



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 11, 2015

SUBJECT: Design Overlay Review No. 1552-14  
Conditional Use Permit No. 961-14  
Vesting Tentative Tract Map No. 72852

APPLICANT: Mark Mullin  
4100 MacArthur Blvd, Suite 300  
Newport Beach, CA 92660

REQUEST: To develop 18 residential condominium units on a site located in the RM-25 (Residential Multiple Family – 25 units per acre) zoning district

PROPERTY INVOLVED: 21801 Vera Street

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#### COMMISSION ACTION

\_\_\_\_\_ Concurred with staff

\_\_\_\_\_ Did not concur with staff

\_\_\_\_\_ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Post
		Andrews			Schaefer
		Faletogo			
		Guidry			

***Item No. 11-A***

## I. Introduction

### *Property Owner:*

Capital Pacific Real Estate, Inc., 4100 MacArthur Blvd, Suite 300, Newport Beach, CA 92660

### *Applicant*

Mark Mullin, 4100 MacArthur Blvd, Suite 300, Newport Beach, CA 92660

### *Project Address*

21801 Vera Street

### *Project Description*

The applicant requests the approval of Design Overlay Review (DOR) No. 1552-14, Conditional Use Permit (CUP) No. 961-14 and Vesting Tentative Tract Map No. 72852 to allow the development of 18 residential condominium units on a site located in the RM-25 (Residential Multiple Family – 25 units per acre) zoning district.

### *Current Improvements*

The site is currently improved with a warehouse building and parking lot.

## II. Project Site and Surrounding Land Uses

The project site is located near the intersection of Carson Street and Vera Street. The site is approximately 1.2 acres.

Site Information	
General Plan Land Use	High Density
Zone District	RM-25 (Residential Multiple Family - 25 units per acre)
Project Density	15 units per acre
Site Size	1.2 acres
Present Use and Development	Warehouse building and parking lot (nonconforming)
Surrounding Uses/Zoning	North: Vera Carson Mobile Home Park zoned RM-25 South: Vera Carson Mobile Home Park zoned RM-25 East: Residential neighborhood zone RS (Residential Single-Family) West: Vera Carson Mobile Home Park zoned RM-25
Access	Ingress/Egress: Vera Street

### *Previously Approved Discretionary Permits*

None.

### *Public Safety Issues*

None.

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### III. Analysis

#### Site Plan

The project site includes 18 single-family detached residential units on 1.2 acres for a project density of 15 units per acre. The project provides approximately 34,000 square feet of useable open space that includes a tot lot, common recreation room, balconies, patios, and private yards.

#### Buildings and Architecture

The project includes four different exterior models that alternate throughout the site. The three-story units are an average of 2,300 square feet in size and have the option to accommodate up to four bedrooms. The two craftsman-style designs feature tile roofs with multi-level roof lines, stucco exterior, stone veneer, wood railing, wood shutters, and accent front doors. The two Mediterranean-style designs feature tile roofs with multi-level roof lines, stucco exterior, accent tiles, wrought iron railing, wood shutters, and accent front doors.

#### Landscaping and Fencing

The proposed landscape plan features water efficient design that includes eight species of trees, 32 species of shrubs and four species of vines across the project site. Hedges and trees will provide screening along all property lines will provide screening for adjoin single-story residence to the north, west and south. In addition, all planting and irrigation shall comply with applicable water conservation limits.

The project also includes a six-foot high perimeter block wall along the perimeter. The proposed wall along Vera Street will include a stone veneer and concrete cap to complement the sign. A 30-foot landscape buffer screens the units from the street.

#### Access and Parking

Access to the project site from Vera Street is provided via one shared private driveway. No vehicle parking will be allowed in the driveway to facilitate Fire Department emergency vehicle response access. Each unit includes 2 garage spaces and one guest space for a total of 54 parking spaces.

#### Subdivision

The project proposes to subdivide one existing lot into 18 condominium lots. The condominium lots would range in size from 1,811 to 2,327 square feet in size. The subdivision also sets aside common lots for open space, a private driveway and fire lane, and water retention basins. Vesting Tentative Tract Map No. 72852 was reviewed by LA County Department of Public Works and resulted in the issuance of a letter dated May 28, 2015 (attached) determining that the proposed Vesting Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and recommending conditions for the final map approval.

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### Public Outreach

On January 14, 2015, the applicant hosted an open house with the adjacent property owners for an estimated 40 attendees. Construction work hours, noise, and dust were the major concerns. Otherwise, the neighbors supported the project and appreciated the opportunity to review the plans in advance.

