



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: November 25, 2014

SUBJECT: Extension of Time for Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13

APPLICANT/
OWNER: Clint Bird
Storm Western Development
23233 Normandie Avenue
Torrance, CA 90501 5050

REQUEST: A one-year time extension for a 16-unit detached residential condominium project on a site located in the RM-18-D (Residential Multiple Family – 18 units per acre – Design Overlay) zoning district

PROPERTY INVOLVED: 22111 S. Main 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-Chairman Piñon			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

ITEM NO. 9B

I. Introduction

The applicant, Clint Bird, is requesting a one-year time extension for Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13. The property is located at 22111 S. Main Street and is in the RM-18-D (Residential, Multifamily – 18 units per acre – Design Overlay) zoning district.

II. Background

On September 10, 2013, the Planning Commission approved Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Parcel Map No. 72190 for construction of a 16-unit detached residential condominium development.

On September 12, 2013, Mayor Dear filed an appeal pursuant to Carson Municipal Code (CMC) Section 9173.4 to provide the City Council an opportunity to review the project. The appeal was filed on behalf of several residents on Jay Street who expressed concerns regarding location of the proposed playground, the proposed pedestrian gate to Jay Street, and potential for decline of property values. On November 6, 2013, the City Council modified the decision of the Planning Commission to approve Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Parcel Map No. 72190 by amending a number of conditions of approval that are included in the attached resolution.

III. Analysis

Pursuant to Section 9172.21.H.2 of the Carson Municipal Code, a conditional use permit and a design overlay review may be extended once for one year from the date of original expiration without a public hearing. The applicant has requested additional time to complete the project. The applicant submitted the extension of time request on October 28, 2014, which is prior to expiration date of November 6, 2014.

The tentative parcel map is valid for two years, thus it does not require a time extension at this time.

IV. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until November 6, 2015 for Design Overlay Review No. 1481-13 and Conditional Use Permit No. 929-13; and
- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 1481-13 and Conditional Use Permit No. 929-13 to November 6, 2015.

V. Exhibit

1. City Council Resolution No. 13-102 adopted on November 6, 2013

Prepared by: _____

Saied Naaseh, Planning Manager

Reviewed by: _____

John F. Signo, AICP
Senior Planner

Approved by: _____

Saied Naaseh, Planning Manager



CITY OF CARSON

December 5, 2013

Storm Western Development
c/o Jorge Alvarez
23233 Normandie Avenue
Torrance, CA 90501-5050

Subject: Design Overlay Review No. 1481-13, Conditional Use
Permit No. 929-13, and Vesting Tentative Tract Map No. 72190

Dear Applicant:

The Planning Commission, at its meeting of September 10, 2013, approved your request for the above-mentioned item(s), subject to the conditions in Resolution No. 13-2492. This matter was appealed to City Council on November 6, 2013, for modifications. At that meeting, your request was approved, as modified, subject to the conditions in City Council Resolution No. 13-102.

As indicated in the Resolutions, you and the property owner are required to sign the enclosed "Agreement Accepting Conditions" form and return ONLY that form to Senior Planner Signo within thirty (30) days of the receipt of this letter. Please retain the enclosed resolutions and a copy of the Agreement Accepting Conditions for your records

If you have any questions concerning the City's procedures or any of the enclosed documents, please feel free to call your planner at (310) 952-1761.

Sincerely,

Denise Bothe, Planning Secretary
Community Development

**AGREEMENT ACCEPTING CONDITIONS
CITY OF CARSON PLANNING COMMISSION AND CITY COUNCIL**

The Planning Commission, at its meeting of September 10, 2013, approved your request for Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190, subject to the conditions in Resolution No. 13-2492. This matter was appealed to City Council on November 6, 2013, for modifications. At that meeting, your request was approved, as modified, subject to the conditions in City Council Resolution No. 13-102. For and in consideration of the grant by the city of Carson Planning Commission and City Council, I (we), the undersigned, do(es) hereby agree to all conditions set forth in the Resolutions. The Resolutions and Conditions of Approval of the discretionary permit(s) govern the use and/or development of the property identified and described below.

Address: 22111 South Main Street.

Description: Approve a 16-unit detached residential condominium project on a site located in the RM-18-D (Residential Multiple Family – 18 units per acre – Design Overlay) zoning district.

