



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 24, 2015

SUBJECT: Modification No. 1 to Design Overlay Review No. 14-78 and Conditional Use Permit No. 963-14

APPLICANT: Deborah Hong
3435 Wilshire Boulevard
Los Angeles, CA 90010

REQUEST: To permit a shopping center façade remodel and joint-use parking agreement in the CR-D (Commercial, Regional – Design Overlay) zoning district

PROPERTY INVOLVED: 21761 S. Avalon Boulevard

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

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

Item No. 11-A

I. Introduction

Property Owner:

DASAMAE Inc., 16825 Opal Drive, Chino Hills, CA 91709

Applicant

Deborah Hong, 3435 Wilshire Boulevard, Los Angeles, CA 90010

Project Address

21761 S. Avalon Boulevard

Project Description

Modification No. 1 to Design Overlay Review No. 14-78 includes a façade remodel for an existing shopping center and Conditional Use Permit No. 963-14 includes a joint-use parking facilities agreement.

Current Improvements

The existing shopping center is 15,940 square feet and provides 55 parking spaces. Parking is provided in the front of the building, including ADA parking stalls. Access to the site is available from one signalized driveway along Avalon Boulevard.

II. Background/Analysis

Location/Site Characteristics/Existing Development

The project site is located on Avalon Boulevard at the intersection of Dominguez Street. The site is surrounded by commercial uses. Dominguez Channel runs along the southwesterly property line. The I-405 Freeway is located across the channel.

Prior Use of the Site

The site has been used as a shopping center since it was constructed in 1980.

Public Safety Issues

None.

III. Analysis and Findings

Zoning/General Plan Designation

The property is zoned CR-D (Commercial, Regional – Design Overlay) and the General Plan land use designation is Regional Commercial.

Aesthetics - Façade Design

Issue

The current building façade is dated and in need of substantial upgrades to meet current standards for quality design.

Solution

The applicant is proposing to construct new corner towers, parapet walls, and ground-level columns and divide the building façade into individual bays. The applicant will also install a new stucco finish along with new molding, paint, and stacked stone siding. These upgrades will substantially improve the architectural quality of the building.

Fencing

Issue

The rear of the property along the Dominguez Channel is secured with a chain link fence and gate. The fence is old and needs to be replaced.

Solution

The applicant is proposing to replace the fence with a new tubular steel fence and gate subject to the approval of the Los Angeles County Flood Control District. At a minimum, a new chain-link fence will be installed.

Landscaping

Issue

The rear of the property along the Dominguez Channel is unimproved with no landscaping or hardscaping.

Solution

The applicant is proposing to install new trees, synthetic grass and gravel to improve the quality of this space that is visible from the public right-of-way.

Parking

Issue

According to CMC Section 9162.21 Parking Spaces Required, this project is required to provide 60 parking spaces, based upon the different uses and the area of the tenant spaces.

Parking Spaces Required

Unit Address	Tenant	Gross Floor Area (sqft)	Land Use	Req Parking (per GFA)	Req Parking Spaces
20777 (New)	Seven Eleven (Proposed)	3,030	Retail Sales and Service	1 per 300	10
20775	Vacant	1,740	Retail Sales and Service	1 per 300	6
20773	Supreme Donuts	1,195	Retail Sales and Service	1 per 300	4
20771	Payday Advance	1,120	Retail Sales and Service	1 per 300	4
20769	Sprint	1,120	Retail Sales and Service	1 per 300	4
20767	Jackson Hewitt	1,195	Retail Sales and Service	1 per 300	4
20765	Krazee Grill	1,195	Restaurant	1 per 100	12
20763	Optical Dentist	1,195	Clinic	2 spaces per bed	4
20761	Pledge Insurance	700	Retail Sales and Service	1 per 300	2
20759 (New)	Vacant	1,250	Retail Sales and Service	1 per 300	4
20757 (New)	Vacant	1,950	Retail Sales and Service	1 per 300	4
	Utility Space	160			
				TOTAL	60

However, the site includes 55 parking spaces. In response, the applicant has requested approval of a joint-use off-street parking facilities agreement pursuant to CMC 9162.24.B which states: When two (2) or more uses share a parking facility, and when demonstrated by a signed affidavit that the hours of their demand do not substantially overlap, then the parking requirement may be reduced by the Planning Commission through the approval of a Conditional Use Permit pursuant to CMC Section 9172.21.