### Required Findings: Site Plan and Design Review

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

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

All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

### Required Findings: Conditional Use Permit

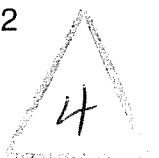
Pursuant to Section 9172.21(D), Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.21(D) can be made in the affirmative.

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#### IV. Environmental Review

Pursuant to Section 15332 (In-Fill Development Projects), of the California Environmental Quality Act (CEQA) Guidelines the proposed 18- unit residential condominium units are considered an in-fill development project that is not expected to generate significant adverse effects on the environment and is therefore categorically exempt from CEQA.

#### V. Public Notice

Public notice was posted to the project site on July 22, 2015. Notices were mailed to property owners and tenants within 500 feet and interested persons on July 30, 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. 1552-14, Conditional Use Permit No. 961-14 and Vesting Tentative Tract Map No. 72852; and
- **WAIVE** further reading and ADOPT Resolution No. 15-\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1552-14, CONDITIONAL USE PERMIT NO. 961-14 AND VESTING TENTATIVE TRACT MAP NO. 72852 FOR 18 RESIDENTIAL CONDOMINIUM UNITS LOCATED AT 21801 VERA STREET."

#### VII. Exhibits

1. Site Map
2. Development plans
3. Draft Resolution
4. LA County Public Works letter dated May 28, 2015

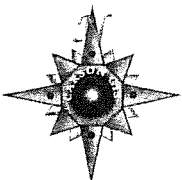
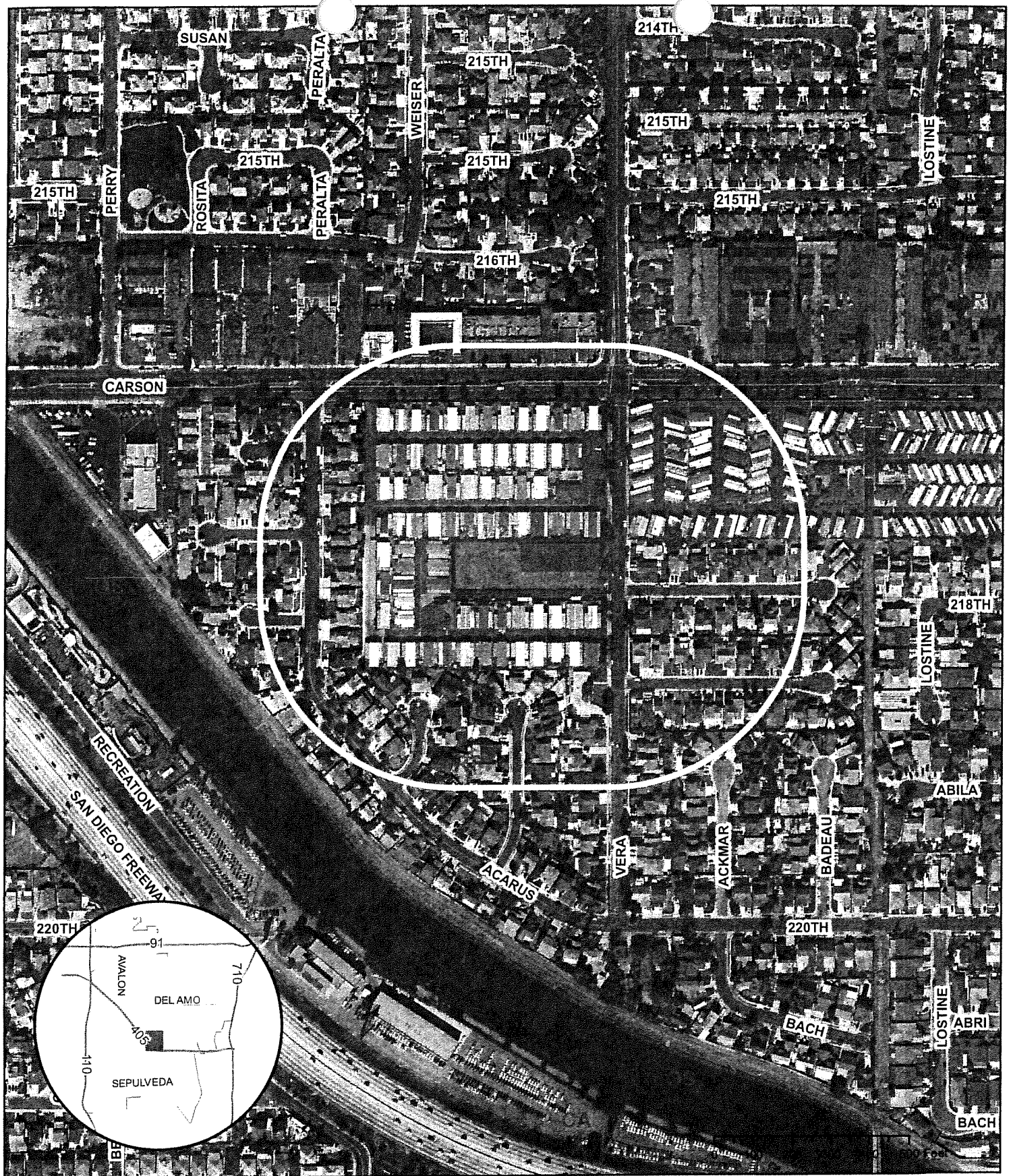
Prepared and Approved by: \_\_\_\_\_

