



CITY OF CARSON
PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 28, 2019

SUBJECT: Design Overlay Review (DOR) No. 1743-18
Tentative Tract Map (TTM) No. 82395-18
Specific Plan (SP) No. 17-18

APPLICANT: Brandywine Homes, Inc.
16580 Aston
Irvine, CA 9606

PROPERTY OWNER: City of Carson
701 East Carson Street
Carson, CA 90745

REQUEST: Consider approval of Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18, and recommending that the City Council adopt Specific Plan No. 17-18 and Mitigated Negative Declaration to develop a 38-unit condominium project on a 1.6 acre- project site at 1007 East Victoria Street.

PROPERTY INVOLVED: 1007 East Victoria Street

AYE	NO		AYE	NO	
		Chairman Pimentel			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Rahman
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

Item No. 6A

I. **Introduction**

Property Owner

City of Carson
701 East Carson Street
Carson, Ca 90745
(949) 296-2400

Applicant

Brandywine Homes, Inc.
16580 Aston
Irvine, Ca 92606

Representative

Alex Hernandez
Brandywine Homes, Inc
(949) 296-2400
alex@brandywine-homes.com

II. **Project Description**

The applicant requests the approval of Design Overlay Review No. 1743-18 and Tentative Tract Map No. 82395-18; and recommendation of approval to the City Council for Specific Plan No. 17-18 (Brandywine Specific Plan) to develop a new 38-unit condominium residential development and related site improvements. The project site is located on the north side of East Victoria Street, directly across from California State Dominguez Hills. In addition, the project site is conveniently located approximately 0.4 miles south of California State Route 91 and approximately 1.63 miles east of the I-110

Project Site and Surrounding Land Uses

The project site is located along the northern edge of the City of Carson. The site is located north of East Victoria Street, and between South Avalon Boulevard and South Central Avenue. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Existing: High Density Residential (up to 25 DU/ac) Proposed: No Changes to General Plan Land Use
Zone District	SP-4 Dominguez Hills Specific Plan (up to 25 du/acre) Proposed: "Brandywine" Specific Plan zone (up to 25 du/ac);
Site Size	~69,696 SF (or 1.6 acres)
Present Use and Development	Vacant
Surrounding Uses/Zoning	North: Specific Plan – Single-Family Residential South: California State University Dominguez Hills. East: Specific Plan – Single-Family Residential West: Single-Family Residential



Previously Approved Discretionary Permits

The project site was previously mapped as Lot 11 of Tract No. 52103, as a part of SP 4-93.

Public Safety Issues

None.

III. Analysis

Background

The project site is a vacant lot designated as Lot 11 in the existing Dominguez Hills Village Specific Plan (SP-4). The original Specific Plan was designed for residential, child care, neighborhood retail, industrial and open space uses, and allowed for a maximum buildout of 893 residential units. Since its development in 1996, Dominguez Hills Village has evolved into what is now solely residential uses, built out to only 574 residences ranging from condominiums to single-family. This transition from the original plan of varied uses to purely residential uses has created the appropriate environment for the proposed 38-unit townhome development. The development aligns with the existing uses within the Specific Plan and does not exceed the original proposed buildout of 893 residential units.

Under the original approved Specific Plan, Lot 11 was designated for a 1.6-acre child care center to be developed by K. Hovnanian at Dominguez Hills, Inc. (K. Hovnanian). On February 23, 2007, a Grant Deed (the Deed) was recorded granting The Community Development Center, Inc. (CDC) ownership to the subject property. The Deed was subject to an Executory Limitation which provided the City of Carson (the City) Power of Termination and Right of Re-entry should CDC violate the terms and conditions set forth in the Deed. A condition of the Deed held CDC responsible for the development and use of the subject property as a child care center and related educational facility. The child care facility was to be operative until the relinquishment date set for December 31, 2016. CDC violated the Executory Limitation by neglecting to develop Lot 11 with a childcare facility, and in 2017, a dispute involving the title to the subject property emerged between the City and CDC where the City exercised a power of termination.

The City and CDC settled the dispute pursuant to the terms set forth a Settlement Agreement executed by CDC on July 31, 2017. The Settlement Agreement provided that the City would have the exclusive right to negotiate the sale of the subject property in the name of both the City and CDC. Further, the Settlement Agreement mandated that CDC shall cooperate with executing any documents necessary to transfer title. On June 13, 2018, the City and CDC entered into a Purchase and Sale Agreement to transfer title and ownership to Brandywine Acquisitions Group and set the escrow closing date to June 28, 2019. An amendment was made to the Purchase and Sale Agreement to extend the escrow closing date to August 31, 2019 to accommodate for adequate time needed for the County's Tentative Tract Map review.

Brandywine Homes submitted their entitlement applications in October of 2018 to begin the review of their proposed 38-unit condominium residential development to be constructed on Lot 11 in the Dominguez Hills Village Specific Plan.

Use

Current Improvements

The 1.6-acre site is currently vacant with no existing structures.

Proposed Improvements

Construct a 38-unit residential townhome community with on-grade parking, landscaping, and other associated improvements.

Buildings and Architecture

The residential buildings and associated improvements were designed with a strong and appropriately scaled framework of architectural and landscape elements. The building mass and landscaping throughout the project site are designed to create a sense of unity within on-site elements and with off-site elements, particularly with the existing residential community within the same Specific Plan. High-quality features are proposed through site design (i.e. building orientation and screening), architecture (i.e. mass, scale, form, style, material, and color), and streetscape elements (i.e. lighting and paving materials).

The proposed three story townhome project consists of 38 residential units with approximately 53,000 square feet of total floor area. There will be six (6) buildings with three stories of residential units, with balconies and private open spaces provided on the ground and second floor areas.

The project architecture is reflective of a "Farmhouse" style that is unique to the surrounding area but utilizes architectural elements that will allow the development to be in harmony with the existing community. The proposed building has a maximum height of 35 feet. The building exterior includes vertical and horizontal elements that break up the overall massing and provide visual interest. The current project design reflects revisions made by the Applicant in response to City design review.



