



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

May 12, 2015

SUBJECT:

General Plan Amendment No. 96-15  
Zone Change No. 173-15  
Specific Plan No. 13-15  
Design Overlay Review No. 1569-15  
Parcel Merger No. 273-15

APPLICANT:

Chris Earl  
Affirmed Housing  
13520 Evening Creek Drive, Suite 160  
San Diego, CA 92128

REQUEST:

Consider approval of the Sepulveda and Panama Specific Plan to develop a mixed-use project consisting of 65 affordable senior residential units and 3,000 square feet of commercial uses

PROPERTY INVOLVED:

402 E. Sepulveda Boulevard & APN 7406-002-039

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#### COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Diaz			Schaefer
		Faletogo			Thomas
		Madrigal			
		Mitoma			
		Post			

***Item No. 11-C***

## I. Introduction

### *Property Owner:*

City of Carson, 701 E. Carson Street, Carson, CA 90745

### *Applicant*

Chris Earl, Affirmed Housing, 13520 Evening Creek Drive, Suite 160, San Diego, CA 92128

### *Project Address*

402 E. Sepulveda Boulevard and APN 7406-002-039

### *Applicant's Request*

The proposed project is for a four-story, 56-foot high, mixed use building that includes 65 affordable senior residential units and 3,000 square feet of ground-floor commercial uses. The application includes a General Plan Amendment to change the land use designation of Mixed-Use Residential to Urban Residential; Zone Change to change the zoning map designations from MU-SB (Mixed-Use Sepulveda Boulevard) to Specific Plan; creation of a new Specific Plan consisting of 1.22 acres; Design Review for multi-family residential units; and a Parcel Merger.

### *Current Improvements*

The site is currently vacant.

## II. Background

### *Project Site and Surrounding Land Uses*

The project site is located on Sepulveda Boulevard at the intersection of Panama Avenue. The site is surrounded by residential and commercial uses. The site includes two parcels totaling 1.22 acres.

Site Information	
Existing General Plan Land Use Designation	Mixed-Use Residential
Proposed Land Use Designation	Urban Residential
Existing Zone District	MU-SB (Mixed-Use Sepulveda Boulevard)
Proposed Zone District	Specific Plan
Site Size	1.22 acres
Present Use and Development	Vacant
Surrounding Uses/Zoning	North: Residential South: Residential East: Commercial West: Commercial
Access	Ingress/Egress: Sepulveda Boulevard

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*Public Safety Issues*  
None.

*Project Description*

General Plan Amendment

The project includes a General Plan Amendment application to create a new land use designation and change the land use designation for the project site. The new land use designation proposed is Urban Residential, which includes a maximum density of 65 units per acre. The City of Carson General Plan Land Use designation for this site is Mixed-Use – Residential. The density cap within this designation is 33 units per acre. Since this project's density is 53 units per acre, it requires adding a new land use designation of Urban Residential.

Otherwise, the project is consistent with General Plan policies. A summary of the Project's General Plan consistency is provided in Exhibit 5.

Zone Change – Rezone

The project includes a zone change application to change the existing MU-SB (Mixed-Use Sepulveda Boulevard) zone designation to Specific Plan. The MU-SB allows a maximum of 33 units per acre for affordable housing projects. The proposed project requires adoption of a higher density and different development standards proposed within the Sepulveda and Panama Specific Plan.

Specific Plan

Specific Plan is a planning tool included in state law that allows cities to adopt different development standards than those in a specific zone. The implementation of the project requires different development standards than those included in the MU-SB zone; therefore, the applicant proposes the new Sepulveda and Panama Specific Plan. The following provides a summary of the standards in the Specific Plan that are different than those in the MU-SB zone:

### Comparison of Sepulveda and Panama Specific Plan Regulations to MU-SB Zone

	Sepulveda and Panama Specific Plan	MU-SB Zone
Building Height	65 feet max	55 feet max
Density	65 du/ac	25 du/ac (33 du/ac with affordable housing)
FAR	3.0	1.5
Parking	Residential Spaces Per 1-BR Unit: 0.8 (inclusive of guest parking) Maximum Compact Stalls: 40% of stalls	Residential Spaces Per 1 or more BR Unit: 2.25 (inclusive of guest parking) Maximum Compact Stalls: 25% of stalls
Uses	Multifamily Residential – Permitted by Right Health Club – CUP	Multifamily Residential – CUP Health Club – Not Permitted

#### Community Benefits

To ensure proper balance between community benefits and private development, community benefits were evaluated. Community benefits are based on the principle that in exchange for providing incentives that increase development intensity, the City and the community at large should receive community benefits.

Under current code standards, the maximum number of affordable senior residential units that could be developed is 40 units. However, with the proposed Specific Plan, maximum of 65 units may be considered. According to the City's current Housing Element, adopted in 2012, the City needs 710 new affordable units by 2021. Therefore, staff considers the additional 25 affordable senior units to represent a measurable community benefit to the community as Carson residents will have priority leasing.