Richard A. Rojas, AICP, Senior Planner

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City of Carson  
500 Foot Radius Map  
21801 Vera Street

EXHIBIT NO. 01

Date Printed: Wednesday, July 15, 2015

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW  
NO. 1552-14, CONDITIONAL USE PERMIT NO. 961-14 AND  
VESTING TENTATIVE TRACT MAP NO. 72852 TO DEVELOP 18  
RESIDENTIAL CONDOMINIUM UNITS LOCATED AT 21801  
VERA STREET**

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

**Section 1.** An application was duly filed by the applicant, Mark Mullin, with respect to real property located at 21801 Vera Street, and described in Exhibit "A" attached hereto, requesting the approval to develop 18 residential condominium units to be located within the RM-25 (Residential Multiple Family-25 units per acre) zoning district.

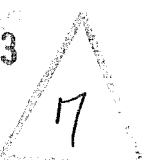
A public hearing was duly held on August 11, 2015, at 6:30 P.M. at City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**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 project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential and commercial uses and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) Interior circulation and street access is not anticipated to generate significant adverse effects to adjacent public streets based on the city's Traffic Engineer review. The subject property is located in a residential area with commercial uses to the east.
- d) There are no signs intended for the proposed project. Business signs will be reviewed and approved by staff administratively for conformance with requirements in the Carson Municipal Code (CMC).
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the CMC.

**EXHIBIT NO. 03**





- f) The use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(D), "Conditional Use Permit," and Section 9172.23 (D), "Site Plan and Design Review," can be made in the affirmative.
- g) The proposed Vesting Tentative Tract Map No. 71493 was reviewed by the LA County Department of Public Works after which it was determined that the proposed map meets the requirements of local ordinances and the State Subdivision Map Act. Adequate conditions were prepared for final map approval.
- h) Approval of the proposed project is also consistent with the General Plan Housing Element goals and policies encouraging the development of moderate income housing within the city of Carson.

**Section 4.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines and is therefore categorically exempt.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1552-14, Conditional Use Permit No. 961-14 and Vesting Tentative Tract Map No. 72852 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 11<sup>th</sup> DAY OF AUGUST, 2015.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**

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**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1 OF PARCEL MAP NO. 25334, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 316 PAGES 43 AND 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7328-005-016



**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1552-14**  
**CONDITIONAL USE PERMIT NO. 961-14**  
**VESTING TENTATIVE TRACT MAP NO. 72852**

**GENERAL CONDITIONS**

1. If building permits for Design Overlay Review No. 1552-14 and Conditional Use Permit No. 961-14, are not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and 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. The owner/applicant shall comply with LA County Department of Public Works letter dated May 28, 2015, regarding recommended conditions for final map approval for proposed Vesting Tentative Tract Map No. 72852.
15. 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, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1552-14, Conditional Use Permit No. 961-14 and Vesting Tentative Tract Map No. 72852. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter or pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

### **AESTHETICS**

16. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
17. 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.
18. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
19. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
20. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

### **LANDSCAPE/IRRIGATION**

21. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 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.

23. 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.
24. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
25. The proposed irrigation system shall include best water conservation practices.
26. 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**

27. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
28. 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.

### **TRASH**

29. Trash collection shall comply with the requirements of the City's trash collection company.
30. 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**

31. 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.
32. 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.

33. 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.
34. 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.