Elevations

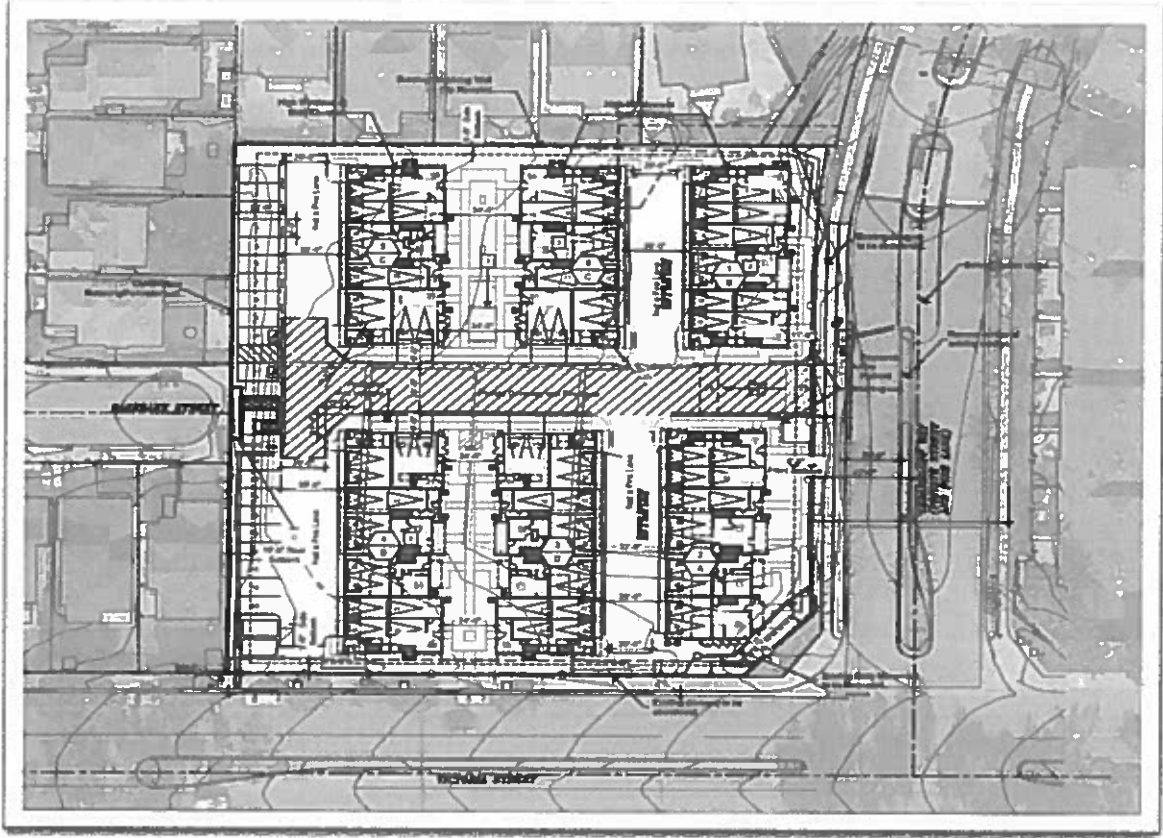


Site Plan

The 1.6-acre project site will consist of 38 residential townhome units organized among six (6) separate buildings, resulting in a project density of 24 units per acre. The project provides approximately 10,480 square feet of useable open space and parking spaces servicing the project are proposed to be attached to the individual units with visitor parking appropriately located on-grade to the west of the property out of the public view.

The site design creates a quality pedestrian atmosphere and the proposed landscaped setback areas along East Victoria Street soften views of the project site and enhance the overall visual quality of the project.

Site Plan



Open Space, Landscaping, and Fencing

Private Open Space

Projects in the Brandywine Specific Plan must provide private open space in accordance with Carson Municipal Code (CMC) Section 9128.15. Each unit's floorplan includes a balcony and/or patio providing individual outdoor open space areas ranging from approximately 61 to 90 square feet.

Common Open Space

The proposed common open space will include approximately 10,380 square feet of publicly accessible landscaped area with outdoor and table seating, a BBQ, turf lawn, a shade structure, waste receptacles, and a bike rack for temporary bicycle parking. Additional amenities will be provided to accommodate for children and pets.

Landscape

The proposed landscape plan features a water efficient design and includes several different plant species across the project site. Lush landscaping including an abundance of evergreen trees and drought tolerant botanicals such as agave, aloe, and coyote brush will be utilized to provide screening along all property lines and screening for the adjoining single-story residences to the north and west, and screening from the public right-of-way on East Victoria Street. In addition, all planting

and irrigation shall comply with the applicable State's Model Water Efficient Landscape Ordinance.

Block Walls and Gates

The project also includes an existing six-foot high block wall to the north of the property, a new six-foot high block wall to the west and south of the property, a two to three-foot block wall with a 42-inch guardrail on top located to the east of the property where buildings 1 and 2 have frontages facing Cedarbluff Way, and a six-foot high metal patio pedestrian access gate located along East Victoria Street.

Access and Parking

One driveway adjacent to Cedarbluff Way provides the primary vehicle access to the project site. Resident parking is provided in attached garages and can be accessed via supplemental driveways branching off of the main driveway, and visitor parking is located to the west of the project site and can be accessed using the main driveway. All parking spaces will be completely screened from public view by use of block walls and landscaping. There are no internal vehicular streets other than the minimal access into the parking garage. The proposed project includes a total of 96 parking spaces: 76 resident spaces and 20 guest parking spaces. Pursuant to the Planning Standards in Section n(3)(a) of the Dominguez Hills Village Specific Plan, "there shall be no access from Lot 11 off or onto Victoria Street." Additionally, provisions set forth in Section 11.3(b) of the covenant (attached) recorded on June 4, 2004 establishes that an easement on Cedarbluff Way is reserved in favor of the subject lot with the purpose of providing access, ingress, egress, and utility service to the lot. To further substantiate easement rights given to Lot 11, a Memorandum of Understanding (MOU) was drafted (attached) and executed between the Dominguez Hills Village Community Association (Association) and Brandywine Homes to establish a working relationship between the Association and Brandywine Homes to make irrefutable the easements for entry/exit from Cedarbluff Way given to Lot 11.

The site design provides a quality pedestrian atmosphere, with landscaped private walkways located away from main driveways, pedestrian access gates along East Victoria Street and Cedarbluff Way, and a communal open space area with seating and amenities provided to residents and visitors to utilize for leisurely activities.

Due to the proximity of the project site to California State Dominguez Hills and Dignity Health Sports Park, residents of the proposed project would be able to access these centers via local sidewalks, promoting pedestrian-oriented and transit-oriented environment.

Subdivision

One existing lot will be subdivided into 38 condominium units ranging from approximately 1,200 to 1,800 square feet in size. The subdivision also sets aside common lots for open space, a private driveway and fire lane.

Tentative Tract Map No. 82395 was reviewed by LA County Department of Public Works (the County) and resulted in the issuance of a letter dated March 18, 2019



with recommended preliminary conditions for final map approval; however, the letter further states that details and notes shown on the tentative map are not necessarily approved, and due to concerns about sewer capacity and incomplete sewer and hydrology studies, the County has deferred recommendation of tentative map approval until a sewer capacity and hydrology study have been thoroughly conducted and demonstrates that the project site will have adequate sewer capacity and meets water quality requirements. In lieu of cancellation or postponement of the Public Hearing to allow time for Brandywine Homes to obtain the required approvals, Brandywine Homes has drafted an Indemnification Agreement (attached) requesting that the City allow the Public Hearing to proceed as scheduled, and that final action on the outstanding items subject to the holds be deferred until the time of consideration of Final Map, except that any approval of the Tentative Map by the Commission may be conditioned in any manner deemed necessary. The Indemnification Agreement was reviewed by the City of Carson Planning and Public Works Staff, Los Angeles County Public Works Staff, and the City Attorney's Office, and has been deemed adequate in indemnifying all parties involved in reviewing the project entitlements.

Specific Plan

Specific plans are planning tools included in state law that allow 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 SP-4 zone; therefore, the applicant proposes the new Brandywine Specific Plan. The following provides development standards outlined in the Brandywine Specific Plan:

Brandywine Specific Plan Zoning Regulations

LOT 11: HOUSING TYPE D DEVELOPMENT STANDARDS		
Topic	Standard	Source^{1,2}
Minimum Lot Area	5,000 sf	Zoning Ordinance §9125.2
Street Access	Primary access via Cedarbluff Way. No access from Victoria Street.	SP 4-93, Page V-92 Planning Standards – a)
Driveway Widths, Approaches, and Sight Distance	Main drive aisle – 26 ft Alley drive aisle- 26 ft with 20 ft choker at intersection with Main drive aisle	SP 4-93, SPA No. 3
Roadway Landscape	15 ft landscape easement along west side of Cedarbluff Way	SP 4-93, Page V-92 Planning Standards – b)



