



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: April 8, 2014

SUBJECT: Modification No. 1 to Design Overlay No. 613-95

APPLICANT: Jordan Pynes, Thomas Safran & Associates
11812 San Vicente Boulevard, Suite 600
Los Angeles, CA 90049-5063

REQUEST: To approve a new screen wall for an outdoor dining area located at the Villaggio development in the MU-CS (Mixed-Use Carson Street) zoning district

PROPERTY INVOLVED: 531 East Carson Street, Suite A

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. 9B

I. **Introduction**

Applicant

Jordan Pynes

Thomas Safran & Associates

11812 San Vicente Boulevard, Suite 600

Los Angeles, CA 90049-5063

Jordan@tsahousing.com

The applicant, Jordan Pynes, representing the owner, Thomas Safran & Associates, is requesting approval of Modification No. 1 to Design Overlay Review (DOR) No. 613-95 to permit a new screen wall for an outdoor dining area. The proposal would allow the restaurant tenants to utilize the courtyard for outdoor seating at the Villaggio development located at 531 East Carson Street. The subject property is located in the MU-CS (Mixed-Use Carson Street) zoning district and has a General Plan land use designation of Mixed Use Residential.

II. **Background**

On November 28, 1995, the Planning Commission approved two mixed-use projects comprising 148 units of affordable housing with a community recreation building, and 15,331 square feet of commercial and restaurant area (Exhibit No. X). The 6.7-acre project site is located on the northeast corner of Grace Avenue and Carson Street. The project included:

- Design Overlay Review (DOR) No. 613-95 for the project design & Conditional Use Permit (CUP) 435-95 for the Grace Avenue project design and mixed use development; and
- Conditional Use Permit (CUP) No. 614-95 & Conditional Use Permit (CUP) 436-95 for the Carson Street project design and mixed use development.

Carson Street Master Plan

In 2006, the City adopted the Carson Street Master Plan (Master Plan) to guide the development and redevelopment of the Carson Street corridor (Corridor) between the Interstate 405 and 110 freeways. The vision of the Master Plan is "the creation of a distinct district along the Carson Street Corridor with a "main street" character, featuring a unique pedestrian friendly mixed use environment." The Master Plan strives for the following goals and objectives:

- Create a beautiful, vibrant "main street" that reflects the community's vision and embodies the identity of the city of Carson.
- Create a distinctive mixed-use character throughout Carson Street.
- Create a livable, pedestrian friendly downtown district near the civic core.

- Create distinctive gateways on either end of Carson Street at the freeway intersections.
- Capitalize on the cultural diversity of Carson as a vehicle for restaurants and other retail uses.
- Direct revitalization efforts to support desirable and viable commercial development.
- Promote a high standard of amenity in public places.

MU-CS Zoning District

In 2006, the City also established the MU-CS zoning district by adopting Ordinance No. 06-1363. The standards for the MU-CS zoning district are found in Section 9138.17 of the CMC.

III. Analysis

Design Overlay Review

The Planning Commission may approve Modification No. 1 to Design Overlay Review No. 641-96 if the following findings can be made in the affirmative, as per CMC Section 9172.23(D):

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

The subject property is designated as Mixed-Use Residential within the Land Use Element of the General Plan. The project site is located in the Civic Center area of the City within an area developed as Mixed-Use. North and east of the site are multifamily residential buildings, across Carson (south) is a small commercial retail center and across Grace (west) is another commercial retail center. The subject property and the nearby properties are zoned MU-CS (Mixed Use – Carson Street). The existing use is a permitted in the MU-CS zoning district and will be compatible with these surrounding uses in that it will not significantly impact the adjacent properties, in terms of noise, dust, odor, aesthetics or other environmental considerations.

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

The outdoor dining area includes a new screen wall that connects to the adjacent pedestrian arcades that face Carson Street. The wall, in conjunction with the fountains and landscaping are designed to screen traffic noise for patrons of the

nearby restaurants. The architecture and design has modern Spanish or Mediterranean themes with clay roofing and a wrought iron gate at the entrance, typical earth tone colors to match the existing buildings and general design theme of the area. The design of wall including use of transparent glass, colorful landscaping and pedestrian-scaled lighting will create a distinctive attraction that will invite pedestrians and enhance the restaurant and other retail uses.