In order to show evidence that there is no substantial conflict or overlap in the principal operating hours of the uses for which the shared parking facilities are proposed, the applicant has provided a parking study prepared by a licensed traffic engineer (Exhibit 4).

Solution

The applicant has filed a CUP for a joint-use off-street parking facilities agreement pursuant to the CMC which includes the following three requirements:

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1. The applicant shall show evidence that there is no substantial conflict or overlap in the principal operating hours of the uses for which the shared parking facilities are proposed;

The information on the following table is provided by the applicant which demonstrates the tenants have different operating hours:

Tenant Operating Hours

Unit Address	Tenant	Days of Operation	Hours of Operation
20777 (New)	Seven Eleven (Proposed)	Every day	24 hours
20775	Vacant	Not Available	Not Available
20773	Supreme Donuts	Every day	10 a.m. - 9 p.m.
20771	Payday Advance	Monday - Saturday	M, F 9:30 a.m. - 7:30 p.m. Tu-Th 9:30 a.m. - 6 p.m. Sat 9:30 am - 5 p.m.
20769	Sprint	Every day	M-F 10 a.m. - 8:30 p.m. Sat 10 a.m. - 7 p.m. Sun 11 a.m. - 6 p.m.
20767	Jackson Hewitt	Monday - Saturday	10 a.m. - 5 p.m.
20765	Krazee Grill	Every day	10 a.m. - 9 p.m.
20763	Optical Dentist	Monday - Saturday	M-F 10 a.m. - 5 p.m.
20761	Pledge Insurance	Monday - Friday	10 a.m. - 6 p.m.
20759 (New)	Vacant	Not Available	Not Available
20757 (New)	Vacant	Not Available	Not Available

According to the information provided, there is no substantial conflict or overlap in the principal operating hours. However, the occupancy of the vacant tenant spaces could propose a conflict. For additional discussion, see the next section.

2. Any reduction in parking shall not decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all participating uses;

The applicant has submitted a parking study prepared by p2sk Engineers to estimate parking demand. Parking surveys were conducted on October 23-25 (Thursday, Friday, Saturday), 2014. The purpose of the parking survey was to collect actual parking data and analyze the relationship between the capacity and

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the actual parking usage. According to the parking survey data, current existing peak parking demand is 32 shared parking spaces. The proposed Seven Eleven tenant will require 10 parking spaces per CMC. Thus, a total of 13 parking spaces are projected to be available during the peak parking period for the remaining 3 vacant tenant units.

Although staff does not foresee any shortage of parking spaces when all vacant units are occupied, the forecasted existing vacant facilities at the proposed project location require 16 additional parking spaces per CMC. This 16 additional required parking spaces will yield 58 total required parking spaces for the shopping center when fully occupied. This amount is 3 parking spaces over the current available parking spaces of 55. However, future tenants of the vacant units will have different business hours and peak parking demand hours.

Upon review of the parking study, the City Traffic Engineer concurred with the findings. However, in order to ensure that the parking is sufficient to meet demand, the City Traffic Engineer recommends a condition for the property owner to conduct an updated shared parking study after the 7-Eleven is operating and when tenants become available to occupy the vacant units (Condition No. 40).

3. Property owners involved in the joint use of off-street parking facilities shall submit an agreement for such joint use by a proper legal instrument approved by the Director as to form and content. Such instrument shall be submitted with the Conditional Use Permit application. Such instrument, when approved as conforming to the provisions of this Section, shall be recorded in the office of the County Recorder within thirty (30) days of Commission approval, and copies of said recorded documents filed with the Community Development Department.

Agreements from all current tenants have been secured by the property owner (Exhibit 5)

Remaining Issues

None.

IV. Environmental Review

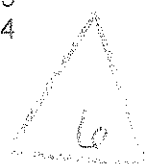
Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is categorically exempt since the project site is located in a developed area and the project consists of minor alteration of private structures, involving no expansion of an existing use.

V. Recommendation

That the Planning Commission:

Approve Design Overlay Review No. 14-78 Modification No. 1 and Conditional Use Permit No. 963-14 and

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WAIVE further reading and ADOPT Resolution No. 14-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 14-78 MODIFICATION NO. 1 TO PERMIT A SHOPPING CENTER FAÇADE REMODEL AND CONDITIONAL USE PERMIT NO. 963-14 TO PERMIT A JOINT-USE PARKING AGREEMENT.