LOT 11: HOUSING TYPE D DEVELOPMENT STANDARDS

Topic	Standard	Source^{1,2}
Minimum Lot Width (Corner Lot)	55 ft	Zoning Ordinance §9125.4
Street Frontage	50 ft	Zoning Ordinance §9125.3
Maximum Lot Coverage	60%	SP 4-93, Page V-92 Descriptive Summary – d)
Minimum Building Setback Requirements Front Yard Side Yard Rear Yard	8 ft for 3-story 5 ft for 3-story 10 ft for 3-story	SP 4-93, SPA No. 3 SP 4-93, SPA No. 3 SP 4-93, SPA No. 3
Maximum Allowable Density	25 du/ac	SP 4-93, SPA No. 3
Maximum Structure Height	3 stories/35 ft	SP 4-93, SPA No. 3
Minimum Space Between Buildings	10 ft between buildings 20 ft front-to-front buildings	Zoning Ordinance §9126.27
Minimum Private Storage	200 cubic feet of lockable storage space per unit	Zoning Ordinance §9128.15 & §9128.54
Minimum Private Open Space Per Unit	77 sf Such space shall have a configuration that would allow a horizontal rectangle or square of a minimum seventy-seven (77) square feet in area and a minimum dimension of five (5) feet eight (8) inches [5'-8] to be placed in said space.	SP 4-93, SPA No. 3
Minimum Common Space Per Unit & Recreational Facilities	140 sf + amenities	SP 4-93, Page V-53 Open Space and Recreation Plan Standards – i)
Parking Spaces	2 covered spaces per unit and ½ guest space per unit	SP 4-93, SPA No. 3
Garage Parking Spaces	Unobstructed minimum interior dimension of 20 ft in width by 20 ft in length.	Zoning Ordinance §9162.41
Garage Parking – Tandem Spaces	Unobstructed minimum interior dimension of 10 ft in width by 37 ft in length.	SP 4-93, SPA No. 3



LOT 11: HOUSING TYPE D DEVELOPMENT STANDARDS

Topic	Standard	Source ^{1,2}
Trash Storage, Enclosures	<p>For residential facilities of more than 12 units, trash areas shall be provided as follows:</p> <p>a. If individual trash areas are provided, the individual trash areas shall be at least 3 ft by 4 ft for each unit, and there shall be 1 additional area of at least 4½ ft by 6 ft.</p> <p>b. If a common trash area is provided, the common trash area shall be at least 4½ ft by 15 ft with an additional 5 sf of trash area for each unit over 13.</p>	Zoning Ordinance §9164.2.C.3
<p>Legend: ft = feet; sf = square feet; du = dwelling unit; ac = acre</p>		
<p>Sources:</p> <ol style="list-style-type: none"> Specific Plan 4-93 as amended through Specific Plan Amendment No. 2 (Ordinance No. 99-1170, September 7, 1999) Carson Municipal Code, Article IX, Planning and Zoning (Zoning Ordinance) 		

The project applicant has taken into consideration the development's proximity to the adjacent properties to the north and to the west. Building heights are set to a maximum of 35 feet due to the grade difference between the lots. As a measure of privacy, the applicants have designed the buildings closest to the existing residences to include high windows on the elevations that are most affected by the privacy concerns. In addition to high windows, the site is also designed to incorporate an abundance of landscaping along the perimeters of the project site to help screen the development from neighboring properties and to provide a measure of noise mitigation.

Since the project entails a Specific Plan Amendment, the proposed project will have its own Specific Plan with separate development standards and amenities, and the community will have its own Homeowner's Association. The project applicant will make clear in the proposed CC&R's that residents and future residents of the development will not have the rights to utilize the existing amenities and recreation areas in Dominguez Hills Village.



IV. Discussion

CFD/DIF Agreement

Brandywine Homes will enter into an Agreement for Development Impact Fees and Community Facilities District participation with the City and will comply with all its requirements. In accordance with this agreement, Brandywine Homes will be responsible for payment of one-time impact fees of \$14,000/dwelling unit. The Project contemplates a 38-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$532,000 (DIF Amount), provided that the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits will be issued prior to the full payment of the DIF Amount.

City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Brandywine Homes has agreed to and shall participate in the CFD No 2018-01 for these purposes so as to offset the ongoing impacts of the Project (the CFD Benefits), in accordance with the CFD Cost Allocation attached as Exhibit "A" to the Agreement for Development Impact Fees and Community Facilities District Participation.

V. 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 was prepared and made available for a public review period from April 26, 2019 through May 26, 2019. The Draft Mitigated Negative Declaration found potentially less than significant impacts of aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, and utilities and service systems. With the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible and below a level of significance.

VI. Public Notice and Community Outreach

Public notice was posted to the project site on May 2, 2019. Notices regarding a community meeting were mailed to property owners and occupants on March 18, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

On March 27, 2019, the applicant hosted a community meeting with the adjacent property owners and occupants. The community meeting was held at the Stevenson Park Community Center in Carson, which is in close proximity to the project site. Notices of the community meeting were sent to all property owners and tenants within 1000 feet from the project site. Approximately 20-30 property owners and/or occupants attended the meeting. A number of concerns were voiced regarding traffic impacts on Cedarbluff Way, screening methods from existing homes adjacent to the



project site, mitigation of noise from construction, and positioning and design of the monument sign located on the southwest corner of Cedarbluff Way and Victoria Street.

The applicant has addressed the issue on traffic impacts on Cedarbluff Way by proposing a modified entry located further from Dominguez Hills Villages exit gate, and provides for a modified median allowing left turn lane into the project which reduces potential vehicle queueing. Construction would take place during the appropriate hours allowed by City code to mitigate any potential noise impact during hours inappropriate for construction.

City staff considers the proposed project and to be consistent with the existing Dominguez Hills Village Specific Plan and surrounding community. The applicant believes that the proposed project represents an attractive high density development, with favorable design components that align with the existing surrounding communities. The applicant also recognizes that the site plan is setback from the from the street, to create a more neighborhood-friendly facade.

VII. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18 subject to the conditions of approval attached as Exhibit "B" to the Resolution and contingent upon City Council approval of, Specific Plan No. 17-18, and Mitigated Negative Declaration; and
- **RECOMMEND APPROVAL** Specific Plan No. 17-18, and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration for the Project to the City Council; and
- **WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-___, ENTITLED "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1743-18, TENTATIVE TRACT MAP NO. 82395-18, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT SPECIFIC PLAN NO. 17-18 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 38-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON A 1.6-ACRE PROJECT SITE AT 1007 EAST VICTORIA STREET."**

VIII. Exhibits

- | | |
|-----------------------------------|--------------------------------|
| 1. Development Plans | 4. Indemnification Agreement |
| 2. Specific Plan | 5. Memorandum of Understanding |
| 3. Mitigated Negative Declaration | 6. Draft Resolution |

Prepared by: Nancy Mith, Planner

Planning Commission Staff Report
May 28, 2019
Brandywine Specific Plan



1. PROJECT SUMMARY

a. Project Location

The site is approximately 1.57 acres and is located at 1007 East Victoria Street (Assessor's Parcel Numbers [APN] 7319-03-8900).

Regional access to the project site is provided via the Redondo Beach/Artesia Freeway (State Route 91 [SR-91]), the San Diego Freeway (Interstate 405 [I-405]), the Harbor Freeway (I-110), and the Long Beach Freeway (I-710).

Local access to the project site will be provided via East Victoria Street and Cedarbluff Way.

b. Project Summary

The project is a 38-unit townhome community distributed among six three-story buildings (Building Numbers 1 through 6); refer to Figure XI-1, Site Plan.

Building Type and Height

A total of four separate building types (Building Types A through D) are provided for Building Numbers 1 through 6, as shown in Figure XI-2a through Figure XI-2d. Elevations of each building type are shown in Figure XI-3a through Figure XI-3d. In addition, the offset elevation for Building Type D is shown in Figure XI-4a and Figure XI-4b, and a section view of Building Type D is shown in Figure XI-5.

