



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 24, 2015

SUBJECT: Design Overlay Review No. 1566-15  
Conditional Use Permit No. 975-15

APPLICANT: Matt Garland  
18321 S. Western Avenue, Suite C  
Gardena, CA 90248

REQUEST: To demolish an existing one-story multiple-family dwelling unit and two detached garages with a new two-story, 3-bedroom multiple-family dwelling with three two-car garage and related site improvements within the RM-12-D (Residential, Multi-family – 12 units/acre – Design Overlay) zone.

PROPERTY INVOLVED: 259 W. 220<sup>th</sup> Street

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#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	

***Item No. 10B***

## **I. Introduction**

### *Property Owner/Applicant:*

Mat Garland, 18321 S. Western Avenue, Gardena, CA 90248

[mattgdi@gmail.com](mailto:mattgdi@gmail.com)

### *Project Address*

259 W. 220<sup>th</sup> Street (APN 7343-016-038)

### *Project Description*

The applicant is requesting approval of Design Overlay Review No. 1566-15 and Conditional Use Permit No. 975-15. The proposal includes demolishing three existing structures totaling 1,596 square feet (a 576-square-foot single-story dwelling, 540-square-foot 3-car garage, and a 360-square-foot garage with an attached 120-square-foot shed); and build a new two-story, 1,572-square-foot multiple-family dwelling consisting of a 3-bedrooms with over three two-car garages with storage, utility and laundry rooms on a site.

### *Current Improvements*

The site is currently improved with existing dwellings, garages, driveways, and landscaping.

### *Previous Proposals/Approved Discretionary Permits*

None.

### *Public Safety Issues*

In 2014, the applicant purchased the property and assumed responsibility through a property remediation agreement (PRA) with the City contingent upon abating all noted violations listed on the residential property report (RPR) correction checklist. To bring the property completely into conformance, the applicant proposes to demolish the dilapidated dwelling (21934 Moneta Ave) and the two garages with a shed facing 220<sup>th</sup> Street and construct a new two-story multiple-family dwelling (255 W. 220<sup>th</sup> Street).

## **II. Background**

### *Project Site and Surrounding Land Uses*

The project site is located on the northeast corner of 220<sup>th</sup> Street and Moneta Avenue within a residential neighborhood. The surrounding single-family dwellings and multiple-family dwellings were predominantly built in the mid-century.

Based from Building and Safety and Los Angeles County Assessor records, the dwellings and garages were built in the mid-century. The property consists of four dwellings, three detached garages, and a shed.

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Site Information	
Existing General Plan Land Use Designation	Medium Density
Existing Zone District	RM-12-D (Residential, Multi-family – 12 units/acre – Design Overlay)
Site Size	0.35 acres
Present Use and Development	Multiple-Family Dwellings
Surrounding Uses/Zoning	<u>North</u> : Single-family dwelling, Filipino Community Church within the RM-12-D zone and single-family dwellings within the RS zone; <u>South</u> : Single-Family Residences zoned RS; <u>East</u> : Single-family and multiple-family dwellings zoned RM-12-D; and <u>West</u> : Single-family and multiple-family dwellings and Steven White Middle School zoned RM-25-D and RS.
Access	Ingress/Egress: 220 <sup>th</sup> Street and Moneta Avenue

### III. Analysis

#### *Multiple-Family Dwelling Development Standards*

The proposed dwelling and related site improvements have an integrated design making it compatible with the residential neighborhood and the existing on-site dwellings.

As a result of this project, public right-of-way improvements modifying the driveway approaches and corner wheelchair ramp access at 220<sup>th</sup> Street and Moneta to comply with current American Disabilities Act (ADA) accessibility standards are being provided.

The project complies with the required setbacks, height, density, and design criteria pursuant to the Zoning Code and the General Plan.

#### *Building and Architecture*

The proposed project's architectural character exhibits a compatibility with the design of the existing on-site residential structures and the adjoining residential neighborhood. The façade wall surface features changes in textures and materials that add a variety of depths to the wall plane. More specifically, the façade wall surface is articulated with stucco, stone veneer and through the use of window trim treatments, shutters and variation in window sizes. The three, 2-car garages have decorative garage doors and are seamlessly integrated into the new building.

### *Landscaping*

The landscape plant palette maximizes the use of drought-tolerant species and includes three different types of trees and shrubs and ground cover. There are two existing pine trees located within the front yard, two new King Palm trees are proposed on-site and two new trees within the parkways adjacent to Moneta Avenue and 220<sup>th</sup> Street abutting the project site.

