



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 13, 2014

SUBJECT: Design Overlay Review No. 1521-13
Variance No. 546.13
Vesting Tentative Tract Map No. 72585

APPLICANT: City Ventures
c/o: Mr. Adam Lunzer
21243 S. Avalon Boulevard
Carson, CA 90745

REQUEST: To construct 13 detached single-family dwellings
located in the RS (Residential, Single-Family)
zoning district

LOCATION: 2666 E. Dominguez and 2671 E. Tyler Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 11B

I. Introduction

Property Owner/Applicant

- City of Carson, Housing Authority
- City Ventures

Project Address

- 2666 E. Dominguez Street and 2671 E. Tyler Street

Project Description

The proposed project is for Vesting Tentative Tract Map No. 72585 to facilitate the development of 13 single-family detached residential dwellings on an irregular shaped lot on approximately 1.56 acres.

The proposed project includes four 1,924-square-foot single-story homes and nine 2,369-square-foot two-story homes. All units will have an attached two-car garage. The single-story homes will have four bedrooms and the two-story homes will have four bedrooms with an optional fifth bedroom.

The application includes the following:

- Design Overlay Review (DOR) No. 1521-13 for construction of 13 detached single-family dwellings on lots with substandard widths (less than 50 feet).
- Vesting Tentative Tract Map No. 72585 for the creation of 13 lots for single-family development.
- Variance No. 546-13 for the reduction of lot width from the required 50 feet.

Background

Current Use of Property

The subject property is currently vacant and was previously developed with a mobile home park and several detached single-family homes that were demolished to enable the proposed development.

The subject site is traversed with utility power pole lines which the developer has agreed to underground to comply with Public Works Department requirements.

Previously Approved Discretionary Permits

There are no previously approved discretionary permits for the subject property.

Public Safety Issues

After consulting with the Public Safety Department it was determined that there is no open zoning code enforcement case associated with this property.

II. Analysis

Location/Site Characteristics/Existing Development

The subject vacant property is located at 2666 E. Dominguez Street and 2671 E. Tyler Street. The project site is approximately 1.56 acres and is surrounded by single-family residential development with the Lakeshore Educational supply offices warehouse located to the north.

Zoning/General Plan/Redevelopment Area Designation

The subject property is zoned RS (Residential, Single-Family); the property to the north is zoned ML-D (Manufacturing, Light – Design Overlay Review) the properties to the east, south and west share the same RS zoning designation. The subject property has a General Plan Land Use designation of Low Density Residential.

Applicable Zoning Ordinance Regulations

The proposed new 13 single-family detached residential dwellings are subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Sections 9172.23.

The proposed project includes an attached two-car garage for each of the 13 single-family dwellings complying with Section No. 9162.21(A)(1), Parking Spaces Required for Residential Use, of the Carson Municipal Code (CMC). Furthermore, each single-story home will have a garage driveway that will allow for parking of two cars and each two-story home will have a garage driveway area that would allow for parking of three cars which will lessen any impact of vehicle parking on adjoining public streets.

Regarding interior circulation, the City Traffic Engineer and LA County Fire Department have reviewed the proposed project and found street access and circulation acceptable. Currently, staff from the Lakeshore Educational supply office park their vehicles along Dominguez Street and Prospect Avenue. The City Traffic Engineer walked the area with staff and will post signs as necessary stating residential parking only. Parking violators will be cited accordingly.

The applicant proposes the planting of street trees along the public parkway. Tipu trees will be planted on Dominguez Street, California Sycamores will be planted along Prospect Avenue and Chinese Elm will be planted along Tyler Street. The proposed Vesting Tract Map No. 72585 complies with CMC Section 9126.28, Useable Open Space, which requires at least 150 square feet of open space area per lot developed with two (2) or more bedrooms. The proposed public parkway may also be used to meet on-site water run-off (Standard Urban Storm-water Mitigation Plan/SUSMP) requirements via a bio-swale.

The proposed 13 detached residential dwellings will feature tile roofs and earth tone stucco exterior with arch way entries and some dwellings with shutter window treatments. The proposed project will be compatible with the General Plan policies for residential development, is compatible with surrounding uses and will architecturally

enhance the aesthetic character of the area creating a harmonious and attractive environment in compliance with the CMC.