#### Uses

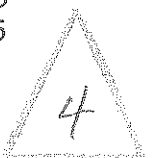
The project includes the following uses: retail, office, and residential. The community center will feature a manager's office, computer room, social services office, laundry room, restrooms, media room and a flex room to help meet the needs of residents.

#### Site Plan

The project site includes two interior lots with the front yard facing Sepulveda Boulevard and the rear yard facing an existing alley. The building is located in the center of the site with a footprint that is rectangular in shape. The building has one

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pedestrian entry from the sidewalk along Sepulveda and one pedestrian entry from the on-site parking lot. A ground-level community garden and outdoor patio is located on the east side of the building. A second community garden is located on the second-level along with two courtyards, community center and outdoor patio. The access driveway and off-street parking are located on the east side of the building and an interior parking garage.

#### Building and Architecture

The proposed four-story building has a maximum height of 56 feet and an average height of 53 feet. The four story building has a total building area of 70,400 square feet. The ground floor includes the retail area, community garden and outdoor patio. The second floor includes 24 residential units, second community garden, two courtyards, community center and outdoor patio. The third floor includes 24 residential units and the fourth floor includes 17 residential units.

The architectural character of the building exhibits a contemporary design. At the front of the building, the building is oriented toward Sepulveda Boulevard. The façade wall surface features changes in textures and materials and offsets that add a variety of depths to the wall plane. The building entry is enhanced through the use of awnings and placement of signs above the entryway. The interior parking garage is seamlessly integrated into the building. At the rear, where the building meets the existing residential neighborhood, the building form steps down to three levels and the façade wall surface is articulated through the use of offsets, balconies, varied roof lines, window awnings and variation in window placement. In addition, the entire building is framed by a perimeter landscape buffer that further enhances the building and extends the visual character across the project site.

#### Landscaping

The proposed site plan includes 9,656 square feet of landscaping. The conceptual landscape plan shows Cheesewood trees along Sepulveda Boulevard and along the perimeter of the building. The proposed trees and shrubs will screen the building. The landscape plant palette maximizes the use of drought-tolerant species.

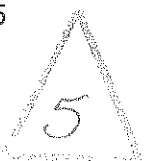
#### Access and Parking

Access to the project site is via a two-way driveway from Sepulveda Boulevard. The driveway is 28 feet wide and leads into a parking garage. Most of the project parking spaces are located within the interior parking garage.

The project design includes 67 vehicle parking spaces (48 standard, 13 compact and 6 ADA compliant spaces), 5 motorcycle parking spaces and 8 bicycle parking spaces. This includes 15 vehicle parking spaces for the commercial uses and 52 vehicle parking spaces for the residential uses and. The 15 vehicle parking spaces for commercial uses meet the CMC requirement for a retail use. Through the proposed Specific Plan, the project includes a reduction from CMC residential parking requirements. The project includes 0.8 (inclusive of guest parking) spaces

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per one-bedroom units whereas the CMC requirement is 2.25 (inclusive of guest parking) spaces per one-bedroom unit.

To support the reduced parking ratio, the applicant has provided an example from the Los Angeles County municipal code which requires 0.625 parking spaces per affordable senior unit. Since the project includes development of an affordable senior residential/commercial mixed use development, the project may be granted a reduced parking ratio.

In addition, Affirmed Housing will utilize a management company to screen prospective residential tenants and monitor usage of the vehicle parking spaces to ensure that residents comply with the available parking. The company operates dozens of successful affordable housing developments properties across Southern California and applies a similar approach to effectively manage parking.

#### Public Outreach

On May 5, 2015, the applicant hosted a neighborhood meeting at Diana's Restaurant, which is just west of the project location. Invites were sent to all property owners and tenants within 500 feet of the project location. Twenty people attended the meeting and listened to a presentation from the applicant and viewed project renderings and plans. Staff attended the meeting as well. People asked questions about ensuring safety in the alley, screening AC equipment, length of the construction schedule, managing guest parking, and water conservation. People complimented the overall design, willingness to build on the "vacant eyesore" lot, and streetscape improvements. At the end of the meeting, when asked by the applicant if they supported the project, most people raised their hands in support.

In regard to the public notice posted on the property and mailed to property owners and tenants by the City, staff has not received any phone calls or letters.

### **III. Analysis and Discussion**

#### **Issues of Concern**

##### General Plan Land Use Element

In 2007, the City Council adopted the MU-SB Corridor to include specific development standards for the new MU-SB zoning designation including a maximum density of 33 dwelling units per acre for affordable units. The creation of the MU-SB Corridor was in compliance with the earlier adoption of the General Plan Land Use Element in 2004, which included the MU-SB Corridor as a study area. At that time, it was determined that a four-story building in the MU-SB Corridor would be incompatible with the surrounding one- and two-story single-family homes.