VI. Exhibits

1. Site Map
2. Draft Resolution
3. Development Plans
4. Parking Study
5. Joint-Use Parking Agreements

Prepared by: _____

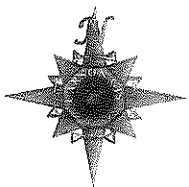
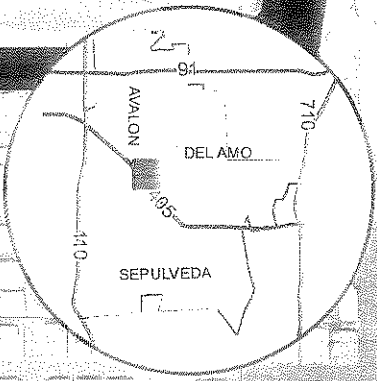
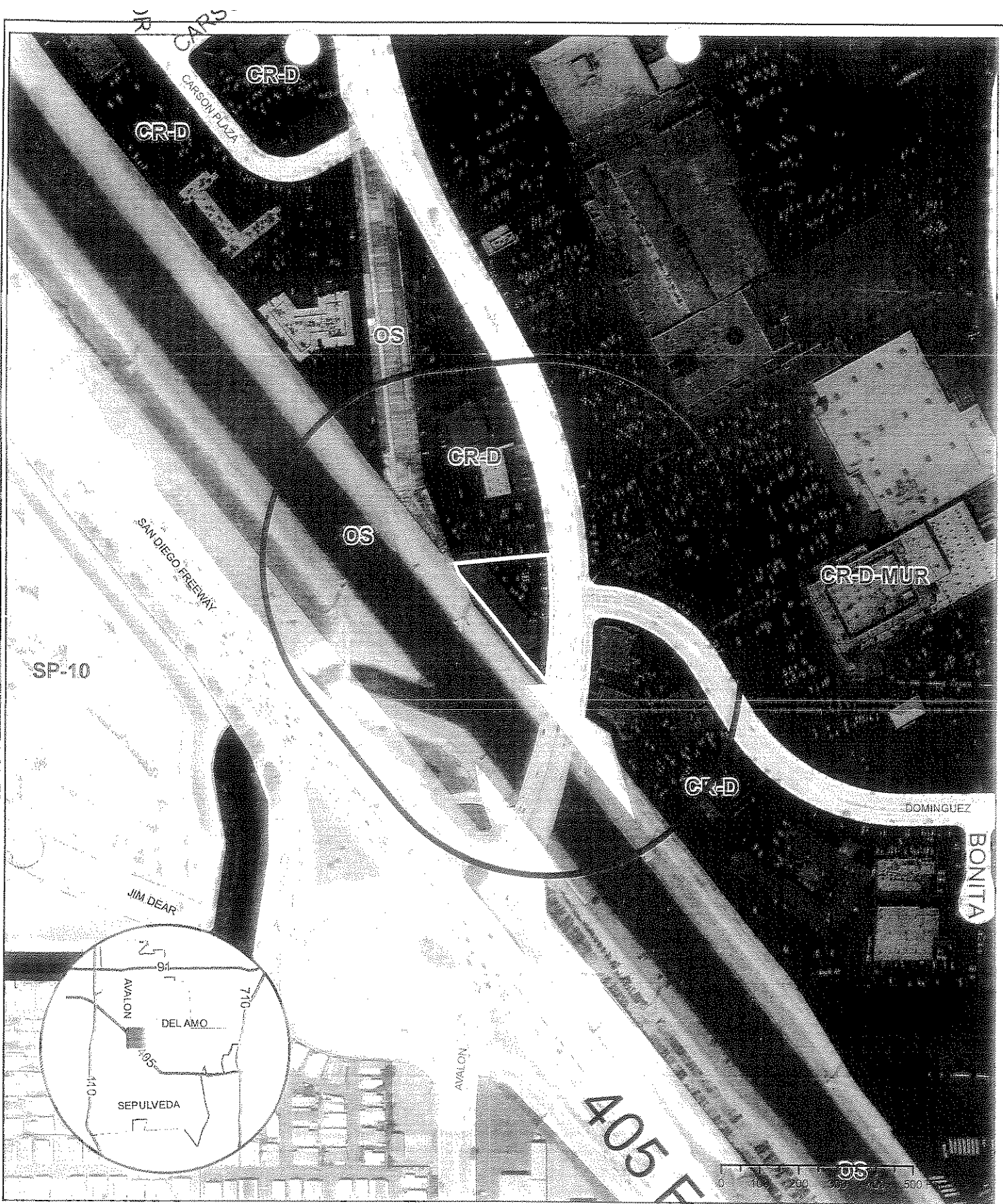

Richard A. Rojas, AICP, Associate Planner

Reviewed by: _____


John Signo, AICP, Senior Planner

Reviewed and Approved by: _____


Saied Naaseh, Planning Manager



City of Carson
500 Foot Radius Map
20761 S. Avalon Blvd.