### **ENVIRONMENTAL**

35. In reference to the Phase II Environmental Site Assessment published conducted by Stantec, dated July 9, 2013, the applicant shall excavate soil in the vicinity of boring location B-8, south of the former oil storage area, to remove affected soil.

### **ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

#### ***General Conditions***

35. 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.
36. A construction permit is required for any work to be done in the public right-of-way.
37. 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.
38. The Developer shall pay \$5,476/unit in Park and Recreation Fees prior to the Final Map.

#### ***Prior to Issuance of Grading Permit***

39. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
40. 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***

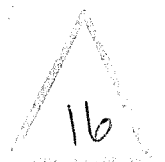
41. A Covenant and Agreement for an existing easement shall be recorded with the Los Angeles County Recorder's office. Said document shall indicate all easements.

42. 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
43. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
44. 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.
45. Provide proof of Worker's Compensation and Liability Insurance.
46. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.
47. 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.
48. Required to comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and storm water quality plan.
49. 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.
50. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
51. 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.
52. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.



### ***Prior to Issuance or Certificate of Occupancy***

53. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
54. 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.
55. 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.
56. 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.
57. Comply with mitigation measures recommended by the water purveyor.
58. 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.
59. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Vera Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
60. Replace any missing sidewalk areas located within the public right-of-way along Vera Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
61. 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.
62. Modify existing driveways within the public right of way along Vera 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.
63. 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.



64. Plant approved parkway trees on locations where trees in the public right of way along Vera Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
65. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Vera Street abutting this proposed development.
66. Install street lights (if required) on concrete poles with underground wiring in the public right-of-way along Vera 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.
67. Install striping and pavement legend per City of Carson standard.
68. 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.
69. 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)
70. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

## **FIRE DEPARTMENT**

71. Fire Department apparatus as noted on the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
72. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the fire code.
73. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
74. Provide approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE. Signs shall have a minimum

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dimension of 23 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire department apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector.

75. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
76. Submit three copies of the final map to the County of Los Angeles Fire Department Fire prevention Land Development Unit for review and approval prior to recordation.
77. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
78. The required fire flow for the public fire hydrants on this residential development in 1250 gallons per minute at 20 psi for the duration of 2 hours, over and above maximum daily domestic demand.
79. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
80. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval.
81. Vehicular access shall be provided and maintained serviceable throughout construction.

#### **SHERIFF DEPARTMENT**

82. The applicant shall install and maintain a recorded video system with 24-hour monitoring to serve as a deterrent to criminal and nuisance activity and aid in the investigation of any crimes committed on site.

#### **BUSINESS LICENSE DEPARTMENT – CITY OF CARSON**

83. Per Section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

## CONDOMINIUMS

67. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
68. The multi-family project shall conform to all the development standards as outlined in Section 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
69. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.
70. All air conditioners shall be screened from public view.
71. All Conditions of Approval shall be contained within the CC&Rs.
72. All alleys shall be of concrete material.
73. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map (condominiums).
74. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.

### QUALITY ASSURANCE (CONDOMINIUMS ONLY)

75. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
  - a. The developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
  - b. The above condition shall be reflected in the project's CC&Rs as approved by the City Attorney's office.

- c. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- d. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- e. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
- f. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.
- g. The property shall be maintained in good order at all times. If said property is not maintained, the city of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 28, 2015

IN REPLY PLEASE  
REFER TO FILE

LD-3

Mr. Saied Naaseh  
Associate Planner  
City of Carson  
701 East Carson Street  
Carson, CA 90749-2224

Dear Mr. Naaseh:

### TRACT NO. 72852 (REVISION 1)

We completed the review for Tract No. 72852 (Revision 1), and it appears to meet the requirements of local ordinances and the State Subdivision Map Act.

We recommend the following for inclusion in the conditions of the final map.

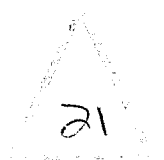
#### Drainage

1. Comply with the approved hydrology report by the County of Los Angeles, Department of Public Works, Land Development Division dated April 22, 2015. The hydrology study must be approved by the City of Carson prior to submittal of improvement plans. This is required to the satisfaction of Public Works' Land Development Division prior to the filing of the final map.
2. Comply with the water quality requirements to the satisfaction of the City.

#### Geology/Soils

1. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of Public Works' "Manual for Preparation of Geotechnical Reports." The manual is available at <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

EXHIBIT NO. 04



**Geology/Soils** (cont.)

2. At the grading plan stage, submit plans to Geotechnical and Materials Engineering Division (GMED) for verification of compliance with County codes and policies.