##### Solution

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The proposed project includes 65 affordable senior units. The increased density from 33 to 65 dwelling units per acre would allow construction of 24 additional affordable units which would assist the City in meeting its affordable housing requirements as set in the City's Housing Element.

#### **Affordable Units Required by Housing vs Housing Provided by Project**

Income Level	Carson Housing Need	Sepulveda Housing Proposed	Percent of Total Need
Very Low Income (0-50% MFI)	447	44	10%
Low Income (51-80% MFI)	263	21	8%

To address the issue of compatibility, the building is set back a total of 17 feet from the northerly edge of the existing alley and 37 feet from the southern property line of the residences to the south. In addition, the majority of building height is limited to 34 feet closest to the residences to the south and increases to 54 feet closest to Sepulveda Boulevard. The building height will serve as a noise buffer and transition from Sepulveda Boulevard which is a busy street and designated truck route.

#### **Recently Approved Project**

It should be noted that the Planning Commission approved a two-story, 11-unit apartment complex at 440 E. Sepulveda Boulevard on July 8, 2014 (DOR No. 1536-14 and CUP No. 954-14). The apartment complex met all development standards for the MU-SB zoning district and did not require a specific plan. It can be argued that the current applicant is requesting a specific plan to avoid multiple variances needed to deviate from the required standards of the MU-SB zoning district.

#### **Solution**

The proposed specific plan area is approximately 30% of the MU-SB zoning district; therefore, representing a significant portion of the MU-SB zoning district. As stated previously, state law offers specific plans as a tool to develop different standards for certain areas to implement the City's stated goals and policies. In this case, this specific plan assists the City in meeting City's affordable housing requirements as set forth in City's Housing Element.

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### Alley

Public safety in the alley was an issue identified by residents in the neighborhood meeting. The proposed project does not allow vehicular access to the alley. It is completely separated by a wall and landscaping. This may be a concern because the separation isolates the alley making it more prone to graffiti and crime

### Solution

To ensure safety in the alley, the applicant proposes to install and maintain a recorded video system with 24-hour monitoring and pedestrian-scaled lighting. These measures should help to deter criminal and nuisance activity.

## IV. Environmental Review

The City reviewed the environmental impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA). A Draft Mitigated Negative Declaration (State Clearinghouse #2015041045) was prepared and made available for a public review period from April 13, 2015 through May 12, 2015. The Draft Mitigated Negative Declaration found potentially significant impacts to aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality, noise, and transportation/traffic. With the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible.

## V. Public Notice

Public notice for this hearing was published in Our Weekly on April 30, 2015. Notices were mailed to property owners and tenants within 500 feet and interested persons on April 22, 2015. The applicant sent a separate notice to property owners and tenants within 500 feet and hosted a neighborhood meeting on May 5, 2015. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

## VI. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1569-15 and Parcel Merger No. 273-15 subject to the conditions of approval attached as Exhibit "B" to the Resolution and contingent upon City Council approval of General Plan Amendment No. 96-15, Zone Change No. 173-15, Specific Plan 13-15;
- **RECOMMEND APPROVAL** of General Plan Amendment No. 96-15, Zone Change No. 173-15, Specific Plan 13-15 and adoption of the Mitigated Negative Declaration for the Sepulveda and Panama Project to the City Council;
- **WAIVE** further reading and **ADOPT** Resolution No. 15-\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING

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DESIGN OVERLAY REVIEW NO. 1569-15 and PARCEL MERGER NO. 273-15 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 96-15, ZONE CHANGE NO. 173-15, SPECIFIC PLAN NO. 13-15 AND MITIGATED NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 65-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 402 E. SEPULVEDA BOULEVARD and APN 7406-002-039."

**VII. Exhibits**

1. Site Map
2. Development Plans
3. Specific Plan
4. Mitigated Negative Declaration
5. General Plan Consistency
6. Draft Resolution

Prepared by:



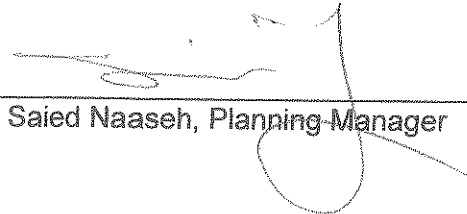
Richard A. Rojas, AICP, Associate Planner

Reviewed by:



John Signo, AICP, Senior Planner

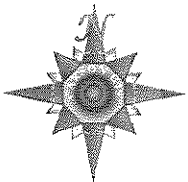
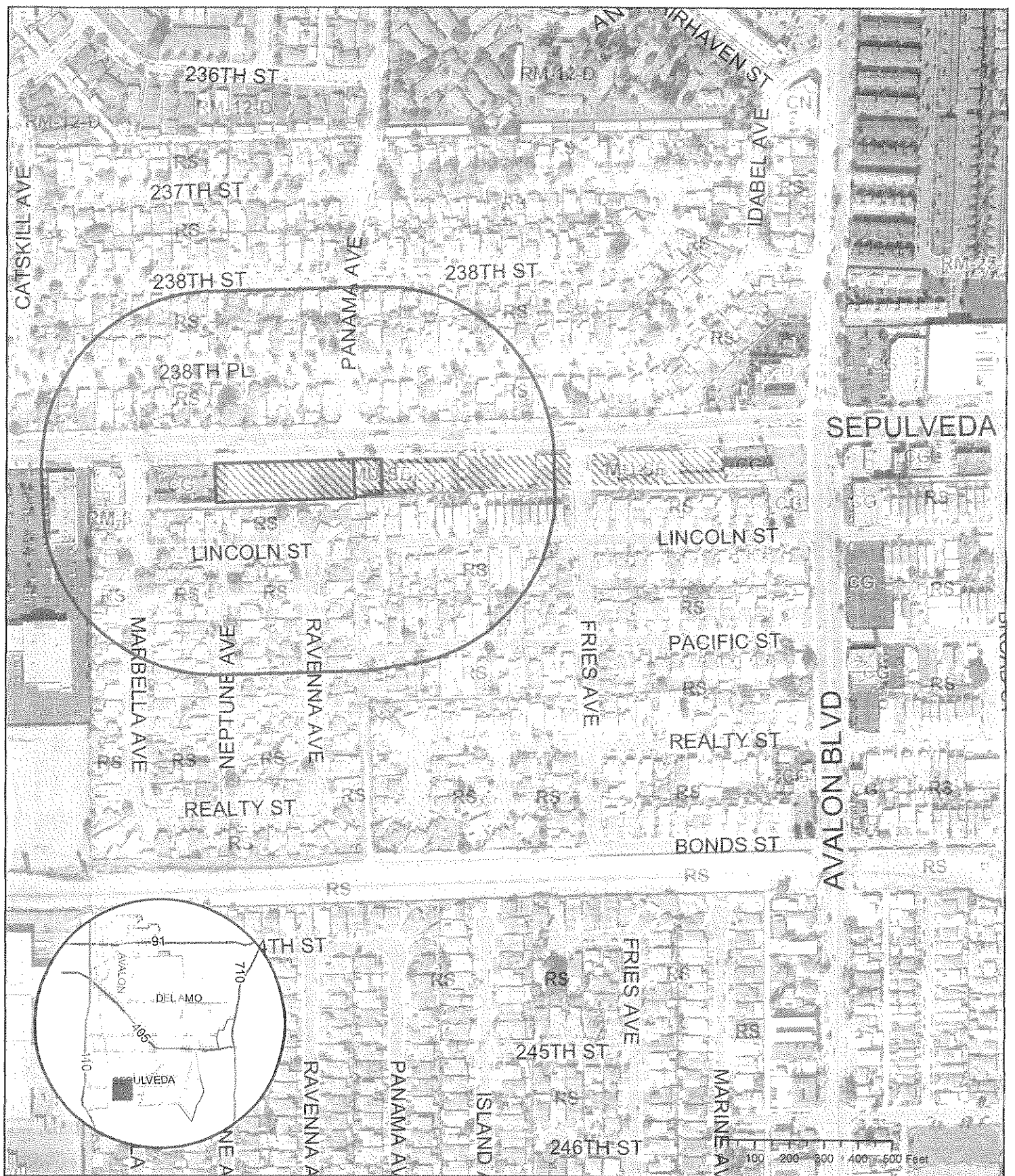
Reviewed and Approved by:



Saied Naaseh, Planning Manager

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**City of Carson**  
**500 Foot Radius Map**  
**402 E Sepulveda Blvd**

EXHIBIT NO. 1

## GENERAL PLAN CONSISTENCY ANALYSIS

The Sepulveda Mixed-Use Project is consistent with all applicable provisions of the Carson General Plan.