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

The proposed wall surrounding the outdoor dining area will not affect convenience and safety of pedestrians and vehicles. The wall includes a gated entrance that will remain open to invite pedestrians into the patio and connect to the commercial parking areas located behind the commercial retail buildings.

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

Apart from the required safety, directional or informational signs, no product advertising signs are proposed for the project.

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

The proposed outdoor dining area is consistent with the following Carson Street Design Guidelines and Sustainable Standards to create outdoor spaces to promote community, a sense of place, pedestrian-friendly environments, and reduced automobile usage and provide fountains and/or civic art, centrally located, in designated open space areas for visual attraction, screening of traffic noise and cooling effect.

IV. Environmental Review

Pursuant to Section 15301, Class 1 – Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines, the new screen wall for the outdoor dining space (patio) is exempt. The project falls within this exemption category since no foreseeable significant impacts would result and the project does not have the potential for causing a significant effect on the environment.

V. Conclusion

The above analysis documents that the new outdoor dining space is consistent with the current food sales and service regulations in the Carson Municipal Code, to include the applicable zoning district and use, and proper land use planning principles.

VI. Recommendation

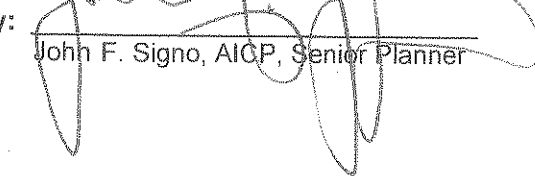
That the Planning Commission:

- **APPROVE** Modification No. 1 to Design Overlay No. 613-95, and
- **WAIVE** further reading and **ADOPT** a minute resolution to Resolution No. 95-1601

VII. Exhibits

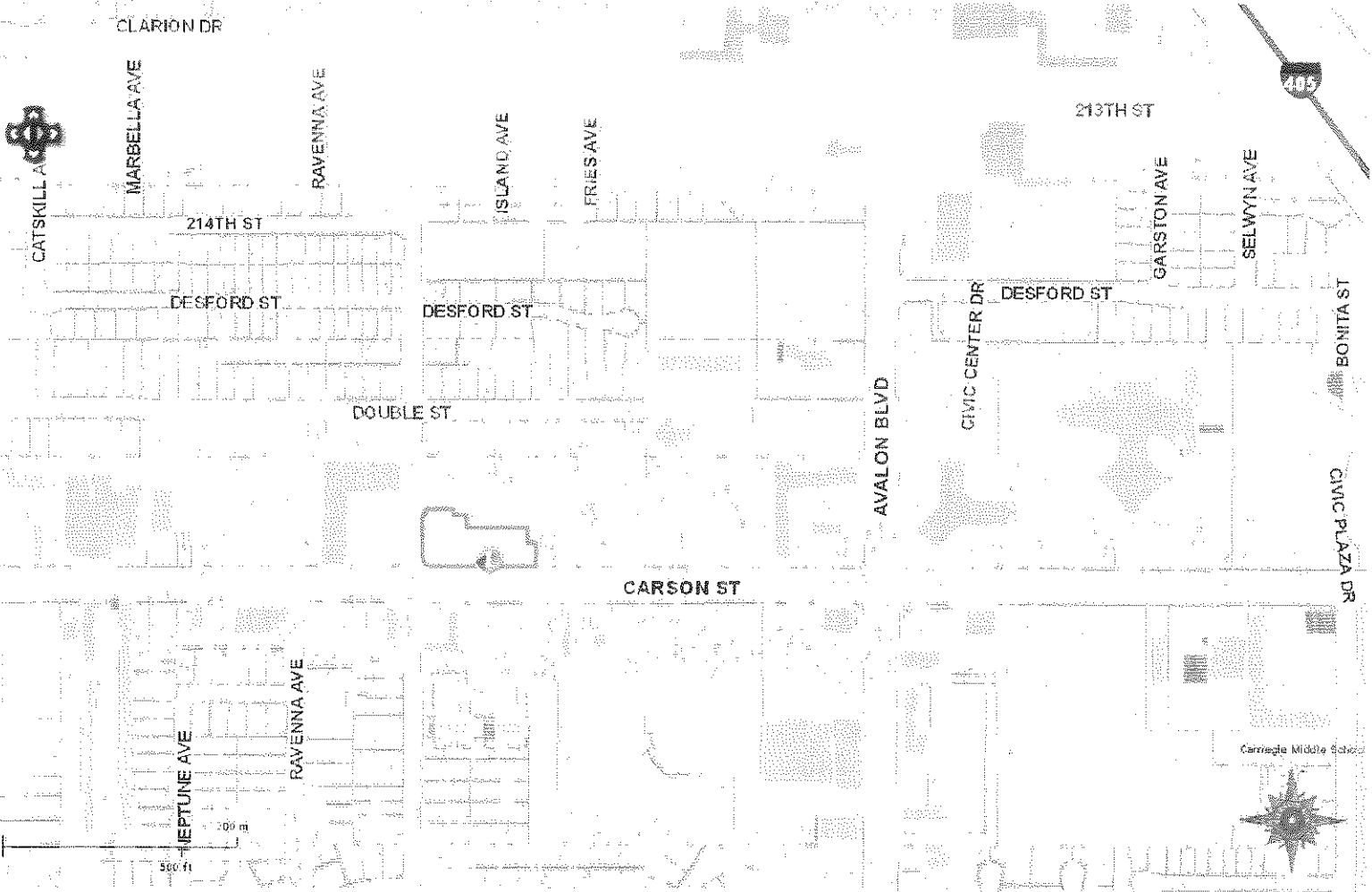
1. Land Use Map
2. Resolution No. 95-1601 for Design Overlay Review No. 613-95
3. Development Plans (Submitted under separate cover)