Building Types A through D will range in size from 12,342 to 14,884 square feet with a maximum building height of 35 feet.

Building Number	Building Type	Gross Area ¹	Number of Units
1	B	12,383 sf	6
2	A	13,534 sf	6
3	D	14,884 sf	7
4	D	14,884 sf	7
5	C	12,342 sf	6
6	C	12,342 sf	6
Note 1. Gross Area includes garages, storage and wall thickness.			Total Units: 38

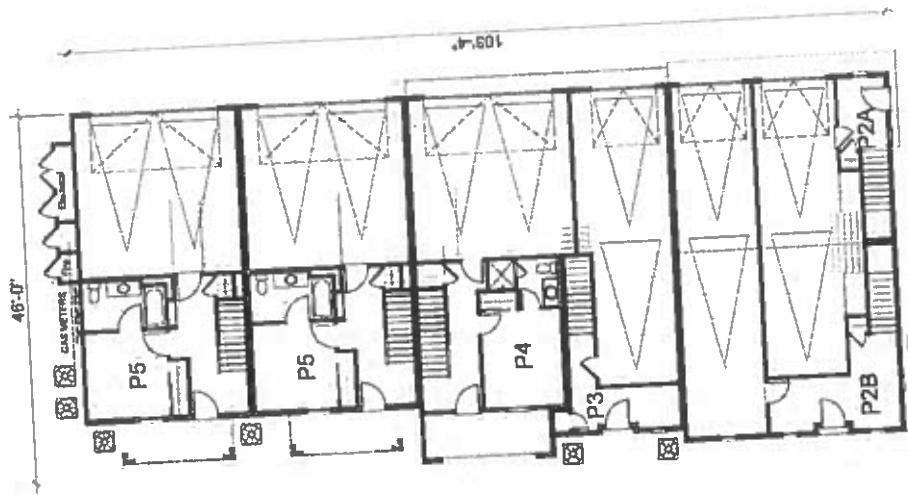
Unit Size

Each unit will include two to four bedrooms and will range in size between 1,239 to 1,876 square feet. A breakdown by unit plan and size is provided below.

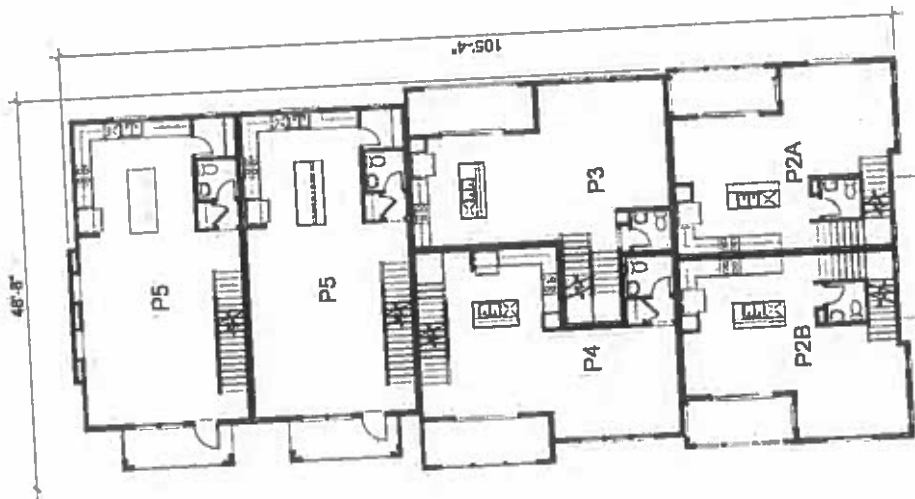
EXHIBIT NO. - 2



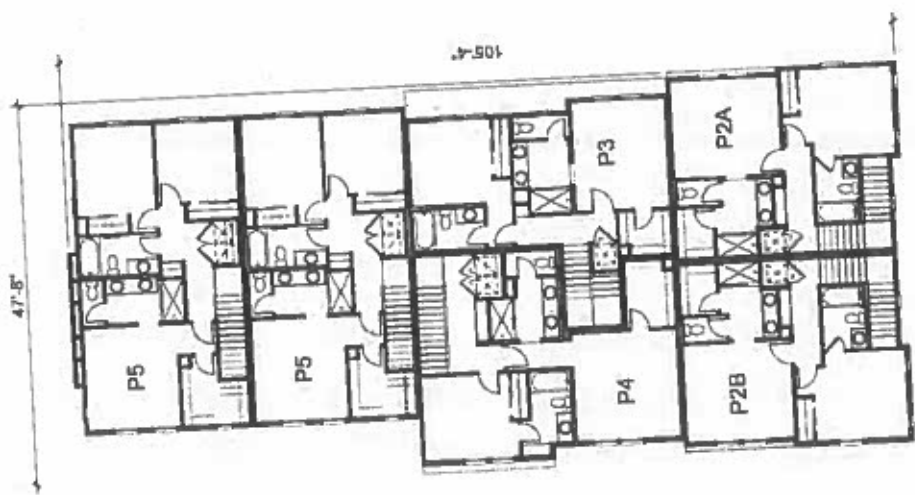




First Floor
4388 SQ. FT.

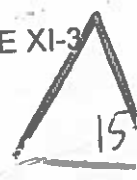


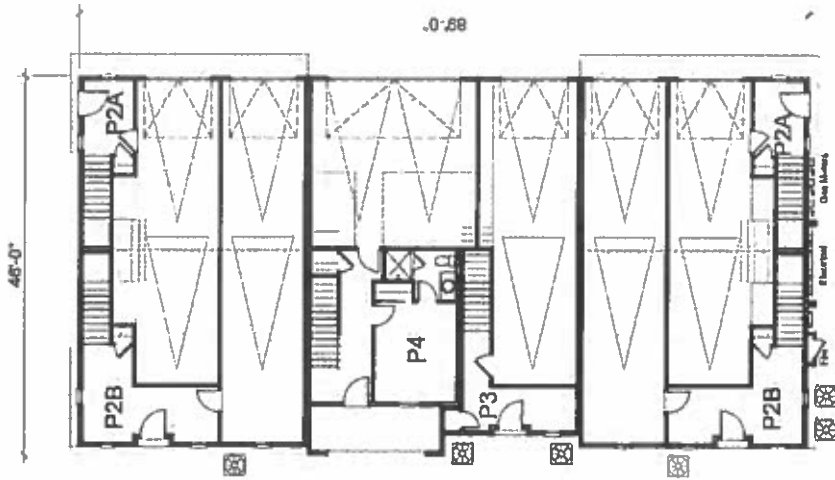
Second Floor
4709 SQ. FT.



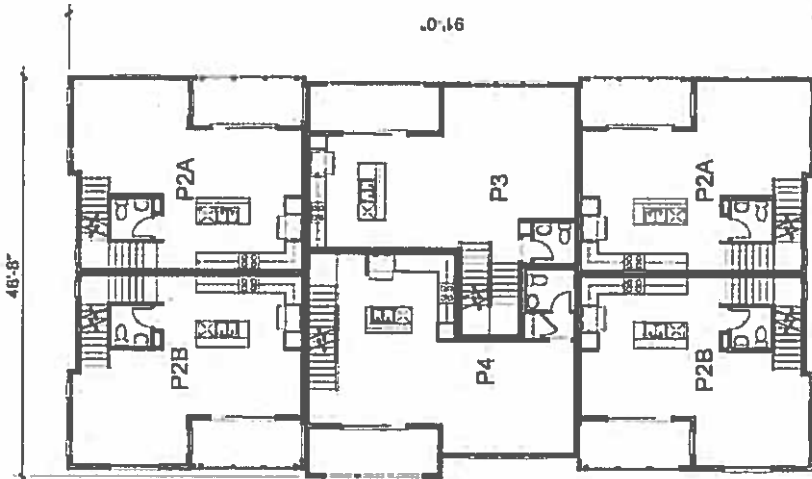
Third Floor
4437 SQ. FT.