### *Parking*

The project is compliant with the parking requirements for a multiple-family dwelling project. Four 2-car garages and three guest parking spaces are provided.

### *Access and Parking*

Access to the project site is provided via two 26-foot-wide driveways: one from to 220<sup>th</sup> Street and the other from to Moneta Avenue. The sidewalk area at the corner of 220<sup>th</sup> Street and Moneta Avenue will be modified and improved to comply with current American Disabilities Act (ADA) accessibility standards. The proposed parking and site access areas have been reviewed by the Traffic Engineer and the Los Angeles Fire Department and were deemed as acceptable and in compliance.

## **IV. Environmental Review**

Pursuant CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines the proposed project is categorically exempt and there is no substantial evidence that the project may have a significant effect on the environment.

## **V. Public Notice**

Public notice was posted to the project site on November 4, 2015. Notices were mailed to property owners and occupants within 500 feet on November 5, 2015. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

## **VI. Recommendation**

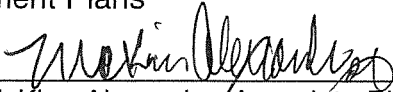
That the Planning Commission:

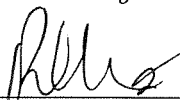
- **APPROVE** Design Overlay Review No. 1566-15 and Conditional Use Permit No. 972-15 subject to the conditions of approval attached as Exhibit “B” to the Resolution.
- **WAIVE** further reading and **ADOPT** Resolution No. 15-\_\_\_, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1566-15 and CONDITIONAL USE PERMIT NO. 972-15 TO DEMOLISH AN EXISTING DWELLING AND TWO DETACHED GARAGES AND CONSTRUCT A 1,572 SQUARE-FOOT, TWO-STORY, THREE BEDROOM MULTIPLE-FAMILY DWELLING WITH THREE 2-CAR GARAGES AND RELATED SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 259 W. 220<sup>th</sup> Street.”

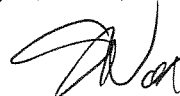
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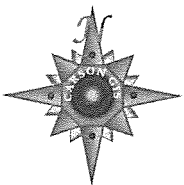
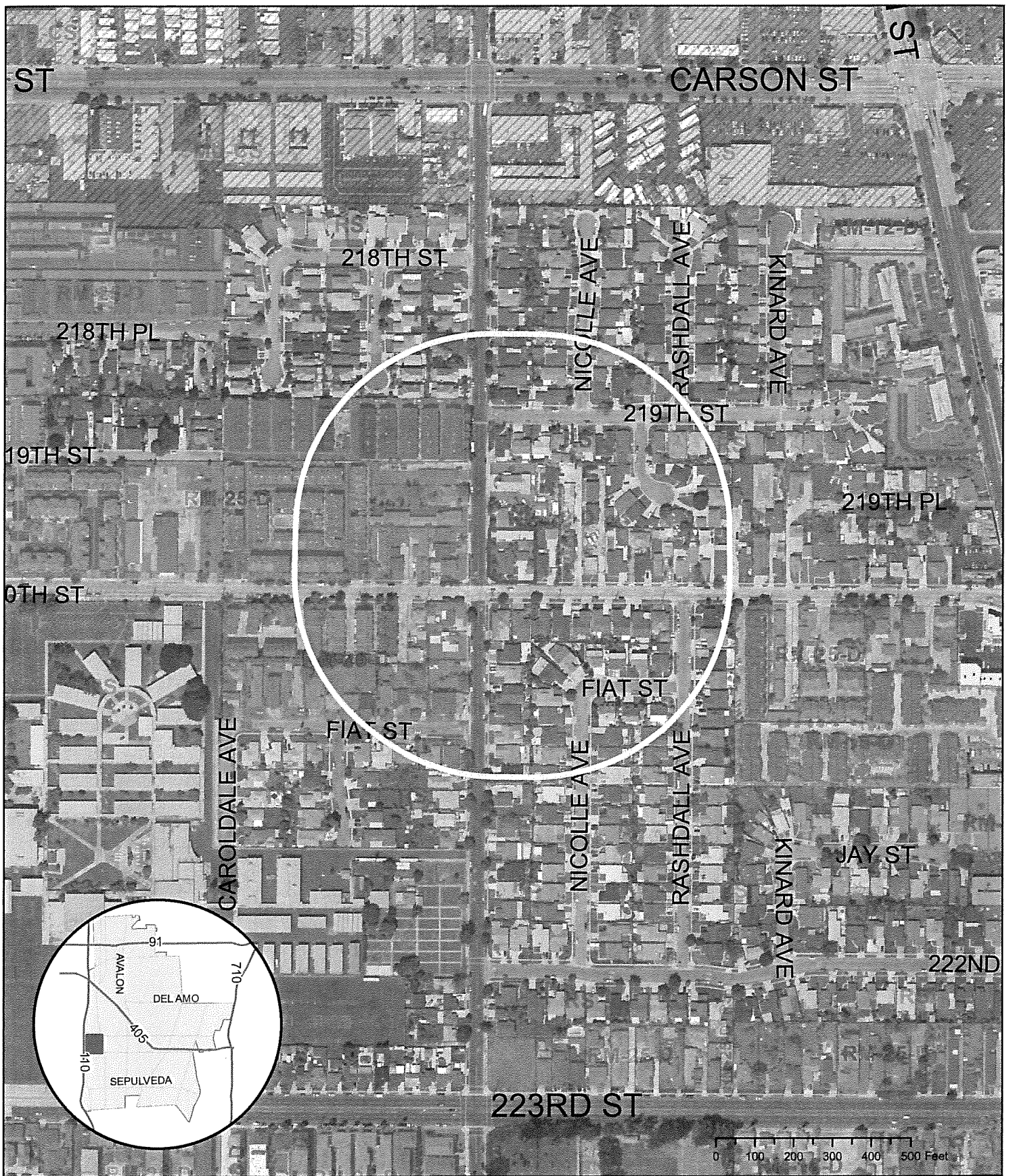
**VII. Exhibits**

