requirements in Carson Municipal Code (CMC) Section 9162.21, Parking Spaces Required. The project will provide 298 regular parking stall and 11 handicap stalls totaling 309 parking spaces.

Accessible pathways are proposed in the shared parking lot to provide safe connections for employees and pedestrians. The site has been designed to promote

EXHIBIT NO. 01



safe circulation for pedestrians and vehicles. The project meets or exceeds the minimum requirements for parking and maneuvering.

- d) Preliminary sign locations have been proposed along the façade of the building, however an amendment to the sign program will be required to be reviewed and approved by the Planning Division. Exact locations and sign types will not be known until tenants begin to occupy the building area(s) and submit for separate sign approvals. All signs are required to be compliant with applicable zoning codes. The proposed colors for the new building are neutral tones and compliment the surrounding area. The proposed colors include sandal, amber brew, mistaya, buff, siberia, and tornado. The building will also include stone veneer accents and a terra cotta roof. The proposed project displays an overall attractiveness, effectiveness and restraint in signing, graphics and color.
- e) 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 15303 (c) – New Construction or Conversion of Small Structures (Class 3) of the California Environmental Quality Act (CEQA) Guidelines. Approving the construction of two new retail/commercial buildings is 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. 1506-13, 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 25TH DAY OF MARCH, 2014.

CHAIRMAN

ATTEST:

SECRETARY



Design Overlay Review No. 1506-13

EXHIBIT "A"

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

Lot 1, of Tract No. 51821, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 1217 Pages 4 through 7 inclusive of Maps, in the office of the County Recorder of said County.

Except therefrom all oil, gas and other minerals in and under said land, as reserved by Watson Land Company, in Deed recorded in Book 20836, Page 39, Official Records, which deed provides that Grantor waives any right to enter upon the surface of said land for the purpose of drilling for oil or gas, or mining for minerals.

APN: 7329-047-001



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1506-13

GENERAL CONDITIONS

1. If a building permit plan check submittal for Design Overlay Review No. 1506-13 is not submitted to the City of Carson within one year of its effective date, 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. If required, 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.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
6. 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.
7. 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.



8. 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.
9. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
10. 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.
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. 1506-13. 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.

PARKING

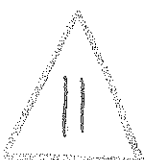
15. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
16. Parking area shall be maintained in good condition; any broken pavements are required to be repaired.
17. All parking areas and driveways shall remain clear. No encroachment 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. In the event that a new restaurant entity emerges at this shopping center, the applicant is required to provide additional parking spaces to comply with the Carson Municipal Code for restaurant use.

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.

AESTHETICS

26. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.



27. Graffiti shall be removed from all project areas within three 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.).

SIGNS

28. An updated sign program must be submitted to the Planning Division for review and approval prior to the issuance of a sign permit.
29. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

LIGHTING

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

TRASH

31. A trash enclosure area shall be provided on-site. The trash enclosure(s) shall be located on a four-inch concrete pad screened by a six-foot-high decorative concrete block wall that is compatible with the architectural design of the main building. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

PLANNING - OTHER

32. Prior to issuance of building permits, the plans must show the installation of an electric vehicle (EV) outlet on-site. The infrastructure for an EV outlet must be provided prior to certificate of occupancy.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

33. Provide the Fire Department and City approved street signs and building address numbers prior to occupancy.
34. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
35. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department.



36. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
37. The required fire flow for public fire hydrants at this location is required to be review by County of Los Angeles Fire Department.
38. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25 feet from a structure or protected by two (2) hour rated firewall.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

39. The Developer shall submit a copy of **approved** grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
40. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per the City of Carson Standard Plan and to the satisfaction of the City Engineer.
42. A construction permit is required for any work to be done in the public right-of-way.
43. 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:

44. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
45. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
46. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.



47. 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 Avalon Boulevard.
 - b) Sewer Main Improvements (*if any*) along Avalon Boulevard as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (*if any*) along Avalon Boulevard as determined by the aforementioned requirement.
48. 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:

49. The Developer shall install separate sewer lateral to individually serve the building in the development.
50. 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.
51. 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.
52. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
53. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
54. Fill in any missing sidewalk within the public right of way along Avalon Boulevard abutting this proposed development
55. The developer shall reconstruct existing driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
56. Plant approved parkway trees on locations where trees in the public right of way along Avalon Boulevard abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.