EXHIBIT NO. 01

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 14-78 MODIFICATION NO. 1 TO PERMIT A SHOPPING
CENTER FAÇADE REMODEL AND CONDITIONAL USE PERMIT
NO. 963-14 TO PERMIT A JOINT-USE PARKING AGREEMENT
LOCATED AT 21761 SOUTH AVALON BOULEVARD

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

Section 1. An application was duly filed by the applicant's representative, Deborah Hong, on behalf of the property owner, DASAMAE Inc., with respect to real property located at 21761 S. Avalon Blvd., and described in Exhibit "A" attached hereto, requesting approval of Modification No. 1 to Design Overlay Review No. 14-78 to permit a shopping center façade remodel and Conditional Use Permit No. 963-14 to permit a joint-use parking agreement on a site located in the CR-D (Commercial, Regional – Design Overlay) zoning district.

A public hearing was duly held on March 24, 2015, 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 of Regional Commercial. The proposed use will be consistent with the surrounding commercial uses. Thus, the proposed use is appropriate for the subject property.
- b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The site is approximately one acre in size and is located in a developed area. The proposed project is compatible with the surrounding commercial uses.
- c) There will be adequate street access and parking for the commercial uses. The applicant will utilize a shared parking agreement to meet the on-site parking requirements. In accordance with the requirements for shared parking the applicant has shown evidence that there is no substantial conflict or overlap in the principal operating hours of the uses for which the shared parking facilities are proposed and the reduction in parking shall not decrease the total number of parking spaces below the level necessary to meet the collective peak parking demand for all users.
- d) There will be adequate water supply for fire protection for the commercial uses.

EXHIBIT NO. 02

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- e) The proposed use 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.
- f) The proposed DOR and CUP application to permit a shopping center façade remodel and joint-use parking agreement meets the goals and objectives of the General Plan and would be consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Sections 9172.21(D) and 9172.26(D) can be made in the affirmative.

Section 4. Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is categorically exempt since the project site is located in a developed area and the project consists of minor alteration of private structures, involving no expansion of an existing use. Furthermore, the project site is zoned CR-D (Commercial, Regional – Design Overlay) and the land use designation under the General Plan is Regional Commercial. The proposed use is consistent with both the zoning and land use designation and the environmental impact report prepared for the General Plan anticipated the proposed use with no further adverse impacts being generated.

Section 5. Based on the aforementioned findings, the Commission hereby approves Modification No. 1 to Design Overlay Review No. 14-78 and Conditional Use Permit No. 963-14 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 24TH DAY OF MARCH 2015

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT "A"

PARCEL 1 OF PARCEL MAP NO. 5453, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 60, PAGE 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER AND ACROSS THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 2538, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 38, PAGE 5 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 14-78 MODIFICATION NO. 1

CONDITIONAL USE PERMIT NO. 963-14

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 14-78 Modification No. 1 and Conditional Use Permit No. 963-14 and 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 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

8. 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.
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. 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.
11. 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.
12. 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 the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 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.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. 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. 14-78 Modification No. 1 and Conditional Use Permit No. 963-14. 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

15. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. 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.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.).
21. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
22. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
23. ***To improve the architectural quality of the building, the applicant shall construct new corner towers, parapet walls, and ground-level columns and install a new stucco finish along with new molding, paint, and stacked stone siding, consistent with the approved site plans and elevations.***

FENCE/WALLS

24. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
25. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
26. ***Existing chain-link fencing shall be removed. Decorative tubular steel fencing shall be used as a replacement, subject to the approval of the Los Angeles County Flood Control District. At a minimum, a new chain-link fence will be installed.***

LANDSCAPE/IRRIGATION

27. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
28. 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.
29. The proposed irrigation system shall include best water conservation practices.
30. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
31. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
32. Prior to issuance of building permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.
33. ***The applicant shall install new 24-inch box trees, synthetic grass and gravel to improve the quality of this site facing the Dominguez Channel that is visible from the public right-of-way. Synthetic grass shall have a minimum 8-year warranty, a minimum blade length of 1.25 inches and use an infill medium consisting of ground rubber or rubber coated sand. In addition, nylon-based or plastic grass bladed should not be used.***