1. Site Map
2. Draft Resolution
3. Development Plans

Prepared by:   
McKina Alexander, Associate Planner

Reviewed by:   
Richard Rojas, AICP, Senior Planner

Approved by:   
Saied Naaseh, Planning Manager



City of Carson  
500 Foot Radius Map  
259 W. 220th St

EXHIBIT NO. 001

Date Printed: Wednesday, July 01, 2010

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1566-15 and CONDITIONAL USE PERMIT NO. 972-15 TO DEMOLISH AN EXISTING DWELLING AND TWO DETACHED GARAGES AND CONSTRUCT A 1,572 SQUARE-FOOT, TWO-STORY, THREE BEDROOM MULTIPLE-FAMILY DWELLING WITH THREE 2-CAR GARAGES AND RELATED SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 259 W. 220<sup>th</sup> 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 and property owner, Matt Garland, with respect to real property located at 259 W. 220<sup>th</sup> Street and described in Exhibit "A" attached hereto, requesting the approval to demolish three existing structures totaling 1,596 square feet (a 576-square-foot dwelling, 540-square-foot 3-car garage, and a 360-square-foot garage with an attached 120-square-foot shed) and construct a 1,572 square-foot, two-story, three bedroom multiple-family dwelling with three 2-car garages and related site improvements located within the RM-12-D (Residential Multiple Family-12 units per acre-Design Overlay) zoning district. The request includes:

- Design Overlay Review (DOR) No. 1566-15 for construction of new multiple-family dwellings; and
- Conditional Use Permit (CUP) No. 986-15 for multiple-family dwellings on lots 50 feet wide or greater.

A public hearing was duly held on November 24, 2015, at 6:30 P.M. at City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** In regards to CMC Section 9172.23 Site Plan and Design Review, the Planning Commission finds that:

- a) The proposed project is compatible with the General Plan and surrounding uses. The proposed project is identified in the zoning code as a permitted use for this zoning designation subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with single-family and multiple-family dwellings 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) There will be adequate street access and traffic capacity for the proposed multiple-family residential use. 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 neighborhood. Public right-of-way improvements modifying the driveway approaches and sidewalk area at the corner of 220<sup>th</sup> Street and Moneta are provided to comply with current American Disabilities Act (ADA) accessibility standards.
- e) The proposed DOR application to permit multiple-family residential units meets the goals and objectives of the General Plan and would be consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Site Plan and Design Review Section 9172.23 (D) can be made in the affirmative.