Prepared by: 
Richard Rojas, AICP, Associate Planner

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

MOD 1 DOR 613-95

531 E Carson St



© Copyright 2009. All rights reserved. Printed on Thu Apr 3 2014 10:51:50 AM.

EXHIBIT NO. 01



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 95-1601

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

Section 1. An application was duly filed by the applicant, Thomas Safran & Associates for a Site Plan and Design Review and Conditional Use Permit, with respect to real property located at 21610 Grace Avenue and described in Exhibit "A" attached hereto, requesting the approval of Design Review No. 613-95 and Conditional Use Permit No. 345-95 for the project known as the Grace Avenue Mixed Use-Project. The project is comprised of 82 family apartments, a 3000 square foot community building with a large open common area, a 4800 square foot, full service restaurant, and 6300 square feet of neighborhood serving retail commercial located on a portion of a 4.4 acre site in the CG-MUR (Commercial General, Mixed-Use Residential) zone.

Section 2. A public hearing was duly held on November 28, 1995, 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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

a) The General Plan designates the property as General Commercial within the Carson Street Mixed-Use Corridor. The proposed use and development is consistent with policies 2.1 through 2.6 of the General Plan. The project is pedestrian oriented as the building is located close to the street and the retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity through the provision of a covered arcade along the southern exposure. The proposed mixed-use project is located within the area between Main Street and Avalon Boulevard (East Sub-area) and the design and architecture of the project utilizes simple bold forms, light colored walled, private open space and well placed landscaped areas, meeting the goal of encouraging high quality development in the area. The architecture and design has modern Spanish or Mediterranean themes with clay roofing and typical earth tone colors that comply with the general design theme implemented by the city through Site Plan and Design Review proceedings for the Civic Center area. The primary use of the project is residential, but sufficient commercial development is provided to assure the project assists in the priority of attracting other commercial uses to the area. Surrounding uses include retail commercial to the east and west, single family uses to the north, and a mixture of general commercial and housing (mobile home parks) to the south. The proposed project is not in conflict with these uses. Adequate design amenities and controls are in place with the conditions of approval to mitigate potential conflicts between the commercial and residential uses.



b) The project provides affordable family housing which is an identified goal of the Housing Element of the General Plan and the Consolidated Plan, as approved by the City Council and the U.S. Department of Housing and Urban Development.