Applicant: Storm Western Development, c/o Jorge Alvarez, 23233 Normandie Avenue, Torrance, CA 90501-5050.

Property Owner(s): Storm Western Development, c/o Jorge Alvarez, 23233 Normandie Avenue, Torrance, CA 90501-5050.

This agreement shall run with the land and shall bind upon property owner, its successors and assigns, and any future owners, encumbrancers and their successors or assigns, and shall continue in effect until otherwise released by the authority of the relevant agency of the city of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Notice of Agreement.

CITY OF CARSON

By: Denise Bothe
Title: Denise Bothe, Planning Secretary
Date: December 5, 2013

Dated this ____ day of _____, 2013
By: _____
Applicant (Type or Print)

Applicant (Signature)

Dated this ____ day of _____, 2013
By: _____
Property Owner (Type or Print)

Property Owner (Signature)

RESOLUTION NO. 13-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, MODIFYING THE DECISION OF THE PLANNING COMMISSION TO APPROVE VESTING TENTATIVE TRACT MAP NO. 72190, CONDITIONAL USE PERMIT NO. 929-13, AND DESIGN OVERLAY REVIEW NO. 1481-13 FOR CONSTRUCTION OF A 16-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 22111 S. MAIN STREET

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

Section 1. On September 10, 2013, the Planning Commission adopted Resolution No. 10-2492 approving Vesting Tentative Parcel Map No. 72190, Conditional Use Permit No. 929-13, Design Overlay Review No. 1481-13 for construction of a 16-unit detached residential condominium project located at 22111 S. Main Street.

Section 2. On September 12, 2013, an appeal was filed by Mayor Jim Dear pursuant to the requirements of Carson Municipal Code (CMC) Section 9173.4.

Section 3. A public hearing was duly held on November 6, 2013 at Carson City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place, and purpose of the aforesaid meetings was duly given in accordance with law. Evidence, both written and oral, was duly presented to and considered by the City Council at the said hearing.

Section 4. The City Council hereby finds that:

1) On October 5, 2013, the developer met with the homeowners residing at 128, 136, 137, 140, and 161 Jay Street to discuss their concerns regarding perimeter block wall height, elimination of the pedestrian gate facing Jay Street and elimination of bougainvillea along the southerly perimeter wall. In a letter dated October 10, 2013, the developer offered and agreed to increase the wall to seven (7) feet in height, to eliminate the pedestrian gate along Jay Street and to not plant bougainvillea vines along the south perimeter. These changes are appropriate and serve to enhance compatibility with the surrounding neighborhood.

2) Pursuant to Sections 66473.5, 66474, and 66474.6 of the California Government Code require that a tentative map be denied if any of the following findings can be made. Therefore, the City Council finds that:

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

The proposed subdivision is consistent with current RM-18-D (Residential, Multifamily – 18 units per acre – Design Overlay) zone district and with the General Plan land use designation of High Density Residential. The proposal therefore complies with the requirements of the City's Subdivision Ordinance and the California Government Code.

[MORE]

EXHIBIT NO. 01



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

The proposed project is consistent with the zoning for this type of development and consistent with Municipal Code and General Plan policies. The proposed project conforms to all development standards of the zoning ordinance. The project is compatible with adjacent land uses and complies with the city's Housing Element goal of promoting homeownership opportunities.

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

The subject site is physically suitable for the proposed project as it meets or exceeds all requirements. Condominiums are an appropriate type of development at this site, given surrounding land use patterns.

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

The site is 1.05 acre, rectangular-shaped, fairly flat, and is zoned RM-18-D. The site can accommodate up to 18 residential units under the zoning regulation and is located in a developed, urban area. The site is therefore physically suitable for the proposed 16 unit residential condominium project.

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

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

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

No impacts detrimental to the general welfare of the public are foreseen from the approval the proposed project to allow the construction of 16 units to be sold individually as condominiums.

- g) That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

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

- h) That the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

The County Sanitation Districts of Los Angeles County has reviewed the proposed project and has determined that it can serve the project within its existing capacity.

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

- i) The proposed use and development will be consistent with the General Plan.

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

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

The site is 1.05 acre and is zoned RM-18-D with a General Plan designation of High Density Residential. The site can accommodate up to 18 residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium project. Therefore, this finding can be made in the affirmative.