LIGHTING

34. Shall provide adequate lighting for the parking areas.
35. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
36. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

37. All driveways shall remain clear. No encroachment into driveways shall be permitted.
38. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.
39. ***Off-street parking facilities shall comply with the approved joint-use agreement.***
40. ***Within six months of approval, the property owner shall conduct an updated shared parking study after the 7-Eleven is operating and when tenants become available to occupy the vacant spaces (unit addresses 20775, 20759 and 20757).***

SIGNS

41. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23 of the Zoning Ordinance.
42. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

TRASH

43. Trash collection shall comply with the requirements of the City's trash collection company.
44. Trash enclosures shall measure a minimum of fourteen (14) feet wide by six (6) feet deep as required by the City's trash collection company.
45. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas.

46. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
47. Prior to issuance of building permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

UTILITIES

48. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
49. 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.
50. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
51. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

52. Submit development plans for plan check review and approval.
53. Obtain all appropriate building permits and an approved final inspection for the proposed project.
54. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

55. 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.
56. A construction permit is required for any work to be done in the public right-of-way.
57. Compliance with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to

control storm water pollution from construction activities and facility operations.

Prior to Issuance of Grading Permit

58. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
59. Show any improvements within the public right-of-way on the grading plan for review and obtain approval from the City of Carson Engineering Division.

Prior to Issuance of Building Permit

60. A Covenant and Agreement for an existing easement shall be recorded with the Los Angeles County Recorder's office. Said document shall indicate all easements.
61. Submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*) for review and obtain approval from the City of Carson Engineering Division
62. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
63. Submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans submitted.
64. Provide proof of Worker's Compensation and Liability Insurance.
65. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.
66. Submit for review and obtain approval of soils report, sewer area study, drainage concept, hydrology study and storm water quality plan. Building permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and storm water information have been received and found satisfactory.
67. Required to comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and storm water quality plan.
68. 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 Los Angeles County Sewer Department.

69. Quitclaim or release any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
70. Additional right-of-way is required beyond the existing right-of-way line. Dedicate 5 feet of additional right-of-way abutting the development along Main Street. New right-of-way line shall be 50 feet from existing centerline. Developer shall prepare legal description for required dedication for review and approval of the City Engineer and recordation with County Recorder's Office.
71. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, at 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 underground provided the applicant deposits the full amount of the deposit of the in-lieu fee before the issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
72. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.

Prior to Issuance of Certificate of Occupancy

73. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
74. Install separate sewer laterals to individually serve each building in the development. Installation and dedication of the main line sewers may be necessary to meet this requirement.
75. Comply with all requirements from Los Angeles 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. Provide to the City Engineer an executed 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.
77. Comply with mitigation measures recommended by the water purveyor.
78. 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.
79. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Boulevard abutting this proposed

development per City of Carson Standard and to the satisfaction of the City Engineer.

80. Replace any missing sidewalk areas located within the public right-of-way along Avalon Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
81. Remove and replace any broken/damaged driveway approach within the public right of way along Avalon Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
82. Modify existing driveways within the public right of way along Avalon Boulevard abutting this proposed development per City of Carson Standard to comply with the American Disability Act (ADA) requirements and to the satisfaction of the City Engineer.
83. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (ADA) requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
84. Plant approved parkway trees on locations where trees in the public right of way along Avalon Boulevard abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
85. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Avalon Boulevard abutting this proposed development.
86. Install street lights (if required) on concrete poles with underground wiring in the public right-of-way along Avalon Boulevard abutting this proposed development to the satisfaction of the Los Angeles County Street Lighting Division, Department of Public Works. Contact Los Angeles County Department of Public Works (LACDPW) Traffic Lighting Jeff Chow (626) 300-4753.
87. Install striping and pavement legend per City of Carson standard.
88. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, constructions, and maintenance of all infrastructures constructed and American Disability Act (ADA) accessibility for this 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. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

91. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant installations and fire flow requirements).

TRAFFIC ENGINEER – CITY OF CARSON

92. Submit plans for review showing the proposed red curbs and obtain approval. Paint curbs red along Avalon Boulevard] within or abutting this proposed development (if applicable).

BUSINESS LICENSE

93. All parties involved in the subject project located at 21761 Avalon Boulevard including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.