DOMINGUEZ HILLS VILLAGE SPECIFIC PLAN

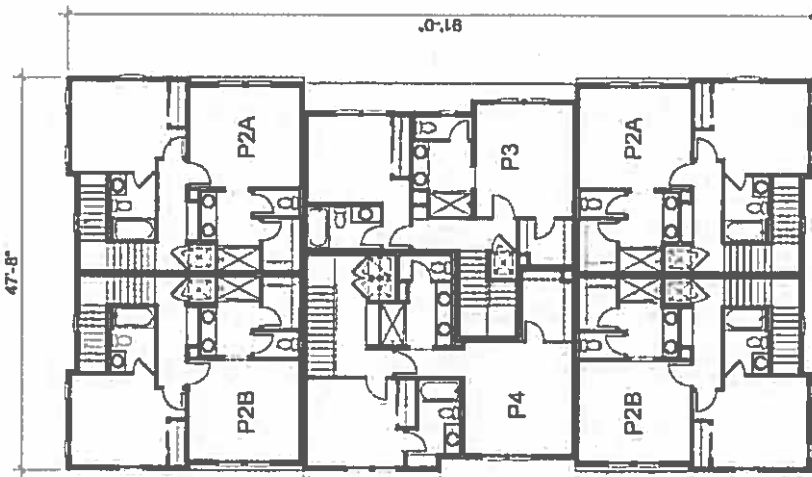




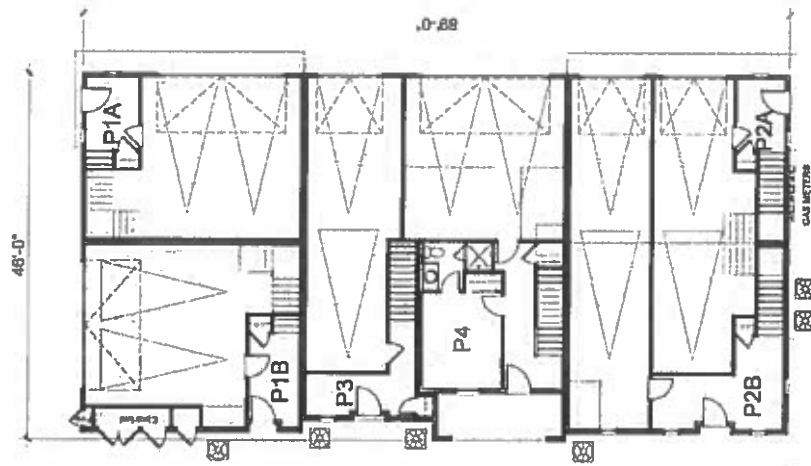
First Floor
4014 SQ. FT.



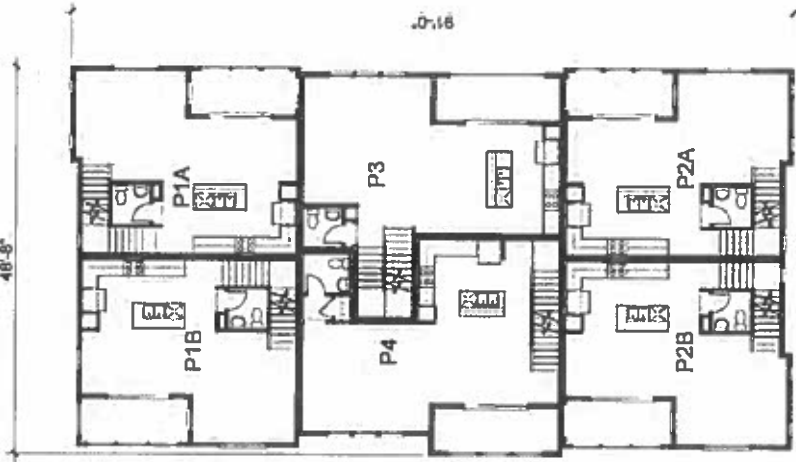
Second Floor
4280 SQ. FT.



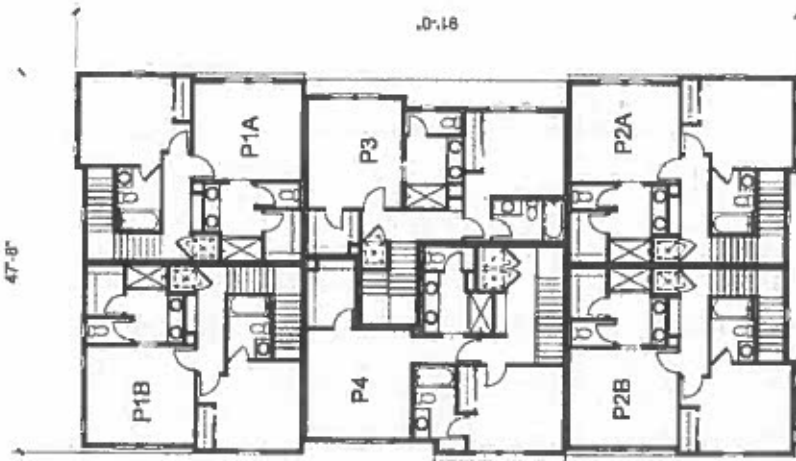
Third Floor
4108 SQ. FT.



First Floor
3997 SQ. FT.

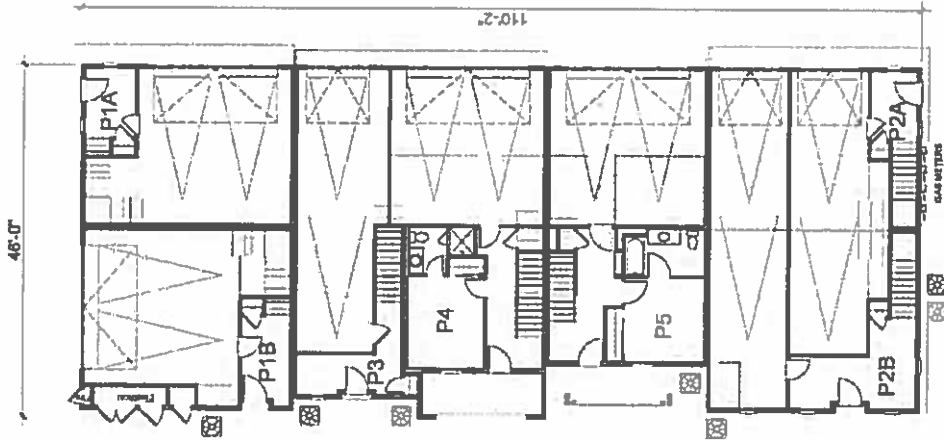


Second Floor
4248 SQ. FT.