1. **Land Use Element:** With respect to LU-6, with its proposed mix of residential and non-residential uses and infrastructure improvements, the Project and its planned mix of uses will contribute to achieving a sustainable balance of development. With respect to LU-6.3: by requesting increased density in a mixed-use project, the Project will assist in implementing this Policy through providing a program of enhanced pedestrian facilities at a transit-oriented location with close proximity to multiple bus lines, including Torrance Transit Line along Sepulveda Boulevard. With respect to LU-6.6, the Project's affordable senior housing and improved commercial facility will generate increased revenues to the City while providing a balance of other community needs, including housing and public open space. With respect to LU-8, through the City's careful review of the Project, mixed-use will be promoted at this largely vacant site with excellent access to public transit, where allowing a higher and better mix of uses would be reasonable and beneficial to the City and its stakeholders. With regard to LU-8.3, the Project will encourage pedestrian traffic and will provide a consumer base for on- and off-site commercial uses, locating a higher density residential use in immediate proximity to commercial centers and neighborhood-serving retail. With respect to LU-12, the Project's high-quality architecture, and the choices in building and landscaping materials will help beautify this site and the neighborhood. With respect to LU-13, LU-13.1 and LU-13.5, the Project Site and its location along the Sepulveda Boulevard Corridor main arterial roadway signifies it as a key location for rhythmic streetscape improvements and beautifying landscaping treatments. Such improvements are detailed in the proposed Specific Plan and accompanying landscape architecture exhibits. With respect to LU-15, LU-15.1, LU-15.2, LU-15.4, LU-15.6, LU-15.7 the Project helps further the implementation measures intended to advance the above policies by: locating activities within easy walking distance of transit stops, providing a variety of unit sizes and affordability for the local supply of housing to support employment growth, providing an ample supply of both public and private open space in the form of public plaza, enhanced pedestrian-friendly streetscapes, and multiple recreation areas internal to the site, incorporating trees, landscaping, and lighting that promotes pedestrian and bicycle use into the streetscape design. Therefore, the Sepulveda Mixed-Use Project is consistent with related policies of the GP Land Use Element.
2. **Housing Element:** With respect to Policy 3.4, the Project will promote the availability of housing which meets the special needs of the elderly. With respect to Policy 3.6 and Policy 3.7, locating the Project along a major arterial roadway promotes the efficient development of multi-family housing in close proximity to employment, transportation and activity centers. Therefore, the Sepulveda Mixed-Use Project is consistent with related policies of the GP Housing Element.

3. **Safety Element:** With respect to Policy SAF-6.3, the Project will provide 24-hour on-site security. Having residents on-site at all times will increase security by providing more “eyes on the street”, a proven deterrent to criminal activity. The applicant will also consult and collaborate with the City’s safety policy makers and Sherriff’s Department personnel to ensure that appropriately safe and secure building designs and procedures are implemented and executed. High risk conditions in both the public and private areas, such as dark alley and dark entrances, will be avoided by proper use of security lighting and landscape treatments that will not obstruct walkways and entrances. Therefore, the Sepulveda Mixed-Use Project is consistent with related policies of the GP Safety Element.
4. **Noise Element:** With respect to Policy N-7.1, studies of noise evaluated all noise and any potential impacts associated with its construction and operations. Appropriate noise mitigation for construction noise is addressed in N-8. Therefore, the Sepulveda Mixed-Use Project is consistent with related policies of the GP Noise Element.

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1569-15 AND PARCEL MERGER NO. 273-15 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 96-15, ZONE CHANGE NO. 173-15, AND SPECIFIC PLAN NO. 13-15 FOR THE CONSTRUCTION OF A 65-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 402 E. SEPULVEDA BOULEVARD AND APN 7406-002-039**

**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, Chris Earl, with respect to real property located at 402 E. Sepulveda Boulevard and APN 7406-002-039, and described in Exhibit "A" attached hereto, requesting the approval of a 65-unit residential mixed-use development on 1.22 acres. The request includes:

- General Plan Amendment (GPA) No. 96-15 to change the land use designation of Mixed-Use Residential to Urban Residential;
- Zone Change (ZCC) No. 173-15 to change the zoning map designations for the property from MU-SB (Mixed-Use Sepulveda Boulevard) to Specific Plan;
- Creation of a new Specific Plan (SP) No. 13-15;
- Design Overlay Review (DOR) No. 1569-15 for multi-family residential units; and
- Parcel Merger No. 273-15.

A public hearing was duly held on May 12, 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.** Pursuant to the Sepulveda and Panama Specific Plan, any proposed development is subject to site plan and design review per Section 9172.23. The Planning Commission finds that:

- a) The proposed project is consistent and adheres to the Carson General Plan Urban Residential Land Use designation and adheres to the policies, goals and objectives of the Sepulveda and Panama Specific Plan. The proposed mixed-use development is consistent with development standards of the Sepulveda and Panama Specific Plan. The proposed project will be a focal point along Sepulveda Boulevard and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Sepulveda

Boulevard, which provides an urban presence and pedestrian-oriented amenities.

- b) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Sepulveda and Panama Specific Plan. The architectural character of the building exhibits a contemporary design. At the front of the building, the building is oriented toward Sepulveda Boulevard. The façade wall surface features changes in textures and materials and offsets that add a variety of depths to the wall plane. The building entry is enhanced through the use of awnings and placement of signs above the entryway. The interior parking garage is seamlessly integrated into the building. At the rear, where the building meets the existing residential neighborhood, the building form steps down to three levels and the façade wall surface is articulated through the use of offsets, balconies, varied roof lines, window awnings and variation in window placement. In addition, the entire building is framed by a perimeter landscape buffer that further enhances the building and extends the visual character across the project site. The proposed site plan includes 9,656 square feet of landscaping. The conceptual landscape plan shows Cheesewood trees along Sepulveda Boulevard and along the perimeter of the building. The proposed trees and shrubs will screen the building. The landscape plant palette maximizes the use of drought-tolerant species.
- c) The project is pedestrian oriented as the building is oriented toward the street and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The on-site circulation pattern and parking areas meet the requirements of the Sepulveda and Panama Specific Plan.
- d) Proposed signage is attractive, effective and demonstrates restraint in graphic and color. The building entry is enhanced through the use of awnings and placement of signs above the entryway.