- k) There will be adequate street access and traffic capacity.

The site is currently developed with three detached units which are proposed to be demolished and replaced with 16 residential condominiums. There is adequate street and traffic capacity from Main Street which currently serves this site. Thus, this finding can be made in the affirmative.

- l) There will be adequate water supply for fire protection.

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

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

The project site is located in an urban, developed residential and commercial community. The site is surrounded by multiple family dwelling units to the south, single-family homes to the west, and commercial and multi-family residential to the north. The proposed project will be consistent with the character of the surrounding area. Therefore, this finding can be made in the affirmative.

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

VTTM No. 72190, a division of airspace for a condominium subdivision was concurrently filed with CUP No. 929-13 and DOR No. 1481-13. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

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

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

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of High Density Residential and conforms to the RM-18-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The proposed units are of an attractive design and consistent with the General Plan and surrounding areas. Therefore, this finding can be made in the affirmative.

- p) 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 proposed project includes attractive architecture and design including site design and landscaping. Open space areas have been provided along with a playground and a club house building.

- q) Convenience and safety of circulation for pedestrians and vehicles.

The project is proposing adequate circulation for pedestrians and vehicles through the on-site infrastructure. Access will be provided through Main Street. Thus, this finding can be made in the affirmative.

- r) Attractiveness, effectiveness and restraint in signing, graphics and color.

No signs are proposed as part of the project.

- s) Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.


The proposed project meets all design standards identified in the CMC.

Section 6. The City Council further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and is therefore categorically exempt.


Section 7. Based on the aforementioned findings, the City Council hereby modifies the Planning Commission decision set forth in Resolution No. 10-2492 which grants Vesting Tentative Parcel Map No. 72190, Conditional Use Permit No. 929-13, Design Overlay Review No. 1481-13 for construction of a 16-unit detached residential condominium project with respect to the property described in Exhibit "A" attached herewith, and subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The City Clerk shall certify to the adoption of the Resolution.


PASSED, APPROVED and ADOPTED this 6th day of November, 2013.


Mayor Jim Dear

ATTEST:


City Clerk Donesia L. Gause, CMC

APPROVED AS TO FORM:


City Attorney

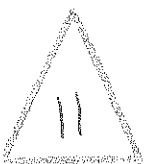
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Donesia L. Gause, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council is five; that the foregoing resolution, being Resolution No. 13-102 was duly and regularly adopted by said Council at a regular meeting duly and regularly held on the 6th of November, 2013, and that the same was passed and adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Mayor Dear, Santarina, Gipson, Davis-Holmes and Robles
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None



City Clerk Donesia L. Gause, CMC



LEGAL DESCRIPTION
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:
A PORTION OF THE SOUTHERLY 165.00 FEET OF LOT 62, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, OF TRACT NO. 3612, RECORDED IN BOOK 40 PAGES 5 AND 6, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT NO. 44445, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 1097, PAGES 38 AND 39, OF MAPS, IN SAID OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 44445, NORTH 89° 48' 43" WEST, 263.49 FEET TO THE NORTHEASTERLY CORNER OF TRACT 22645, IN SAID CITY, COUNTY AND STATE, RECORDED IN BOOK 609 PAGE 70, OF MAPS; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 22645 THE FOLLOWING TWO (2) COURSES, 1) SOUTH 00° 08' 17" WEST, 133.21 FEET TO THE
POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET. A RADIAL BEARING THROUGH SAID CURVE BEARS NORTH 33° 24' 37" EAST AND 2)
SOUTHEASTERLY 37.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 46' 37" TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 62; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 48' 43" EAST, 283.14 FEET TO A POINT ON THE WESTERLY LINE OF MAIN STREET AS SHOWN ON THAT
CERTAIN GRANT OF EASEMENT FOR PUBLIC ROAD AND HIGHWAY PROPOSES, RECORDED IN BOOK 53536 PAGE 138, OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 12° 38' 38" WEST, 169.22 FEET TO SAID POINT OF BEGINNING.
APN: 7341-009-028,029

[MORE]



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1481-13
CONDITIONAL USE PERMIT NO. 929-13
VESTING TENTATIVE TRACT MAP NO. 72190