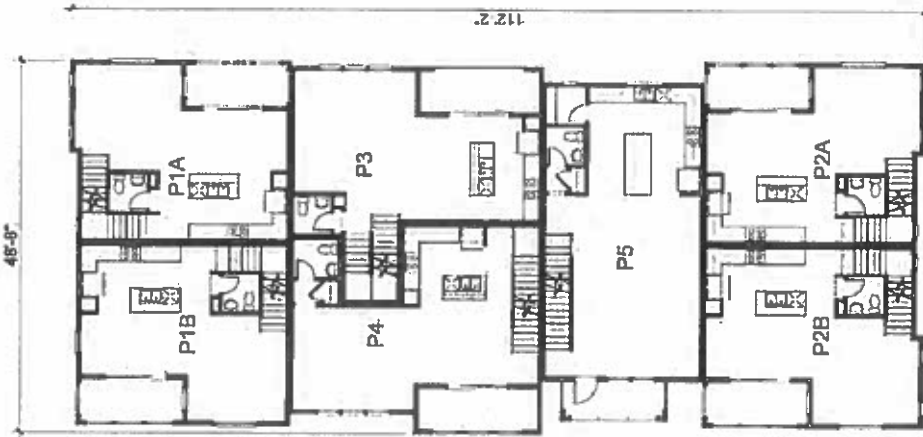


Third Floor
4087 SQ. FT.

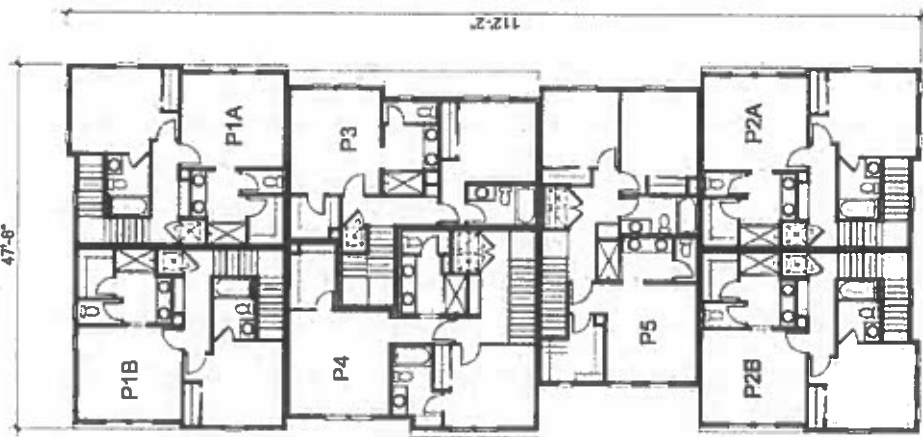




First Floor
4821 SQ. FT.



Second Floor
5142 SQ. FT.



Third Floor
4821 SQ. FT.

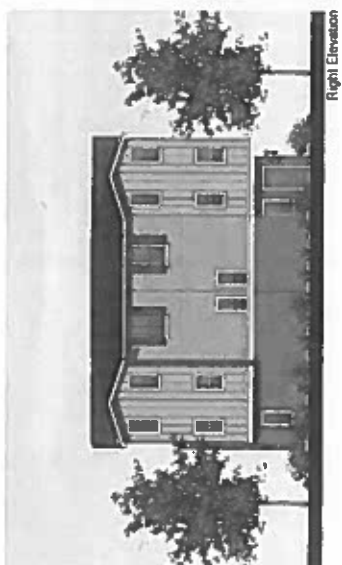
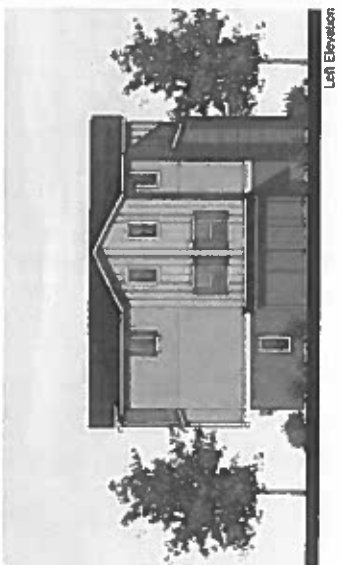
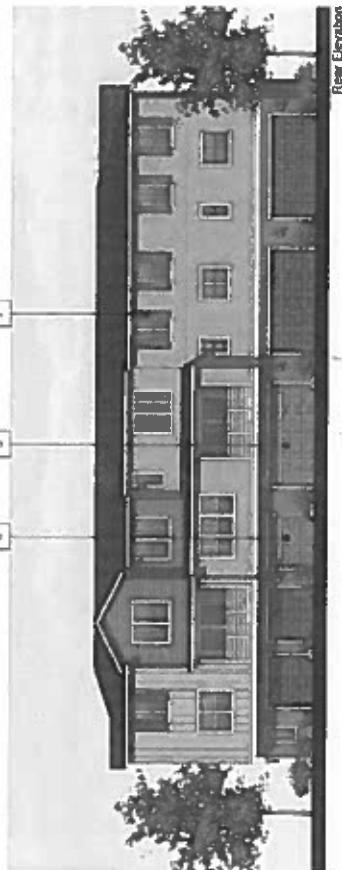
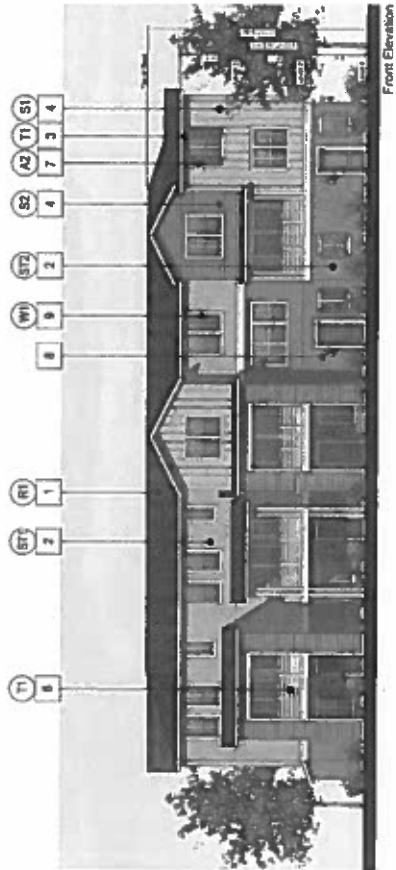


Material Legend

1. Composite Shingle Roof
2. Stucco
3. Fiber Cement Trim
4. Fiber Cement Siding
5. Metal Garage Doors
6. Wood Railing
7. Decorative Shutter
8. Light Fixture
9. Vinyl Windows

Color Schedule

- S1 - Siding 1
- S2 - Siding 2
- ST1 - Stucco 1
- ST2 - Stucco 2
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- A4 - Accent 4
- WT - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1

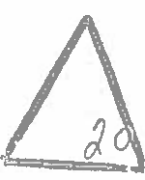
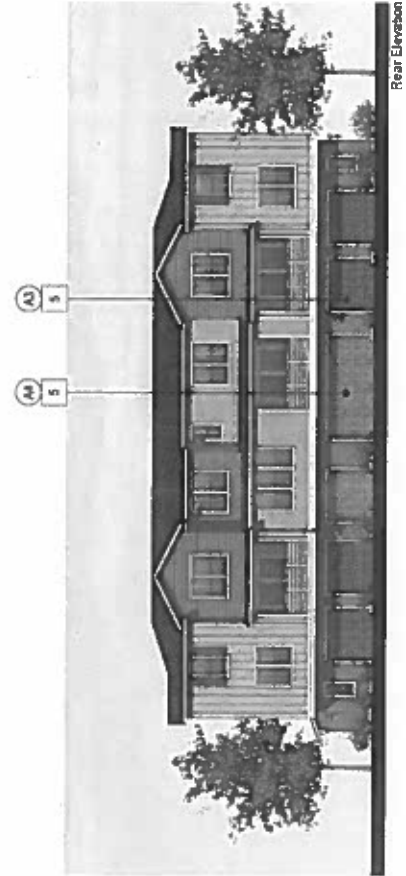
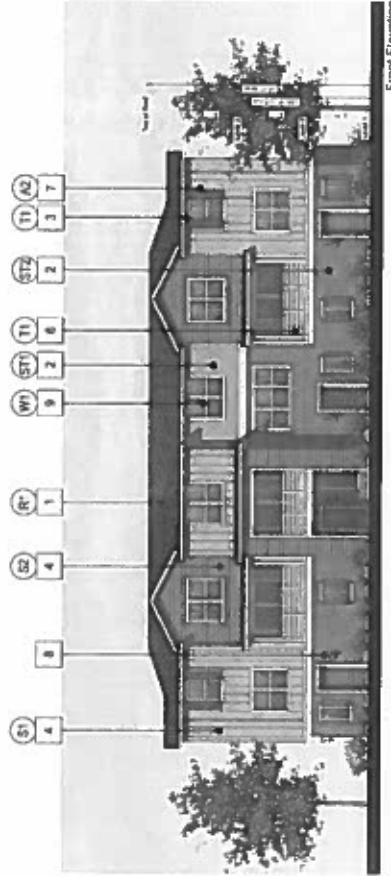