**Section 4.** The Planning Commission finds:

- a) The proposed General Plan Amendment and Rezone is consistent with the General Plan goals and policies for mixed use.
- b) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation from to change the land use designation from Mixed-Use Residential to Urban Residential is consistent and compatible with the existing commercial uses to the east and west and residential used to the north and south of the subject site. In addition, the proposal to change the zoning from MU-SB to Specific Plan would be compatible with the surrounding uses and compatible/consistent with a General Plan land use designation of urban Residential upon approval.
- c) The proposed project is consistent and adheres to the Carson General Plan Urban Residential Land Use designation and adheres to the policies, goals and

objectives of the Sepulveda and Panama Specific Plan. The proposed mixed-use development is consistent with development standards of the Sepulveda and Panama Specific Plan. The proposed project will be a focal point along Sepulveda Boulevard and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Sepulveda Boulevard, which provides an urban presence and pedestrian-oriented amenities.

- d) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Sepulveda and Panama Specific Plan.
- e) The project is pedestrian oriented as the building is oriented toward the street and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The architectural character of the building exhibits a contemporary design. At the front of the building, the building is oriented toward Sepulveda Boulevard. The façade wall surface features changes in textures and materials and offsets that add a variety of depths to the wall plane. The building entry is enhanced through the use of awnings and placement of signs above the entryway. The interior parking garage is seamlessly integrated into the building. At the rear, where the building meets the existing residential neighborhood, the building form steps down to three levels and the façade wall surface is articulated through the use of offsets, balconies, varied roof lines, window awnings and variation in window placement. In addition, the entire building is framed by a perimeter landscape buffer that further enhances the building and extends the visual character across the project site.
- f) The proposed mixed-use project is compatible with similar approved housing projects and anticipated development along Sepulveda Boulevard. The development of the project site will be an asset to the City and adheres to the goals and vision of the General Plan. As such, the project is compatible with the existing and anticipated development of the area.
- g) The on-site circulation pattern and parking areas meet the requirements of the Sepulveda and Panama Specific Plan.
- h) The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.

**Section 5.** With respect to The Sepulveda and Panama Specific Plan, the Planning Commission finds:

- a) The Sepulveda and Panama Specific Plan ("Plan"), dated April 2015, will comply with the requirements of California Government Code Section 65451 in that the incorporation of the conditions attached to this Ordinance as Exhibit "B", Conditions of Approval, does specify in detail:



- i. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
- ii. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable;
- iii. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
- iv. A statement of the relationship of the Specific Plan to the General Plan.

**Section 6.** The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project.

**Section 7.** Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1569-15 and Parcel Merger No. 273-15 and recommends to the City Council approval of General Plan Amendment No. 96-15, Zone Change No. 173-15, Specific Plan No. 13-15, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 8.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 9.** This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of General Plan Amendment No. 96-15, Zone Change No. 173-15, Specific Plan No. 13-15 by the City Council unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 12<sup>th</sup> DAY OF May, 2015.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



## EXHIBIT "A"

### LEGAL DESCRIPTION OF THE PROPERTY

THE LAND SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 136 OF TRACT 19109, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 539, PAGES 20 THROUGH 22, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT THEREOF NORTH 88° 09' 38" EAST 200.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE TANGENT PORTION OF THE WESTERLY LINE AND THE NORTHERLY PROLONGATION THEREOF OF SAID LOT, NORTH 0° 34' 11" WEST TO THE NORTHERLY LINE OF SAID LOT.

APN: 7406-002-039

LAND SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

#### **PARCEL 1:**

LOTS 47 AND 48 IN BLOCK 2 OF FACTORY CENTER TRACT, IN THE CITY OF CARSON, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE NORTHERLY 25 FEET THEREOF.

#### **PARCEL 2:**

THE EAST HALF OF PANAMA STREET, 60 FEET WIDE, ADJOINING LOT 48 IN BLOCK 2 OF FACTORY CENTER TRACT, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED AS PER RESOLUTION NO. 31, A COPY OF WHICH IS RECORDED NOVEMBER 18, 1954, AS INSTRUMENT NO. 4247 IN BOOK 46145, PAGE 331 OF OFFICIAL RECORDS, BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 48 AND BOUNDED SOUTHERLY BY THE WESTERLY PROLONGATION OF THE CENTERLINE OF THE ALLEY (10 FEET WIDE) IN BLOCK 2 OF SAID TRACT.  
EXCEPT THE NORTHERLY 25 FEET THEREOF.