c) It is anticipated that development in the vicinity will be commercial and residential. The project is designed to place the building massing toward the center of the site and toward the street away from the single family neighborhood located to the north. The residential units adjacent to the north property line

d) are setback 15 to 20 feet and are limited to two story, thereby minimizing the intrusion of larger buildings on neighboring properties. The Grace Avenue elevation is 1 and 2 story and reflects a good transition from the single family neighborhood to the north to the commercial area along Carson Street. The project incorporates landscaping along the north property boundary assisting in buffering the project to its northern neighbors by providing aesthetic enhancement, lighting shields and privacy screening. The 5-foot front yard setback and parking lot setback will be landscaped to enhance the appearance of the project from the public right of way. Additional landscaping will be located within the residential areas located atop the parking level. The project includes a community recreation building with a manager's unit, laundry facilities, meeting areas, a library, elevators, a kitchen for a community room. All aspects of site planning and design of this project create a harmonious living environment for the future residents and an attractive development for the community.

e) The on-site circulation pattern and parking areas meet all applicable requirements of the Carson Zoning Ordinance for vehicle and pedestrian movement. The commercial parking areas are located to the rear of the shops and three pathways are provided where pedestrians can access the shops without crossing driveways. Access to the site via Carson Street will require median modifications subject to Public Works Committee review and City Council authorization. A condition has been included to require modifications to the proposed driveway approaches or other appropriate mitigation measures as necessary to ensure adequate access and traffic safety.

f) A specific sign program shall be developed for the project subject to the review and approval of the Planning Commission prior to the issuance of building permits for the project. With the implementation of this sign program, the attractiveness, effectiveness and restraint in signing, graphics and color can be made at this time.

g) The project occupies the western portion of a 4.4 acre site which is comprised of four properties. A condition has been included to require lot line adjustments as necessary to reconfigure the property consistent with the proposed boundaries of the project. The size and 300 foot depth of the property is suitable for the proposed project. The topography of the site slopes gently to the north but is relatively flat. The property is located along a major thoroughfare with adequate traffic capacity to accommodate the development as discussed below. The location of the project along Carson Street is conducive to the mixed-use concept as mass transit (busses) serve Carson Street and Avalon Boulevard. Water, electrical, gas, sewer and communication services are located within the abutting public right of ways with adequate service capacities to serve the development. Extension of these services to the



property will require some excavation for underground connections. Due to these factors listed, the site is adequate to accommodate the proposed development.

h) Traffic capacity was the focus of a traffic study prepared by Linscott, Law & Greenspan traffic engineers. The traffic analysis calculated the trip generation of the project and found that adequate street capacity exists and area intersections would not be affected adversely during the peak travel times. The traffic study was prepared in accordance with city guidelines.

i) Adequate water supply currently exists for fire protection via the water lines within Carson Street and Grace Avenue. Specific fire department requirements regarding fire flows and additional fire hydrants will be addressed through the plan check process prior to the issuance of a building permit for the project.

j) The intended character of the area is established by the General Plan which designates the property for commercial uses, mixed-use (commercial/residential) projects or residential projects. The project is a mixed use project with the majority of the site devoted for residential uses. The commercial portion is located along Carson Street and at the intersection of Carson and Grace providing an urban presence and commercial focus as anticipated along Carson Street. The residential portion of the project is designed for a highly urban environment.

k) The project includes affordable housing as it will be restricted for households in the low income range based upon the Los Angeles County median household income. An amendment to the Carson Municipal Code is currently being reviewed which would allow for specified deviations from the Zoning Ordinance for affordable housing projects. The project requires deviations related to front yard setback, parking and minimum commercial floor area. The deviations are permitted contingent upon the approval by the City Council Ordinance No. 95-1074.

l) The project is consistent with applicable setback requirements of the of the Carson Zoning Ordinance with the approval of a deviation allowing for a minor encroachment within the front yard setback. The project meets the requirements for mixed-use projects set forth in Section 9138.7, including the maximum Floor Area Ratio of 1.5. Compliance with applicable residential design standards can be accomplished provided that the conditions of approval are incorporated within the project. Private patios are provided for each unit and a recreational building with a private open space area is centrally located for the exclusive use of the residents and guests.

m) A covered pedestrian arcade or walkway is proposed to be located 5 feet from the front property line within the required 10 foot front yard setback. The deviation from the front yard setback is warranted as it promotes the highest quality of design for the mixed-use project. The covered arcade will provide passive solar energy advantages as well as provide weather protection for the pedestrians while enhancing the overall design.