Required Findings: Site Plan and Design Review

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

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

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. Details can be found in the attached Resolution.

Required Findings: Variance

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

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

It is staff's opinion that special circumstances do exist justifying approval of the variance request since the irregular shape of the property prevents equal lot widths and a reduction of lot width of five (5) lots fronting E. Tyler Street by 2'-4" from the minimum fifty (50') foot requirement to a width of 47'-8" would not be noticeable, but would be compatible with the surrounding neighborhood.

Staff therefore, supports the variance request for the lot size to facilitate the proposed 13 single-family residential subdivision.

Issues of Concern:

- Issue –Non-resident vehicular street parking: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the proposed use and development must be compatible with the design of existing and anticipated development of the area.

- Mitigation: The proposed project garage driveway areas will allow for vehicle resident parking within the driveway areas lessening any impact of vehicular parking on adjacent residential streets. Furthermore, the City Traffic Engineer will post "resident parking only" signs along Dominguez and Tyler streets and Prospect Avenue to discourage vehicle parking from employees of Lakeshore Educational that work north of the project site. The City will issue parking citations as necessary to minimize parking violations from non-resident persons parking their vehicles on the subject public streets.

III. Environmental Review

Pursuant to Section 15332 (In-fill development projects) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project does not have the potential for causing a significant effect on the environment and is therefore categorical exempt from CEQA.

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. 1521-13, VARIANCE NO. 549-14, AND VESTING TENTATIVE TRACT MAP NO. 72585 FOR THE DEVELOPMENT OF 13 SINGLE FAMILY DWELLINGS LOCATED AT 2666 E. DOMINGUEZ STREET AND 2671 E. TYLER STREET."

IV. Exhibits

1. Development Plans/Vesting Tentative Tract Map No. 72585
2. Variance justification letter dated April 29, 2014
3. Memorandum from City Traffic Engineer dated May 5, 2014
4. Proposed resolution

Prepared by: _____

Zak Gonzalez II, Associate Planner

Reviewed by: _____

John F. Signo, AICP, A/Planning Manager



To: Planning Commission, City of Carson
CC: File
From: Adam Lunzer, Development Manager, City Ventures
Date: 4/29/2014
Re: Lot width variance justification and explanation of parking for proposed 13 unit SFD development at 2666 E. Dominguez Street and 2671 Tyler Street, Carson CA 90745

Dear Planning Commissioners,

City Ventures is requesting a variance to lot width for the 13 unit SFD project located at 2666 E. Dominguez Street and 2671 Tyler Street, Assessor's Parcel Number(s) #7308-002-903 and 7308-002-908.

City Municipal Code 9172.22 "Variance" states that a variance shall be considered in accordance with California Government Code 65900 through 65909. CGC 65906 states "Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

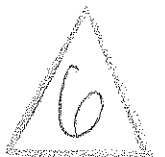
The circumstance for this variance is the shape of the lot. The western most property line is skewed with the public ROW, preventing equal lot widths throughout. In order to best utilize the site 5 of the lots fronting Tyler Street will be reduced by 2'-4" from the minimum 50' requirement to a width of 47'-8".

All parking for the project will be provided on site. The project will consist of (4) single story homes and (9) 2-story homes. Each single story home has a two car garage and driveway parking for two additional vehicles. Each 2-story home has a two car garage and driveway parking for three additional vehicles. In total, the site has 26 covered parking spaces and 35 driveway parking spaces, providing a net of 61 parking spaces. No off-site parking will be required.

Best Regards,

Adam Lunzer
Development Manager
City Ventures
949-258-7545

EXHIBIT NO. 02

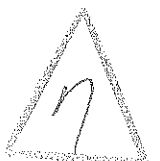


CITY OF CARSON
INTEROFFICE MEMORANDUM

TO: ZAK GONZALEZ, ASSOCIATE PLANNER
FROM: RICHARD GARLAND, TRAFFIC ENGINEER
SUBJECT: DOR 546-13 AND VESTING TENTATIVE TRACT MAP NO. 72585
DATE: MAY 5, 2014

With regard to the proposed residential development on the south side of Dominguez Street, the project would not result in a substantial increase in traffic volumes in the area because it is replacing a mobile home park that previously occupied the site and the net increase in site-generated traffic volumes would be minor. There are no significant traffic impacts created by the project and no conditions would be required of the project other than the standard conditions that were sent to you previously by the acting Public Works Director.