**Section 3.** In regards to CMC Section 9172.21 Conditional Use Permit, the Planning Commission finds that:

- a) The proposed project is compatible with the General Plan and surrounding uses. The proposed project is identified in the zoning code as a permitted use for this zoning designation subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with single-family and multiple-family dwellings and the proposed project is compatible with the neighborhood.
- b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c) There will be adequate street access and traffic capacity for the proposed multiple-family residential use. 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 neighborhood. Public right-of-way improvements modifying the driveway approaches and sidewalk area at the corner of 220<sup>th</sup> Street and Moneta are provided to comply with current American Disabilities Act (ADA) accessibility standards.
- d) There will be adequate water supply for fire protection for the proposed use, as confirmed by the local water utility provider.
- e) 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.
- f) The proposed CUP application to permit multiple-family residential units meets the goals and objectives of the General Plan and would be consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Conditional Use Permit Section 9172.21 (D) can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15303, Class 3 (New





Construction or Conversion of Small Structures) 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. 1556-15 and Conditional Use Permit No. 972-15 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 24<sup>th</sup> DAY OF NOVEMBER 2015.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**

**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1556-15**  
**CONDITIONAL USE PERMIT NO. 972-15**

**GENERAL CONDITIONS**

1. If building permits for Design Overlay Review No. 1556-15 and Conditional Use Permit No. 972-15, 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. Indemnification. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to



attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1556-15 and Conditional Use Permit No. 972-15. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by 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 City shall have no liability to the applicant.

## **AESTHETICS**

15. Texture treatment, such as stucco paint and stone veneer shall be incorporated into building facades, subject to the Planning Division approval.
16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

## **LANDSCAPE/IRRIGATION**

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



23. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
24. The proposed irrigation system shall include best water conservation practices.
25. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.

#### **PARKWAY LANDSCAPE/IRRIGATION**

26. Prior to Issuance of building permit, select a tree specimen from the approved list of Parkway trees in the Carson Municipal Code and obtain approval from Public Works for the proposed new trees within the existing parkways adjacent to 220<sup>th</sup> Street and Moneta Avenue located in front of the proposed site.
27. Plant new trees within the parkways adjacent to 220<sup>th</sup> Street and Moneta Avenue.
28. No synthetic lawn, gravel or stone within the parkway. Utilize organic mulch.
29. Plant materials shall not be poisonous, grow taller than 18 inches and have no protruding stiff spines, thorns, or needles.
30. The parkway must include low ground cover to allow pedestrians to pass through.
31. Install automated water efficient drip or subsurface irrigation system that does not spray water into the street or cause water to run into the street.

#### **LIGHTING**

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

34. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

#### **TRASH**

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

36. Trash and recycling areas shall be provided in accordance with Sections 9164.2 and 9164.4 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

## **UTILITIES**

37. 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.
38. 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.
39. 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.
40. 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**

41. Submit application to update the address assignment for all residential structures on-site.

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

### ***General Conditions***

42. 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.
43. A construction permit is required for any work to be done in the public right-of-way.
44. Compliance with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.

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

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



46. Show any improvements within the public right-of-way (e.g. driveways, sidewalk, parkway drains, trees, curb/gutter) on the grading plan for review and obtain approval from the City of Carson Engineering Division.

***Prior to Issuance of Building Permit***

47. The Developer shall comply with applicable LID requirements (CMC 5809) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.
48. Additional Right-Of-Way is required beyond the existing right-of-way line. Dedicate 5 feet of additional right-of-way abutting the development along Moneta Avenue. The new Right-of-Way line shall be 24.5 feet from the existing centerline. The developer shall prepare and submit legal description for the required dedication for review and approval of the City Engineer and Recordation with the Los Angeles County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of the building permit.
49. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all required improvements in the public right-of-way for review and approval by the City Engineer. A copy of the approved conditions of approval must be attached to the plans when submitted.

a) Street Improvements along Moneta Avenue and 220<sup>th</sup> Street.

50. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services prior to approval of the Final Map.
51. 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.
52. Provide proof of Worker's Compensation and Liability Insurance.

***Prior to Issuance of 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. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Moneta Avenue and 220<sup>th</sup> Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.



55. Remove and replace any broken/damaged driveway approach within the public right of way along Moneta Avenue and 220<sup>th</sup> Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
56. Modify existing driveways within the public right of way along Moneta Avenue and 220<sup>th</sup> 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.
57. 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 20 feet.
58. Install, modify existing wheelchair ramp at the corner of Moneta Avenue and 220<sup>th</sup> Street per City of Carson Standard, and in compliance with the American Disability Act (ADA) requirements.
59. Plant approved parkway trees on locations where trees in the public right of way along Moneta Avenue and 220<sup>th</sup> Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
60. 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.
61. 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.

## **FIRE DEPARTMENT**

62. 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.
63. 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.



**BUSINESS LICENSE DEPARTMENT – CITY OF CARSON**

64. All parties involved in the subject project located at 259 W. 220<sup>th</sup> Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