**Grading**

**Requirements Prior to Grading Plan Approval:**

1. Provide approval of:
  - a. The grading plan by GMED.
  - b. Permits and/or letters of nonjurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board (RWQCB); State of California Department of Fish and Wildlife (USF&W); State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

**Requirements Prior to Final Map Recordation:**

2. Submit a grading plan for approval. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, Water Quality and Low-Impact Development devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or Covenant, Conditions, and Restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.
4. Record a deed restriction to hold future owners responsible for maintaining LID devices and drainage devices without obstruction flows from off-site.

**Road**

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.





**Road** (cont.)

2. Construct new driveways to the satisfaction of the City Engineer.
3. Repair any improvements damaged during construction to the satisfaction of the City Engineer.
4. Plant street trees along the property frontage on Vera Street to the satisfaction of the City Engineer. Existing trees in right of way shall be removed and replaced if not acceptable as street trees.
5. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of the City Engineer
6. Underground all existing service lines and distribution lines that are less than 50 kilo vaults and new utility lines to the satisfaction of the City Engineer and Southern California Edison.
7. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of the City Engineer or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City Engineer.
8. Comply with the following street lighting requirements:
  - a. Provide street lights on wood poles with underground wiring, along the property frontage on Vera Street, to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to Public Works' Traffic and Lighting Division, Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing lighting district. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the lighting district to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

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**Road** (cont.)

- i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - ii. Provide business/property owner's name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - iii. Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section with any questions or map requirements at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting the Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the lighting district and all street lights in the development, or the current phase of the development, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights on gated private and future street(s).

**Sewer**

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

**Sewer** (cont.)

2. A sewer area study for the proposed subdivision (PC 14-4ASCRSN, dated February 12, 2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.
5. Sewer reimbursement charges as determined by the County of Los Angeles's Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

**Water**

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the water purveyor for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of the City Engineer.

**Water** (cont.)

4. Submit landscape and irrigation plans with a landscape area greater than 2,500 square feet in accordance with the Water Efficient Landscape Ordinance. Depict all line-of-sight easements on the landscaping and grading plans.
5. Install a separate water irrigation system for recycled water use per landscape plans.
6. If necessary, install an off-site recycled water mainline, per landscape plans, to serve this subdivision to the satisfaction of the City Engineer.
7. The recycled water irrigation systems shall be designed and operated in accordance with all local and State codes as required per AB 1881.

**Subdivision**

1. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a condominium project for 18 units.
2. Provide a numeric number for all lots.
3. Label driveways and multiple access strips as private driveways and fire lanes and delineate them on the final map to the satisfaction of the City Engineer.
4. If required, provide a suitable turnaround and label the driveway as a private driveway and fire lane on the final map to the satisfaction of the Fire Department.
5. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of a homeowners' association, comprised of the owners of the parcels and those responsible for the maintenance of the common areas.
6. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, maintenance purposes, and etc., over the common driveway in document to the satisfaction of the City Engineer.
7. If applicable, relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.

**Subdivision** (cont.)

8. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
9. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
10. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
11. Within 30 days of the approval date of this land use entitlement, or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (minor land divisions) or \$5,000 (major land divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use permits, tentative tract and parcel maps, vesting tentative tract and parcel maps, Oak Tree permits, specific plans, General Plan amendments, zone changes, CEQA Mitigation Monitoring programs, and regulatory permits from State and Federal agencies (State of California Department of Fish and Wildlife, Army Corps, State of California Regional Water Quality Control Board, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design; engineering studies; highway alignment studies; and tract/parcel map boundary, title, and easement issues. When 80 percent of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.

Mr. Saied Naaseh  
May 28, 2015  
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A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the final map:

The City Council hereby determines that division and development of the property in the manner set forth on the map of Tract No. 72852 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the tract.

Upon approval by the City, please forward a copy of the conditions of the final map approval to the County of Los Angeles Department of Public Works for our use.

If you have any questions, please contact Mr. Henry Wong of Public Works' Land Development Division, Entitlement and CEQA Section, at (626) 458-4910 or [hwong@dpw.lacounty.gov](mailto:hwong@dpw.lacounty.gov).

Very truly yours,

GAIL FARBER  
Director of Public Works



*feh* ANTHONY E. NYIVIH  
Assistant Deputy Director  
Land Development Division

HW:tb

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