It was observed that vehicles associated with the learning center on the north side of Dominguez Street are being parked on the streets adjacent to and near the project site, which results in parking intrusion impacts on the residential streets in the area. As this is an existing situation that is not directly related to the proposed project, I do not recommend changing any of the on-street parking conditions in conjunction with the approval of the project. If parking restrictions were implemented adjacent to the project site, it would just move the cars deeper into the neighborhood instead of solving the problem. If the parking problems continue, the City of Carson can address this issue independent of the proposed project. I don't see a need to place a condition on this residential project to restrict on-street parking adjacent to the project site.



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1521-13, VARIANCE NO. 546-14, AND VESTING
TENTATIVE TRACT MAP NO. 72585 FOR THE DEVELOPMENT
OF 13 SINGLE FAMILY DWELLINGS LOCATED AT 2666 E.
DOMINGUEZ STREET AND 2671 E. TYLER 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's representative, Adam Lunzer, on behalf of the applicant, City Ventures, with respect to real property located at 2666 E. Dominguez Street and 2671 E. Tyler Street as described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1521-13 to construct 13 single-family residential dwellings, Variance No. 546-13 for reduction of the required lot width, and Vesting Tract Map No. 72585 for the subdivision of 13 single-family lots located in the RS (Residential, Single Family) zoning district.

A public hearing was duly held on May 13, 2014, at 6:30 P.M. at City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed use is compatible with the General Plan land use designation for the property of Low Density. The proposed use will be consistent with the surrounding residential uses. Thus, the proposed use is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development with approval of the variance requests. The proposed project is compatible with the surrounding residential uses. The site is approximately 1.56 acres, irregular shape, and is located in a residential area.
- d) The proposed project meets all residential off street parking requirements of the Carson Municipal Code (CMC). The City Traffic Engineer has reviewed the proposed site plan and has determined that circulation and parking on the



adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access are provided.

- e) The proposed Design Overlay Review and Vesting Tentative Tract Map applications for the proposed 13 single-family dwellings meet the goals and objectives of the General Plan and are consistent with applicable zoning and design regulations upon approval of the variance request for reduction of the required lot width. Due to the property's irregular trapezoidal shape, requiring the minimum 50-foot lot width for all proposed lots would be an unnecessary hardship. The reduction would only reduce the width of five lots to 47 feet 8 inches, which would be relatively unperceivable with other lots in the neighborhood, and the proposed development would be compatible with surrounding development. Therefore all of the required findings pursuant to Site Plan and Design Review Section 9172.23 (D), and Variance 9172.22 (D), can be made in the affirmative.

Section 4. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project does not have the potential for causing a significant effect on the environment and is therefore categorical exempt from CEQA.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1521-13, Vesting Tentative Tract Map No. 72585, and Variance No. 546-13 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF MAY 2014

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

EXHIBIT "A"

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

THOSE PORTIONS OF LOTS 1 AND 2 IN BLOCK "E" OF SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, SOMETIMES KNOWN AS DOMINGUEZ COLONY TRACT, BOOK 1, PAGE 601, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, SHOWN MARKED "NOT A PART OF THE SUBDIVISION" ON THE MAP OF TRACT 7644, BOOK 84, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7308-002-903

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:

PARCEL A:

LOTS 1132 AND 1133 OF TRACT NO. 7644, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: PORTION OF 7308-002-908

PARCEL B:

LOTS 1130 AND 1131 OF TRACT 7644, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: PORTION OF 7308-002-908



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1521-13
VARIANCE NO. 546-13
VESTING TENTATIVE TRACT MAP NO. 72585

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1521-13, Variance No. 546-13, and Vesting Tentative Tract Map No. 72585 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously 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 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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute 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.

7. The applicant shall submit two complete sets of plans 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.
8. **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.
9. **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.
10. **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.
11. 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. 1521-13, Variance No. 546-13, and Vesting Tentative Tract Map No. 72585. 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.