Material Legend

- 1. Composite Shingle Roof
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- 8. Light Fixture
- 9. Vinyl Windows

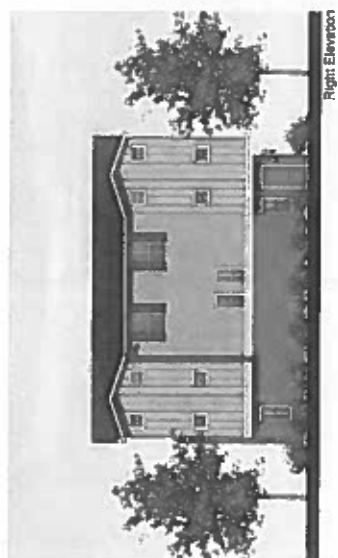
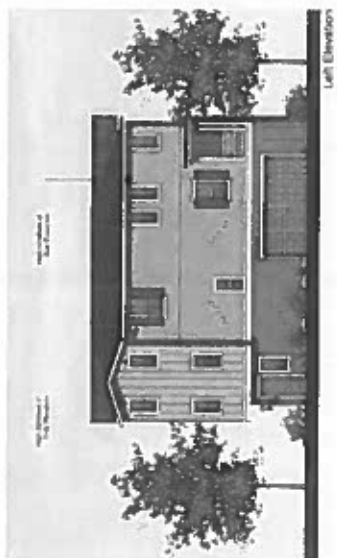
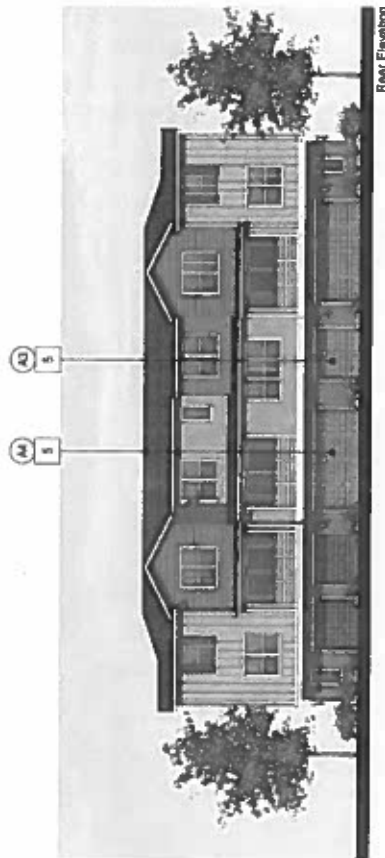
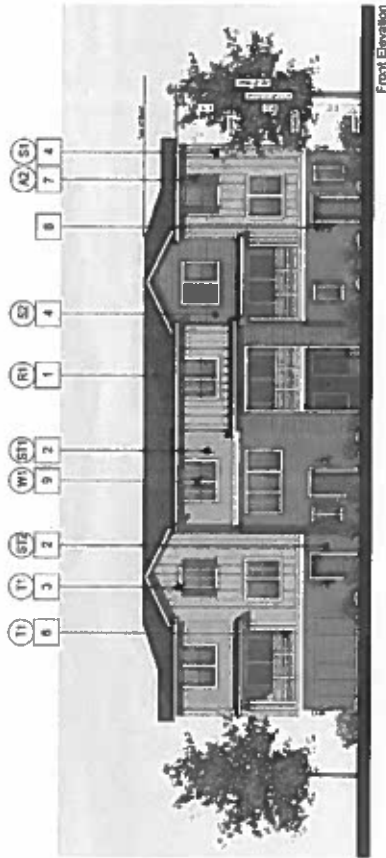
Color Schedule

- S1 - Siding 1
- S2 - Siding 2
- ST1 - Stucco 1
- ST2 - Stucco 2
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- A4 - Accent 4
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1



- Material Legend**
1. Composite Shingle Roof
 2. Succo
 3. Fiber Cement Trim
 4. Fiber Cement Siding
 5. Metal Garage Doors
 6. Wood Railing
 7. Decorative Shutter
 8. Light Fixture
 9. Vinyl Windows

- Color Schedule**
- S1 - Siding 1
 - S2 - Siding 2
 - ST1 - Stucco 1
 - ST2 - Stucco 2
 - A1 - Accent 1
 - A2 - Accent 2
 - A3 - Accent 3
 - A4 - Accent 4
 - W1 - Window Frame
 - T1 - Trim
 - R1 - Roof

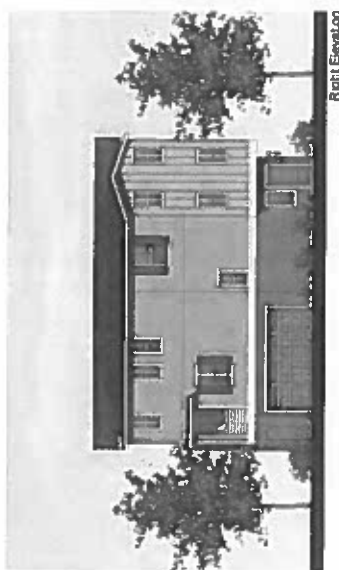
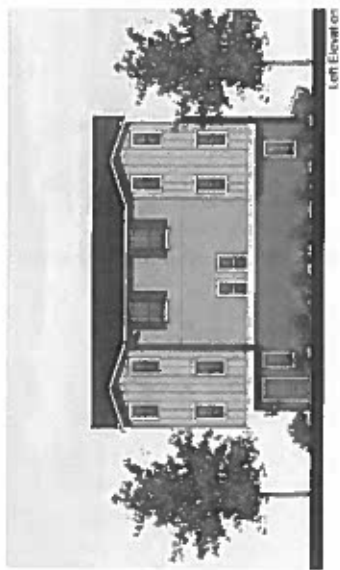
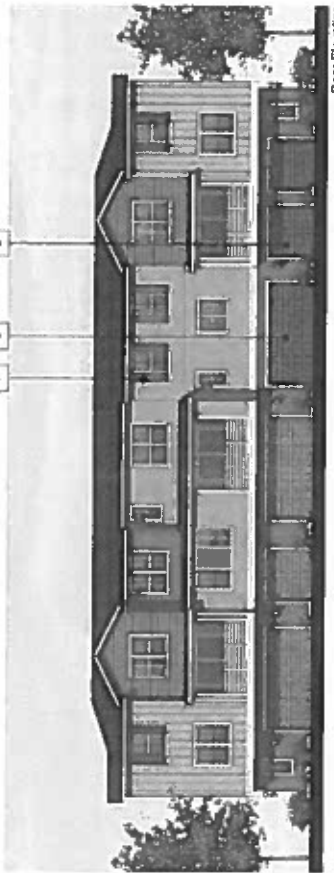
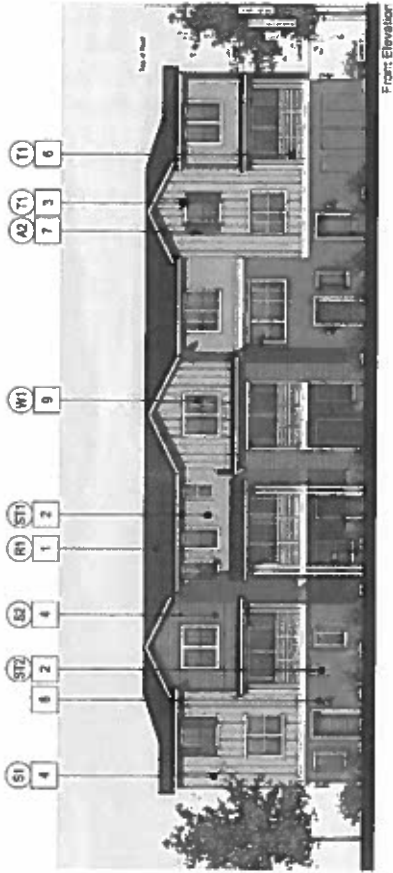