GENERAL CONDITIONS

1. Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13 shall be declared null and void after one year of the date of approval unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13 are contingent upon recordation of Vesting Tentative Tract Map No. 72190 or subsequent map relating to the condominium subdivision of the property located at 22111 S. Main Street. Conditions of approval for Vesting Tentative Tract Map No. 72190 or subsequent map shall apply unless specifically superseded herein.
3. The tentative map shall expire two years after the Planning Commission's approval, unless an extension of time is granted by the Planning Commission or the final map is recorded with the County Recorder prior to expiration.
4. Each extension of this tentative map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Conditional Use Permit No. 929-13 and Design Overlay Review No. 1481-13. All extensions must be secured from the Planning Commission prior to expiration of this map.
5. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
6. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning and Engineering Divisions prior to recordation of the map.
7. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning

Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.

8. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
12. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
13. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
14. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions, and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by City, and recorded prior to development of any parcels. An initial deposit of \$5,000 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
15. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust

deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.

16. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning DOR No. 1481-13, CUP No. 941-13 or VTTM No. 72086. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.
17. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
18. Comply with requirements of County Sanitation Districts of Los Angeles County requirements dated June 14, 2013 and County of Los Angeles Fire Department requirements dated April 28, 2013 both attached to these conditions of approval.

PHASING

19. Prior to issuance of building permits a construction phasing plan shall be submitted and approved delineating the phasing of all improvements.
20. Prior to issuance of the first final in each phase, all common area improvements within the phase shall be completed.

PARKING

21. Prior to issuance of building permits a Parking Plan shall be submitted and approved that meets the following requirements:
- a. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
 - b. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
 - c. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
 - d. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
 - e. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
 - f. Each garage shall be provided with electrical wiring and features appropriate to support alternative fuel vehicles subject to the approval of the Planning and Building and Safety Divisions.
 - g. Americans with Disability Act (ADA) requirements shall be met in accordance with all Planning and Building Division requirements.
 - h. Fifteen guest parking spaces shall be maintained. The guest parking spaces shall be designated as such.
 - i. Decorative concrete shall be provided at the entry and at internal intersections. Other areas asphalt is permitted. The design is subject to Planning Division approval.
 - j. A continuous planter shall be provided along the northern property line between parking spaces 12 and 13, and 14 and 15.

LANDSCAPING/IRRIGATION

22. Prior to issuance of building permits, two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect shall be submitted and approved that are consistent with the approved preliminary landscape plans and meet the following requirements:
- a. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."

- b. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
- c. 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.
- d. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - 1) Annual flowers wherever possible
 - 2) Five and one gallon shrubs
 - 3) Flats of ground cover planted 8-inches on center
- e. Tree height and plant materials to be approved by the project planner prior to installation. **Bougainvillea vines shall not be planted along any perimeter landscape area adjoining a neighboring property.**
- f. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
- g. Any aboveground utility cabinet or equipment shall be identified on the plans and screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
- h. Parkway landscaping shall be provided as approved by the Planning and Engineering Divisions.
- i. One 30" box tree shall be provided within each unit's yard area.
- j. Appropriate trees suitable for screening the building along the north property line shall be provided. The trees shall be planted in the side yards of units 5, 10, and 11, and the planters between parking spaces 12 and 13, and 14 and 15.
- k. Appropriate trees shall be provided suitable for screening the building along the western property line. The trees shall be planted in the rear yards of units 1, 2, 3, and 4.
- l. The private open space areas for units 7, 8, and 16 shall be reconfigured to meet the size requirements of CMC in that they shall be a minimum of 150 square feet and have a configuration that would allow a horizontal rectangle or square of 100 square feet in an area and a minimum of 7' to be placed in said space.

- m. The playground area including the associated landscaping shall be at least 1,300 square feet. The applicant has the option of securing the playground area with low profile tubular fencing.
 - n. An exhibit shall be submitted delineating the common and private areas.
 - o. All air conditioners shall be screened from public view.
 - ~~p. Pedestrian gate and landscaping shall be provided at the Jay Street cul-de-sac.~~
- 23. The community room shall be constructed and furnished prior to issuance of the final for the 10th unit.
 - 24. The playground area and equipment shall be constructed and furnished prior to issuance of the final for the 10th unit.
 - 25. Prior to issuance of the first final, parkway landscaping shall be installed as approved by the Planning and Engineering Divisions.
 - 26. Prior to issuance final of each unit, one 30" box tree shall be provided within each unit's yard.
 - 27. Trees required for units 1, 2, 3, 4, 5, 10, and 11 shall be planted prior to final for each unit.