APN: 7406-013-016

**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1569-15**  
**PARCEL MERGER NO. 273-15**

**GENERAL CONDITIONS**

1. If a building permit for Design Overlay Review No. 1569-15 and Parcel Merger No. 273-15 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. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$50.00 (fifty dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
6. In addition, should the Department of Fish and Wildlife reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$2,210.00 pursuant to SB 1535. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

7. 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.
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. Decision of the Planning Commission shall become effective and final 15 days after the date of Planning Commission action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
11. 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.
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 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.

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. **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. 1569-15 and Parcel Merger No. 273-15. 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.
17. ***Approval of Design Overlay Review No. 1569-15 and Parcel Merger No. 273-15 is contingent upon City Council approval of General Plan Amendment No. 96-15, Zone Change No. 173-15, Specific Plan 13-15 and adoption of the Mitigated Negative Declaration for the Sepulveda and Panama Project. If as a result of City Council's approval of the said application, any portion of Design Overlay Review No. 1569-15 or Parcel Merger No. 273-15 becomes inconsistent with those approvals, the applicant shall file a modification to Design Overlay Review No. 1569-15 and/or Parcel Merger No. 273-15.***

### **AESTHETICS**

18. 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.
19. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
20. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.

21. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
22. 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.).
23. 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.
24. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

#### **FENCE/WALLS**

25. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
26. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
27. 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.

#### **LANDSCAPE/IRRIGATION**

28. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
29. 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.
30. The proposed irrigation system shall include best water conservation practices.
31. 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.

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32. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
33. 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.

### SAFETY

34. *The applicant shall install and maintain a recorded video system with 24-hour monitoring to serve as a deterrent to criminal and nuisance activity as approved by the Los Angeles County Sheriff's Department.*
35. *Prior to the issuance of a building permit, the applicant shall submit a comprehensive lighting plan to the Planning Division, which shall include pedestrian-scaled lighting along the alley to serve as a deterrent to criminal and nuisance activity.*

### LIGHTING

36. Shall provide adequate lighting for the parking areas.
37. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
38. 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

39. All driveways shall remain clear. No encroachment into driveways shall be permitted.
40. 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.

### 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**

DOR No. 1569-15 & COC No. 273-15



### ***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 LID 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 (eg. Driveways, sidewalk, parkway drains, trees, curb/gutter, alley) 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 relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
70. 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.
71. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
72. The developer shall provide appropriate easements to comply with ADA requirements.
73. The developer shall provide easements for maintenance of utility lines along Sepulveda Boulevard and the Alley.
74. 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 the approved conditions of approval shall be attached to the plans when submitted.
  - a) Street improvements (if any) along Sepulveda Boulevard
  - b) Alley improvements
  - c) Sewer Main Improvements (if any) along Sepulveda Boulevard, as mentioned by the aforementioned sewer area study
  - d) Storm Drain Improvements (if any) along Sepulveda Boulevard, as mentioned by the aforementioned sewer area study

75. Paint curbs red along Sepulveda Boulevard within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.

*Prior to Issuance of Certificate of Occupancy*

76. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
77. 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.
78. 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.
79. 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.
80. Comply with mitigation measures recommended by the water purveyor.
81. 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.
82. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Sepulveda Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
83. Replace any missing sidewalk areas located within the public right-of-way along Sepulveda Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
84. Remove and replace any broken/damaged driveway approach within the public right of way along Sepulveda Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
85. Modify existing driveways within the public right of way Sepulveda 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.
86. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (ADA) requirements. The  
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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.

87. Modify existing wheelchair ramp at the corner of Sepulveda Boulevard and Panama Ave per City of Carson Standard, in compliance with ADA requirements.
88. Plant approved parkway trees on locations where trees in the public right of way along Sepulveda Boulevard abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
89. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Sepulveda abutting this proposed development.
90. The owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed to the satisfaction of the L.A. County Lighting Maintenance District. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (*annexation procedure is approximately 12-months*) Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770
91. Install street lights on concrete poles with underground wiring in the public right-of-way along Sepulveda 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.
92. Install striping and pavement legend per City of Carson standard.
93. 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.
94. 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)
95. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

#### FIRE DEPARTMENT

96. 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).

**BUSINESS LICENSE**

97. All parties involved in the subject project located at 402 E Sepulveda and APN 7406-002-039 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.



## MITIGATION MEASURES

### ***AESTHETICS***

98. AES-1: Prior to the issuance of grading permits, the Chief Building Official shall confirm that the Final Development Plans and Grading Plans require construction equipment staging areas to use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible.

### ***AIR QUALITY***

99. AQ-1: Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust;
- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;
- Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;
- All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;
- Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;
- Gravel bed trackout aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes;
- On-site vehicle speed shall be limited to 15 miles per hour;
- All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;
- Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;

- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- Reroute construction trucks away from congested streets or sensitive receptor areas;
- Track-out devices shall be used at all construction site access points; and
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site.

