



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

March 24, 2015

SUBJECT:

Design Overlay Review No. 1538-14 and
Conditional Use Permit No. 956-14

APPLICANT:

Steven Stapakis and Joanne Kootsikis
82 Golden Eagle
Irvine, CA 92603

REQUEST:

To permit conversion of an existing one-car garage into a two-car garage, addition of a new two-car garage, and permit three existing multiple single-family rental units in the RS (Residential, Single-family) zoning district

PROPERTY INVOLVED:

21922 Martin Street

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-B

I. Introduction

Property Owner:

Nerja Investments LLC, 82 Golden Eagle, Irvine, CA 92603

Applicant

Steven Stapakis and Joanne Kootsikis, 82 Golden Eagle, Irvine, CA 92603

Project Address

21922 Martin Street

Project Description

The application includes a design review to permit conversion of an existing one-car garage into a two-car garage and add a new two-car garage. It also includes a conditional use permit for three existing multiple single-family rental units.

Current Improvements

The detached rental units are 1,011 square feet (3 bedrooms, 1 bath), 909 square feet (2 bedrooms, 1 bath) and 1,653 square feet (3 bedrooms, 2 baths) in size. Paved driveways lead to the existing and proposed garages. The site also includes numerous paved walkways, landscaped areas and open space areas.

II. Background/Analysis

Project Site and Surrounding Land Uses

The project site is located on Martin Street near the intersection of 220th Street. The site is surrounded by residential uses. The lot size is 17,689 square feet.

Site Information	
Existing General Plan Land Use Designation	Low Density Residential
Zone District	RS (Residential, Single-Family)
Site Size	17,689 square feet
Present Use and Development	Multiple Single-Family Residential
Surrounding Uses/Zoning	North: Single-Family Residential South: Single-Family Residential East: Single-Family Residential West: Single-Family Residential
Access	Ingress/Egress: Martin Street

Public Safety Issues

None.

III. Analysis and Findings

Development Standards

Issue

According to Section 9125.5 of the Carson Municipal Code (CMC), detached rental units are permitted provided they address specific development standards pertaining to lot size, density, open space, guest parking and architecture.

Development Standards

	Minimum Lot Size	Proposed Lot Size
Lot Size	10,000 square feet	17,689 square feet
	Maximum Lot Density	Proposed Lot Density
Density	5,000 square feet per unit	5,896 square feet per unit
	Open Space Requirement	Proposed Open Space
Open Space	Adequate	4,272 square feet per unit
	Guest Parking Requirement	Proposed Guest Parking
Guest Parking	Adequate	3 guest parking spaces
	Architecture Requirement	Proposed Architecture
Architecture	Detached units incorporate the substantially similar architectural features, building materials, and colors as the main dwelling	The units are do provide substantially similar architectural features, building materials, and colors as the main dwelling

Solution

According to the summary table above, the proposal adequately addresses all development standards.

Property Condition

Issue

The existing site is in good condition and is compatible with the existing neighborhood. The existing paved walkways, landscaped areas and open space

areas are well maintained. Property records from the County Assessor's Office indicate that the buildings were constructed in 1964. According to the property inspection report (Exhibit No. 2), there are some items associated with the exterior of each building that are damaged, missing and in need of repair.

Solution

As part of the conditions of approval, staff will require that all items identified as damaged, missing and in need of repair within the property inspection report will be repaired [Condition of Approval No. 22].

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. 1538-14 and Conditional Use Permit No. 956-14; and

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. 1538-14 TO PERMIT CONVERSION OF AN EXISTING ONE-CAR GARAGE TO A TWO-CAR GARAGE AND ADD A NEW TWO-CAR GARAGE, AND CONDITIONAL USE PERMIT NO. 956-14 TO PERMIT THREE EXISTING MULTIPLE SINGLE-FAMILY RENTAL UNITS."