AESTHETICS/ PRIVACY INTRUSION/SIGNAGE/SAFETY

12. The applicant shall submit a landscape and irrigation plan to the Planning Division prior to issuance of a building permit in compliance with CMC 9138.15.D.7, Landscaping. The applicant shall maintain all landscaping with an automatic irrigation system.
13. Chinese Elm trees shall be planted in the parkway along Tyler Street, California Sycamores trees shall be planted in the parkway along Prospect Avenue, and Tipu trees shall be planted in the parkway along Dominguez Street.
14. All landscaping and irrigation plans shall be prepared by a licensed landscape architect. Irrigation and landscaping plans submitted for Building and Safety Division plumbing permits shall include signature from a licensed landscape architect in compliance with CMC.
15. The proposed irrigation system shall include best practices water conservation automatic water control equipment/systems.
16. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
17. The proposed residential development shall comply with all Los Angeles County Fire Department requirements, i.e. fire hydrant installations and fire flow requirements.
18. The applicant shall construct a maximum six-foot high masonry block wall between the properties fronting Dominguez and Tyler streets. Also a maximum six-foot high masonry block wall shall be constructed along Prospect Avenue in the eastern portion of the site and along the western project boundary. The City's Building and Safety Division shall approve the proposed masonry block wall construction plans.
19. The applicant shall make available as an option electrical charging outlets to accommodate electric vehicles. Any interior garage area used for charging electric vehicles including electric equipment shall be installed per Los Angeles County Electrical Code.
20. The proposed project site shall be maintained free of debris and litter at all times.

PUBLIC WORKS DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

GENERAL

21. The Developer shall submit a copy of **approved** Grading plans to the City of Carson – Engineering Division, prior to issuance of grading permits.



22. 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.
23. 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.
24. A construction permit is required for any work to be done in the public right-of-way.
25. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

MAP

26. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
27. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
28. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, subordination must be executed by the easement holder prior to the filing of the Final Map.
29. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
30. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
31. The Developer shall pay \$71,188.00 (5,476/D.U.) in Park and Recreation Fees prior to the Final Map.
32. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
33. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
34. Prior to tentative map approval, 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.

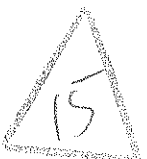


35. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
36. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
37. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
38. At the time of approval of Final Map 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.

BUILDING PERMITS

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

39. Final Map shall be recorded.
40. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division.
41. The Developer shall comply with the applicable NPDES 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.
42. The Developer shall submit improvement plans to the Department of Public Works – Engineering Services Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a) Street Improvements (*if any*) along Dominguez St., Tyler St, and Prospect Ave.
 - b) Sewer Main Improvements (*if any*) along Dominguez St., Tyler St., and Prospect Ave. as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (*if any*) along Dominguez St., Tyler St., and Prospect Ave. as determined by the aforementioned requirement.
43. Off site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter*) shall be shown on the grading plan. Prior to issuance of Grading permit, developer shall obtain clearance from Department of Public Works Engineering Services Division.
44. All existing overhead utility lines on site shall be underground to the satisfaction of the City Engineer.
45. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services Division prior to issuance of Building Permit.



CERTIFICATE OF OCCUPANCY

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

46. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
47. 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.
48. 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.
49. 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.
50. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Dominguez St., Tyler St., and Prospect Ave. abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
51. Fill in any missing sidewalk if any, within the public right of way along Dominguez St., Tyler St., and Prospect Ave. abutting this proposed development
52. Remove and replace any broken/damaged driveway approach within the public right of way along Dominguez St., Tyler St., and Prospect Ave. abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
53. Remove unused driveway approach, within the public right of way along Dominguez St., Tyler St., and Prospect Ave. abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
54. The developer shall construct new 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.
55. Plant approved parkway trees on locations where trees in the public right of way along Dominguez St., Tyler St., and Prospect Ave. abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
56. Plant parkway grass in the public right of way along Dominguez St., Tyler St., and Prospect Ave. abutting this proposed development to the satisfaction of the City Engineer.
57. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way abutting this proposed development.



58. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
59. 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.
60. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
61. The developer shall improve portion of Dominguez St. abutting the proposed development by slurry sealing half of the street from lip of gutter to the centerline of Dominguez St. per City of Carson Standard and to the satisfaction of the City Engineer, applicant shall use Rubberized Emulsion Aggregate Slurry (REAS).
62. 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 in CD in AutoCAD format to the Engineering Services Division.
63. 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

64. 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.