GRAFFITI

- 28. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

UTILITIES

- 29. Prior to the recordation of the map, public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
- 30. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

Prior to Issuance of Building Permits

- 31. *Plumbing Shut-off Valves.* Water supply lines to each unit within the project shall be fitted with shut-off valves of either a hand valve or screw-stop type. If there are

extenuating circumstances which make the installation of such valves impractical, the Commission may approve a system which provides individual shut-off valves ahead of each fixture within the unit. A shut-off valve shall also be provided ahead of each water-supplied appliance not contained within a unit.

32. *Drip Pans.* Hot water heaters and any other appliances which the Building Official determines to be a potential source of water leakage or flooding shall be installed with built-in drip pans and a one and one-quarter (1-1/4) inch minimum diameter drain line leading to a safe point of disposal outside the building. The end of said drain shall be provided with a removable screen to prevent insect entrance to the unit. Drip pans may be omitted where appliances are located in garages that are constructed such that any water leakage cannot damage the common wall between units or find its way into an adjoining unit. (Ord. 80-536, § 1)
33. *Utility Meters.* With the exception of water supply and central heating and/or air conditioning, each utility that is controlled and consumed within the individual unit shall be separately metered in such a way that the unit owner can be separately billed for its use.
34. *Circuit Breaker.* Each unit shall have its own circuit breaker panel for all electrical circuits and outlets which serve the unit. Such panel shall be accessible without leaving the unit.

AESTHETICS

Prior to Issuance of Building Permits

35. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Division.
36. The specification of all colors and materials must be submitted and approved by the Planning Division.
37. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
38. Roof mounted equipment shall not be permitted.
39. Clubhouse building elevations consistent with the architecture of the units.
40. Three color schemes shall be provided for Plan B and two shall be provided for Plan A.
41. Enhanced side elevations shall be provided for lots 7, 8, 13, and 14.
42. Two different wrought iron designs shall be provided for the elevations.

FENCES/WALLS

43. Prior to issuance of building permits a fencing plans shall be submitted and approved that meets following requirements:
- a. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
 - b. Perimeter walls shall be of decorative material to include stucco block, slumpstone or splitface, or any other material as approved by the City.
 - c. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
 - d. Identify the location of the controls for the front vehicular gate.
 - e. A minimum 6' high block wall, **measured from the finished grade elevation of 128 and 137 W. Jay Street**, shall be constructed on the **shared property lines of the said properties with the proposed project along Jay Street and along the south property line.**
 - f. A 6' high tubular fence shall be constructed within the front yard, 10' from the front property line. Matching tubular gate shall be provided.
44. Fencing for each unit shall be completed prior to issuance of the final for each unit.

LIGHTING

45. Prior to issuance of building permits a precise lighting plan shall be submitted and approved showing all proposed street, walkway, and recreational area lighting that meets the following requirements:
- a. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or safety hazard to persons.
 - b. The Private Open Space area shall have at least one (1) weatherproofed, duplex electrical convenience outlet.

STORAGE

Prior to Issuance of Building Permits

46. The applicant shall provide a minimum of 200 cubic feet of storage area within the garage and the first floor.

47. The storage space shall have a minimum horizontal interior dimension of 3-1/2 feet. The space, if a reach-in type, shall have an opening of 3-1/2 feet by 6 feet, or, if a walk-in type, shall have a minimum clear access opening of 2-1/2 feet by 6-2/3 feet.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

GENERAL

48. The Developer shall submit a copy of **approved** Grading plans to the City of Carson – Engineering Division, prior to issuance of grading permits.
49. 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.
50. 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.
51. A construction permit is required for any work to be done in the public right-of-way.
52. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

MAP

53. 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.
54. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
55. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
56. Prior to tentative map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
57. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or

upgrade to existing streetlights may be required as part of the annexation.
(annexation procedure is approximately 12-month)

58. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
59. The Developer shall pay \$87,616.00 (5,476/D.U.) in Park and Recreation Fees prior to the Final Map.
60. 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.
61. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
62. 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.
63. 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.
64. 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.
65. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
66. 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:

67. Final Map shall be recorded.

[MORE]



68. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division.
69. 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.
70. 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 Main Street
 - b. Sewer Main Improvements (*if any*) along Main Street as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (*if any*) along Main Street as determined by the aforementioned requirement.
71. Off-site improvements (*e.g. driveways, sidewalk, parkway drains, trees, curb/gutter*) shall be shown on the grading plan. Prior to issuance of a grading permit, developer shall obtain clearance from Carson Engineering.
72. All existing overhead utility lines less than 12 kilovolts 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 19kV and less; Transmission Lines: 161kV and above]
73. 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.

CERTIFICATE OF OCCUPANCY

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

74. 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.

[MORE]

75. 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.
76. 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.
77. 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.
78. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
79. Fill in any missing sidewalk within the public right of way along Main Street abutting this proposed development
80. Remove and replace any broken/damaged driveway approach within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
81. Remove unused driveway approach, within the public right of way along Main Street and Jay Street 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.
82. The Developer shall modify existing driveways within the public right of way along Main Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
83. 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. The maximum driveway approach width allowed for the site is 40 feet.
84. Plant approved parkway trees on locations where trees in the public right of way along Main Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
85. Plant parkway grass in the public right of way along Main Street abutting this proposed development to the satisfaction of the City Engineer.

86. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street abutting this proposed development.
87. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
88. 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.
89. 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)
90. 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.
91. 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

92. 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.

CONDOMINIUMS/MULTI-FAMILY

Prior to Issuance of Building Permits

93. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
94. The multi-family project shall conform to all the development standards as outlined in Section 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.

Prior to Recordation of Map

95. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.
96. All Conditions of Approval shall be contained within the CC&Rs.
97. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Planning Division for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map (condominiums).
98. The CC&Rs shall include language to require the homeowners for lots 1, 2, 3, 4, 5, 10, and 11 to retain, maintain, and replace, if necessary, the trees along the property line within their respective lots.
99. The CC&Rs shall include language to require the homeowners association to retain, maintain, and replace, if necessary, the trees along the north property line within the common area.
100. An exhibit shall be submitted delineating the common and private areas.
101. The Conditions, Covenants, and Restrictions (CC&Rs) of the Homeowners Association shall indicate that installation, maintenance, and repair of all landscaping in public areas shared by homeowners shall be managed by the Homeowners Association.

Prior Issuance of Final for Any Unit

102. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning and Engineering Divisions.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

103. Prior to the recordation or issuance of building permits, whichever comes first, notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
 - a. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required

114. Plant street trees along the property frontage on Main Street and Jay Street to the satisfaction of the City. Existing trees in the dedicated, or to be dedicated, right of way shall be removed and replaced, if not acceptable as street trees.
115. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of the City.
116. Repair any improvements damaged during construction along the property frontage on Main Street and Jay Street to the satisfaction of the City.
117. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable to the proposed subdivision have been initiated to the satisfaction of the City.
118. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Main Street with fixtures acceptable to Southern California Edison and Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible, for review and approval, to Public Works' Traffic and Lighting Division, Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, is not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii. Provide business/property owner's name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - iii. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the

current phase of the development, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

Sewer

119. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with the City Engineer.
120. Off-site improvements are required.
121. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
122. Easements are required, subject to review by the City Engineer, to determine the final locations and requirements.

Water

123. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
124. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each building.
125. If needed, easements shall be granted to the appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.
126. Provide a Verification letter from the water purveyor indicating whether recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
127. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500-square-feet, in accordance with the Water Efficient Landscape Ordinance.

Subdivision

128. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium project for 16 units.

[MORE]



129. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
130. If required, provide suitable turnaround and label the driveway as a private driveway and fire lane on the final map to the satisfaction of the Fire Department.
131. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of a home owners' association, comprised of the owners of the parcels and those responsible for the maintenance of the common areas.
132. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
133. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
134. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
135. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
136. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
137. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.
138. The following finding should be made by the City Council if any dedications are made by certificate on the final map:

The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract No. 72190 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the tract.