### ***CULTURAL***

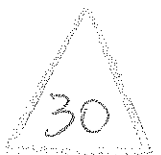
100. CUL-1: If evidence of subsurface archaeological resources is found during construction, excavation, and other construction activity in that area shall cease and the construction contractor shall contact the City of Carson Community Development Department. With direction from the Community Development Department, an archaeologist certified by the County of Los Angeles shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted, the archaeologist shall collect the resource and prepare a technical report describing the results of the investigation. The test-level report shall evaluate the site including discussion of significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates
101. CUL-2: If evidence of subsurface paleontological resources is found during construction, excavation and other construction activity in that area shall cease and the construction contractor shall contact the City of Carson Community Development Director. With direction from the Community Development Director, a paleontologist certified by the County of Los Angeles shall evaluate the find prior to resuming grading in the immediate vicinity of the find. If warranted, the paleontologist shall prepare and complete a standard Paleontological Resources Mitigation Program for the salvage and curation of identified resources.

### ***GEOLOGY & SOILS***

102. GEO-1: Prior to issuance of a building permit, the Building Official shall ensure that final engineering plans meet the design parameters for seismic safety identified in the latest version of the City Building Code seismic design standards, California Building Code.

### ***HYDROLOGY & WATER QUALITY***

103. HWQ-1: Prior to Grading Permit issuance and as part of the project's compliance with the NPDES requirements, a Notice of Intent (NOI) shall be prepared and submitted to the State Water Resources Quality Control Board (SWRQCB), providing notification and intent to comply with the State of California General Permit.



104. HWQ-2: Prior to the issuance of grading permits, that Chief Building Official shall confirm that the project plans and specifications conform to the requirements of an approved Storm Water Pollution Prevention Plan (SWPPP) (to be applied for during the Grading Plan process) and the NPDES Permit for General Construction Activities No. CAS000002, Order No. 2009-0009-DWQ, including implementation of all Hydrology and Water Quality recommended Best Management Practices (BMPs), as approved by the State Water Resources Quality Control Board (SWRQCB).
105. HWQ-3: Upon completion of project construction, the project applicant shall submit a Notice of Termination (NOT) to the State Water Resources Quality Control Board (SWRQCB) to indicate that construction is completed.
106. HWQ-4: As part of the plan review process (prior to the issuance of grading permits), the City of Carson shall ensure that project plans identify a suite of stormwater quality BMPs that are designed to address the most likely sources of stormwater pollutants resulting from operation of the proposed project, consistent with the SUSMP. Pollutant sources to be addressed by these BMPs include, but are not necessarily limited to landscaped areas, trash storage locations, and storm drain inlets. The design and location of these BMPs will be subject to review and comment by the City but shall generally adhere to the standards associated with the Phase II NPDES stormwater permit program. Implementation of these BMPs shall be assured by the City Engineer prior to the issuance of Grading or Building Permits.

### ***NOISE***

107. NOI-1: Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the Carson Planning Division that the project complies with the following:
    - Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
    - A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of Carson Planning Division, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
    - The Project Applicant shall provide, to the satisfaction of the City of Carson Planning Division, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Carson Planning
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Division. All signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

- Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
  - Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
  - Per the Carson Municipal Code, construction shall be limited to the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, and Saturdays. In addition, for construction activities lasting more than 21 days, Section 5502(c) of the Noise Control Ordinance requires that construction activities be conducted in such a manner to ensure that the noise level at an affected single family residence not exceed 65 dBA between the hours of 7:00 a.m. and 8:00 p.m., and 55 dBA between the hours of 8:00 p.m. and 7:00 a.m. daily. Construction is not permitted on Sundays or federal holidays.
108. NOI-2: In order to reduce construction noise per Section 5502(c) of the Noise Control Ordinance, during the site preparation and grading/excavation phases, the proposed project shall use a temporary noise barrier or enclosure along the southern property line to break the line of site between the construction equipment and the adjacent residences. The temporary noise barrier shall have a sound transmission class (STC) of 35 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least two pounds per square foot to ensure adequate transmission loss characteristics. In order to achieve this, the barrier may consist of steel tubular framing, welded joints, a layer of 18-ounce tarp, a two-inch thick fiberglass blanket, a half-inch thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding. In addition, to avoid objectionable noise reflections, the source side of the noise barrier shall be lined with an acoustic absorption material meeting a noise reduction coefficient rating of 0.70 or greater in accordance with American Society for Testing and Materials Test Method C423.

### **TRAFFIC**

109. TRA-1: Prior to issuance of any building permits, the project Applicant shall make the following improvement:
- a. Intersection 4 – Panama Avenue at Sepulveda Avenue – Add one new northbound all-way lane at the project access.