VI. Exhibits

1. Site Map
2. Property Inspection Report dated December 11, 2014.
3. Development Plans
4. Draft Resolution

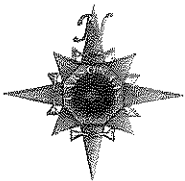
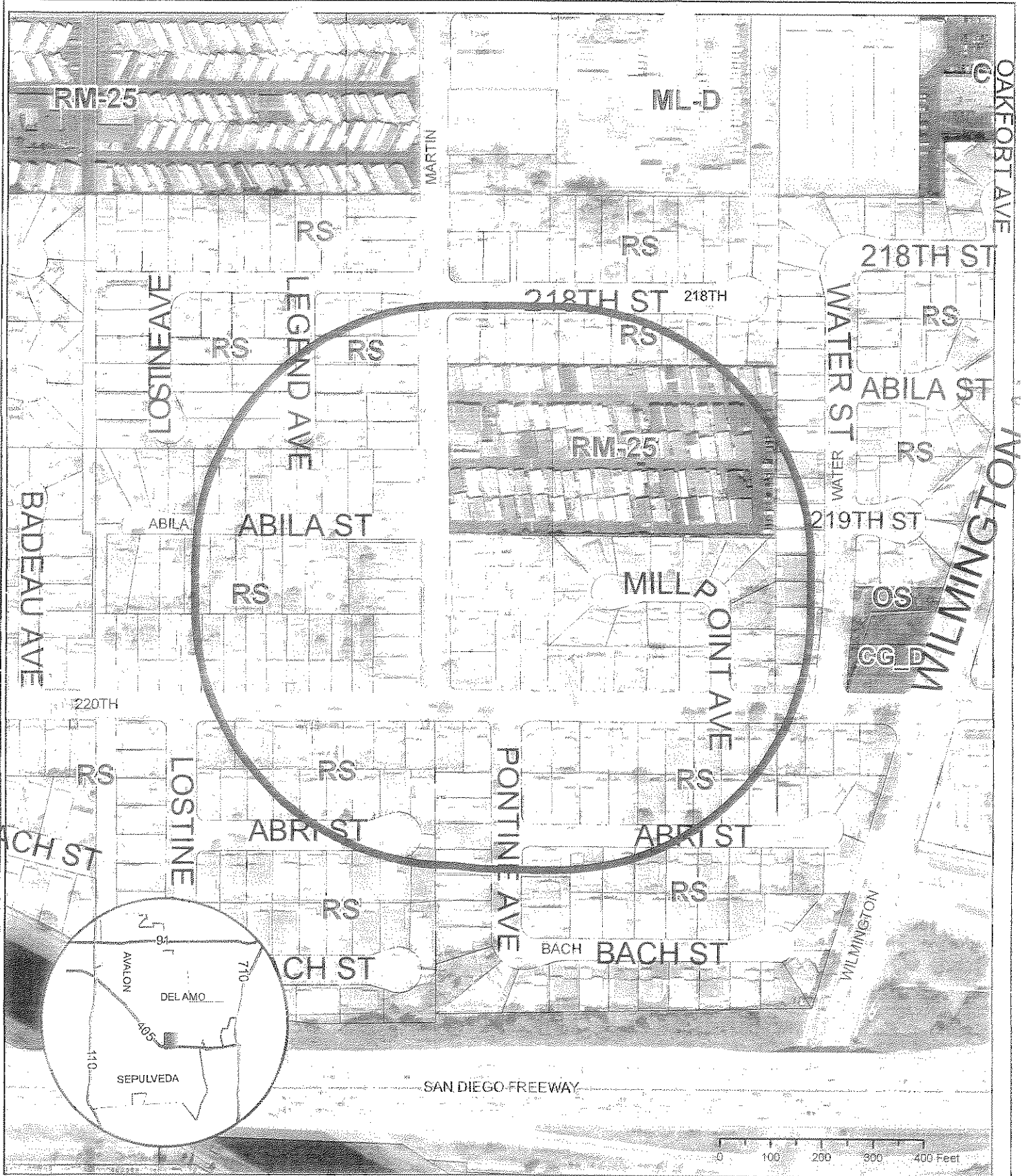
Prepared by:


Richard A. Rojas, AICP, Associate Planner

Reviewed by:


John Signo, AICP, Senior Planner

Planning Commission Staff Report
March 24, 2015
DOR No. 1538-14 & CUP No. 956-14



City of Carson EXHIBIT NO. 01
 500 Foot Radius Map
 21920-21922 Martin Street

5

Reviewed and Approved by: _____

Saied Naaseh, Planning Manager

Planning Commission Staff Report
March 24, 2015
DOR No. 1538-14 & CUP No. 956-14

6

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1538-14 TO PERMIT CONVERSION OF AN EXISTING ONE-CAR GARAGE TO A TWO-CAR GARAGE AND ADD A NEW TWO-CAR GARAGE, AND CONDITIONAL USE PERMIT NO. 956-14 TO PERMIT THREE EXISTING MULTIPLE SINGLE-FAMILY RENTAL UNITS