57. All existing overhead utility lines less than 12 kilovolts along Avalon Boulevard 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 deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. [Per SCE: Distribution Lines are 12kV and less; Transmission Lines: 16kV and above]
58. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
59. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
60. 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.
61. 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.
62. 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

63. 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.

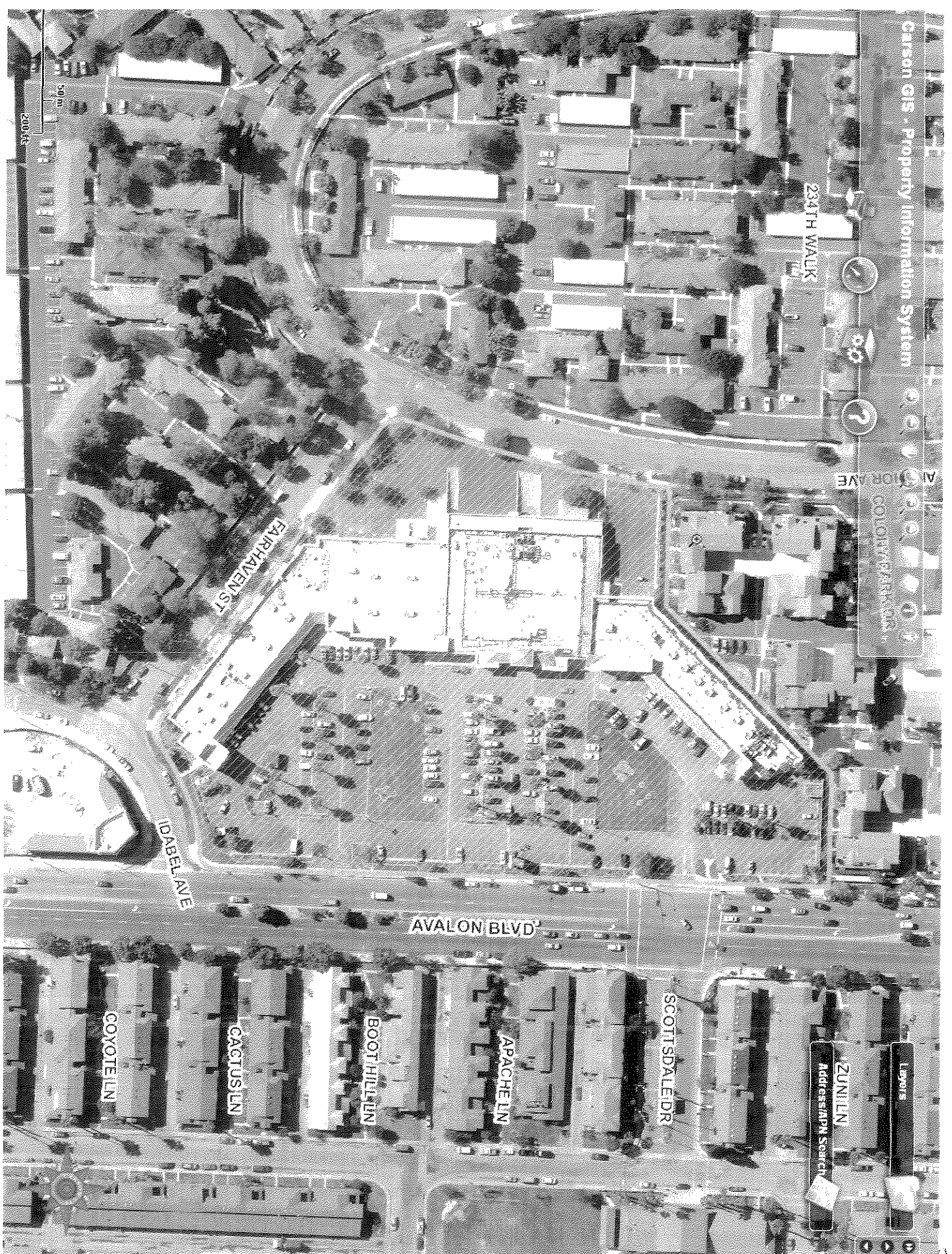


EXHIBIT NO. 02

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