n) Three deviations to parking requirements are approved based upon the inclusion of affordable housing within the project. The first deviation is the use of an increased number of tandem



parking spaces. This deviation is warranted as there will be no instance where a tandem space is assigned to a separate unit. The second deviation is a reduction in the number of spaces within the residents common garage where the project provides 138 spaces as opposed to 164 spaces required by code. This reduction is warranted as the parking demands for affordable housing are far less than the current requirements of the MUR Overlay which is based upon market rate housing. The third deviation in parking is for a minor reduction in guest parking to allow 20 guest parking spaces where 21 guest parking spaces are required. The project has been designed with the parking for the commercial uses and residential guests within a common facility. The parking area is adequate to serve the project as the commercial and residential demand for the parking area does not substantially overlap as the commercial uses would tend to require the spaces during the day and the residential uses would demand the parking in the evenings when many of the businesses except the restaurant are closed. The commercial uses are designed to serve the project residents as well the surrounding community, therefore the parking demand of the commercial tenants is anticipated to be further reduced. The deviation and shared use of the common public parking lot is acceptable.

o) The applicant proposes to provide less than the minimum amount if commercial floor area based on the total floor area ratio (FAR). The ordinance requires a minimum ratio of 0.15 commercial floor area for the property area. Due to current market conditions, requiring a minimum area for the commercial portion of the project would make the project financially infeasible. Due to many complex issues regarding financing for an affordable, mixed-use project, a reduction is warranted if this project is to proceed. The intent for providing a minimum commercial floor area was to ensure that the project would maintain a strong commercial quality which would enhance the economic viability of the Carson Street Mixed Use Corridor. A deviation from the required commercial floor area is approved since the project provides sufficient commercial floor area to meet the goals and objectives of a mixed use development.

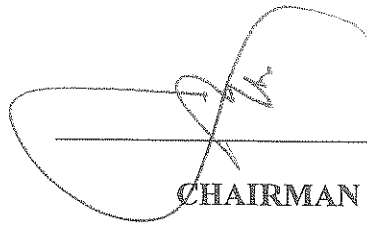
Section 4. The Planning Commission further finds that the use permitted by the proposed Design Overlay Review and Conditional Use Permit will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Review No. 613-95 and Conditional Use Permit No. 345-95 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Negative Declaration.


Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 28TH DAY OF NOVEMBER, 1995.


CHAIRMAN

ATTEST:


SECRETARY

G:\COMMDEV\JIMC\MIXEDUSE\RESOD613.DOC



EXHIBIT "A"

LEGAL DESCRIPTION

The property described is located in the City of Carson, County of Los Angeles, State of California and is described as follows:

Lot Nos. 1, 2, 3 and a portion of Lot 4 of Tract No. 13384 in Map Book 155, Pages 78 and 79 in the office of the Registrar Recorder of the County of Los Angeles.



EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 613-95

CONDITIONAL USE PERMIT NO. 345-95

COMMUNITY DEVELOPMENT DEPARTMENT - CITY OF CARSON

1. If Design Overlay Review No. 613-95 and Conditional Use Permit No. 345-95, are not used within one year of its effective date, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
4. The applicant shall file an Affidavit of Acceptance with the Community Development Department within thirty days of receipt of the Planning Commission Resolution.
5. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permits shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
6. This Design Overlay Review and Conditional Use Permit is contingent upon the approval City Council Ordinance No. 95-1074. If Ordinance No. 95-1074 is not effective due to any reason, this Design Overlay Review and Conditional Use Permit is null and void.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Community Development Department prior to the issuance of a building permit.
9. The 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.

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. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance as modified in accordance with deviations outlined in this resolution.
12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
14. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance where appropriate.
15. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
16. Compact spaces shall be properly designated pursuant to Section 9126.43 of the Zoning Ordinance.
17. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
18. 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 Community Development Department prior to the issuance of any building permit.
19. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
20. A minimum of 6" x 6" concrete or decorative curbs are required around all landscaped planter areas.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect. Landscaping shall be provided with a permanently installed, automatic irrigation system designed to commercial grade standards and operated by an electrically-timed controller station set for early morning or late evening irrigation.

22. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Community Development Director, to graffiti.
23. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
24. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
25. The undergrounding of new utilities shall be provided for in accordance with the requirements of the Carson Municipal Code.
26. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).
27. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Community Development Department approval.
28. Individual television and radio antennae shall be prohibited outside any unit. The applicant shall provide either central antennae with connections to each unit via underground or internal wall wiring, or each unit shall be served by a cable antenna service provided by a company licensed to provide such service within the city. Any satellite dishes shall be screened from public view.
29. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director.
30. Exterior door shall be solid hardwood (carved or paneled) unless an alternate material is approved by the Community Development Department.
31. The specification of all colors and materials must be submitted and approved by the Community Development Department prior to the issuance of any building permits.
32. Vehicle repairs shall be done only in accordance with Section 9122.7 of the Zoning Ordinance. Said repairs must be an accessory use, not a primary use.
33. Graffiti shall be removed from all project areas within 15 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.).
34. A sign program shall be submitted to the Community Development Department prior to the issuance of a building permit(s). The sign program shall detail all signs to be erected including location, size, type, materials, etc. All signs shall be subject to the approval of the Community Development Department.

35. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance.
36. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Community Development Director.
37. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 (commercial zones) of the Zoning Ordinance.
38. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones). Low level exterior lights shall be installed throughout the site along all walkways. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Community Development Director.
39. An acoustical study is required to be completed by a licensed acoustical engineer prior to the issuance of a building permit that addresses the following:
 - a. The guidelines of construction of the sound mitigation strategies for all units subject to excessive noise along Carson Street.
 - b. Compliance with noise attenuation requirements of the of Section 9128.54 of the Carson Zoning Ordinance.
 - c. Compliance with Title 25 of the California Administration Code with regard to the construction of each unit.
40. The trash enclosures 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. Said enclosures shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Community Development Department prior to issuance of any building permits.
41. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Community Development Director.
42. The multi-family project shall conform to all the development standards as outlined in Section 9128.54 and 9128.55 of the Zoning Ordinance, unless otherwise provided for in this approval.
43. The applicant shall have a certified pest/rodent control service, licensed by the California Department of Food and Agriculture and the Los Angeles County Agriculture Department, determine if there is a rodent problem. If there is a rodent problem, the contractor/developer must provide a rodent control and/or extermination program prior to commencement of excavation. The rodent control and/or extermination program must comply with the eradication

methods specified by the pest/rodent control service, until such time that the service can provide written certification to the city that there is a 90% control of rodents.

44. The applicant shall complete lot mergers and lot line adjustments to the satisfaction of the city in order to ensure that the all buildings comply with applicable Zoning and Building Code setback requirements. The resulting lots shall be in full compliance with applicable Municipal Code requirements.
45. The project shall include affordable housing opportunities at a minimum level as required pursuant to Section 9126.91 of the Carson Municipal Code and any agreement with the Carson Redevelopment Agency. If the project does not include these affordable housing opportunities, Design Overlay Review No. 613-95 and Conditional Use Permit No. 345-95 shall be considered null and void.

LOS ANGELES COUNTY FIRE DEPARTMENT

46. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map.
47. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
48. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
49. The private driveways shall be indicated on the final map as "FIRE LANE" and shall be maintained in accordance with the Los Angeles County Fire Code.
50. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
51. Submit fire flow information to this office for approval.

PUBLIC SAFETY DEPARTMENT - CITY OF CARSON

52. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

53. The preparation of a drainage/grading plan for approval by the Los Angeles County Department of Public Works is required prior to the issuance of a grading or building permit.

54. Drive approaches are not approved at this time. The applicant shall submit a median modification plan acceptable to the city and prior to the issuance of any permits for the project. Said median plan if found acceptable by the Engineering Services Department must be authorized by the City Council prior to the issuance of any permits for the project. In absence of an approved median modification plan, the city has the sole discretion to require changes in the applicant's driveway approach locations or require other mitigation measures.
55. The applicant shall obtain the appropriate encroachment and/or excavation permits and pay associated fees and post associated bonds or deposits for removals, construction, and all other work within the public right of way prior to issuance of a Building Permit. In addition the following must be on file: construction permit fees, cash deposits, proof of Worker's Compensation and liability insurance, and performance bonds with the amounts of the preceding items to be determined by the Director of Engineering Services.

BUSINESS LICENSE DIVISION, FINANCE DEPARTMENT - CITY OF CARSON

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

G:\COMMDEV\JIMCMIXEDUSE\RESOD613.DOC