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, Steve Stapakis and Joanne Kootsikis, on behalf of the property owner, Nerja Investments LLC, with respect to real property located at 21922 Martin Street, and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1538-14 to permit conversion of an existing one-car garage into a two-car garage and construct a new two-car garage, and Conditional Use Permit No. 956-14 to permit three existing multiple single-family rental units on a site located in the RS (Residential, Single-Family) 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 for the property of Low Density Residential. The proposed use will be consistent with the surrounding residential 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 17,689 square feet in size and located in a developed area. The proposed project is compatible with the surrounding residential uses.
- c) There will be adequate street access and parking for the residential units.
- d) There will be adequate water supply for fire protection for the residential uses.
- 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.

EXHIBIT NO. 14

7

- f) The proposed DOR to permit conversion of an existing one-car garage into a two-car garage and construct a new two-car garage, and a CUP application to permit three existing single-family residential rental units meets the goals and objectives of the General Plan. The project would be consistent with applicable zoning and design regulations. According to Section 9125.5 of Carson Municipal Code, multiple single-family rental units that do not meet the development standards described in the section must obtain a CUP. 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 RS (Residential, Single-Family) and the land use designation under the General Plan is Low Density Residential. 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 Design Overlay Review No. 1538-14 and Conditional Use Permit No. 956-14 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"

Real Property in the City of CARSON, County of Los Angeles, State of California, described as follows:

PARCEL 1:

THE SOUTH 88.32 FEET OF ETH WEST 192 FEET OF THE NORTH ½ OF LOT 64 OF TRACT NO. 4546, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 21 AND 22, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF THE SOUTH ONE-HALF OF LOT 64 OF TRACT NO. 4546 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 21 AND 22, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7328-014-003

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

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1538-14
CONDITIONAL USE PERMIT NO. 956-14

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1538-14 and Conditional Use Permit No. 956-14 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. 1538-14 and Conditional Use Permit No. 956-14. 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. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
22. ***All items identified within the property inspection report as damaged, missing or in need of repair shall be repaired to the satisfaction of the Planning Division.***

FENCE/WALLS

23. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.

24. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
25. 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.
26. Any wall, fence or hedges located in the required front yard setback area shall have a height not to exceed 42-inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.

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. 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.
30. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
31. The proposed irrigation system shall include best water conservation practices.
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.

LIGHTING

33. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
34. 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

35. All driveways shall remain clear. No encroachment into driveways shall be permitted.
36. 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.

TRASH

37. Trash collection shall comply with the requirements of the City's trash collection company.
38. 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.

UTILITIES

39. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
40. 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.
41. 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.
42. 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

43. Submit development plans for plan check review and approval.
44. Obtain all appropriate building permits and an approved final inspection for the proposed project.
45. Prior to Issuance of building permits, 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

46. 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.
47. A construction permit is required for any work to be done in the public right-of-way.
48. 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

49. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
50. 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

51. 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.
52. 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
53. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
54. 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.
55. Provide proof of Worker's Compensation and Liability Insurance.
56. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.
57. 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.

15

58. Required to comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and storm water quality plan.
59. 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.
60. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
61. 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.
62. 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

63. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
64. 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.
65. 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.
66. 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.
67. Comply with mitigation measures recommended by the water purveyor.
68. 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.

69. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Martin Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
70. Replace any missing sidewalk areas located within the public right-of-way along Martin Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
71. Remove and replace any broken/damaged driveway approach within the public right of way along Lincoln Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
72. Modify existing driveways within the public right of way along Martin Street 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.
73. 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.
74. Plant approved parkway trees on locations where trees in the public right of way along Martin Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
75. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Martin Street abutting this proposed development.
76. Install street lights (if required) on concrete poles with underground wiring in the public right-of-way along Martin Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact Los Angeles County Department of Public Works (LACDPW) Traffic Lighting Jeff Chow (626) 300-4753.
77. Install striping and pavement legend per City of Carson standard.
78. 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.
79. 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

17

when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)

80. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

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

BUSINESS LICENSE

82. All parties involved in the subject project located at 21922 Martin Street 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.