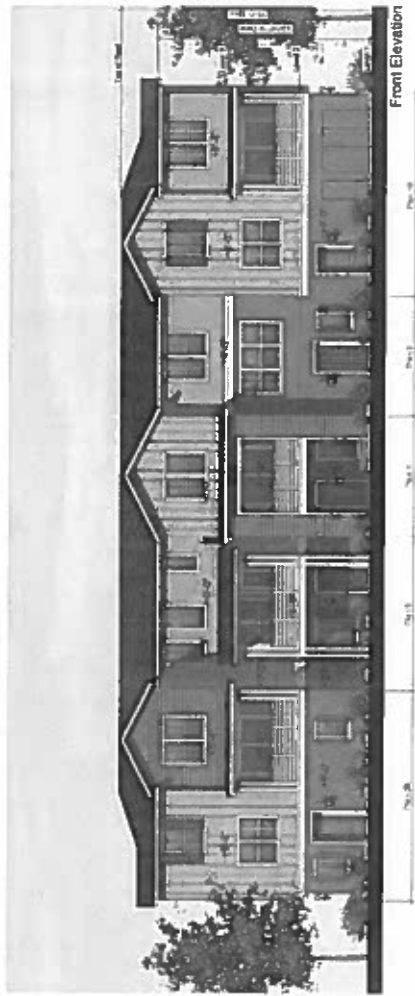
Material Legend

1. Composite Shingle Roof
2. Stucco
3. Fiber Cement Trim
4. Fiber Cement Siding
5. Metal Garage Doors
6. Wood Railing
7. Decorative Shutter
8. Light Fixture
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Color Schedule

- S1 - Siding 1
- S2 - Siding 2
- ST1 - Stucco 1
- ST2 - Stucco 2
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- A4 - Accent 4
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1





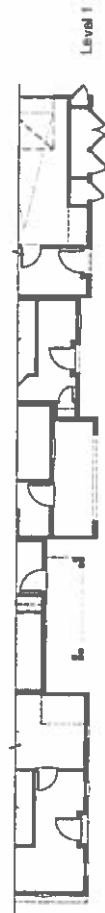
Front Elevation



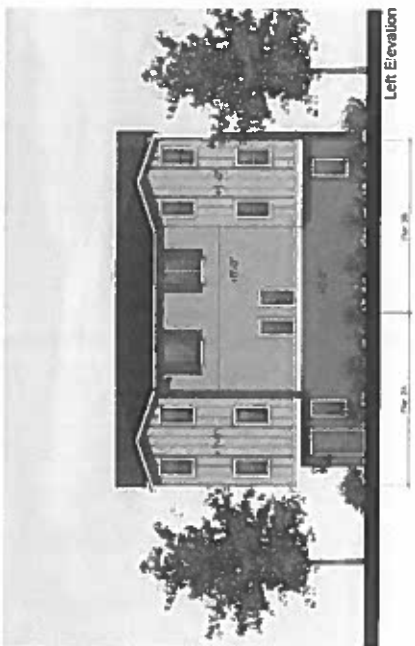
Level 3



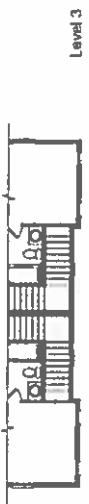
Level 2



Level 1



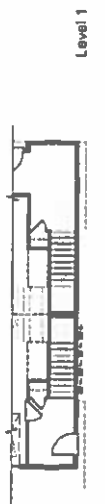
Left Elevation



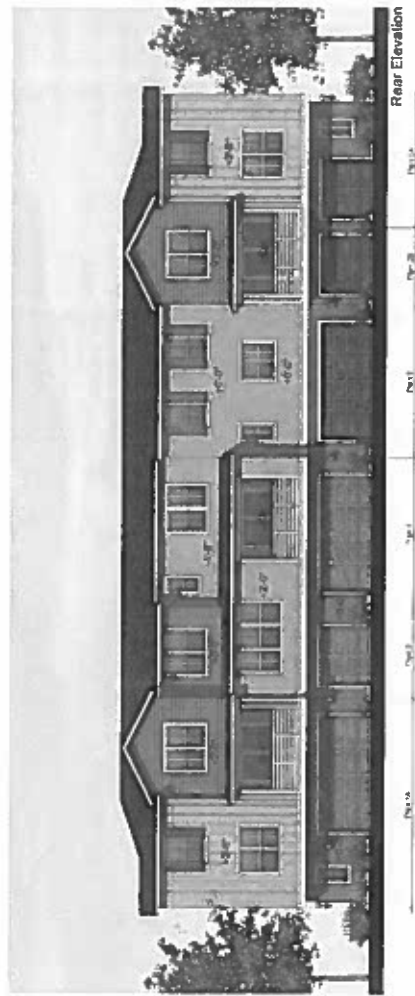
Level 3



Level 2



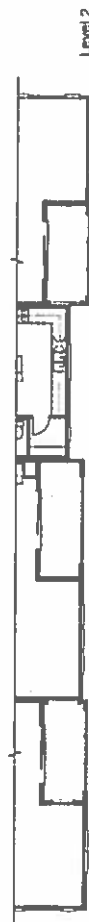
Level 1



Rear Elevation



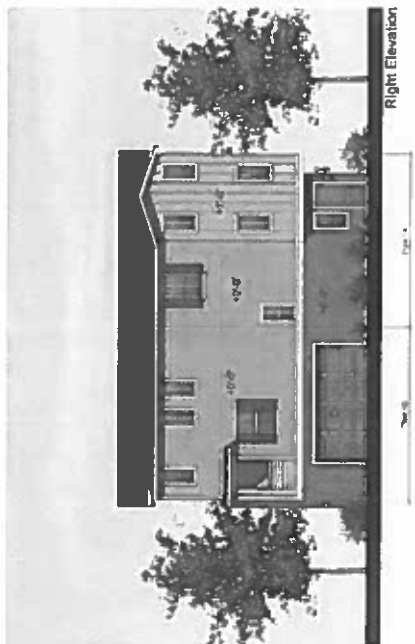
Level 3



Level 2



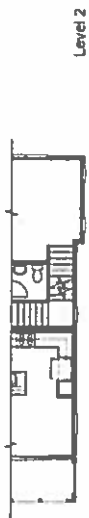
Level 1



Right Elevation



Level 3

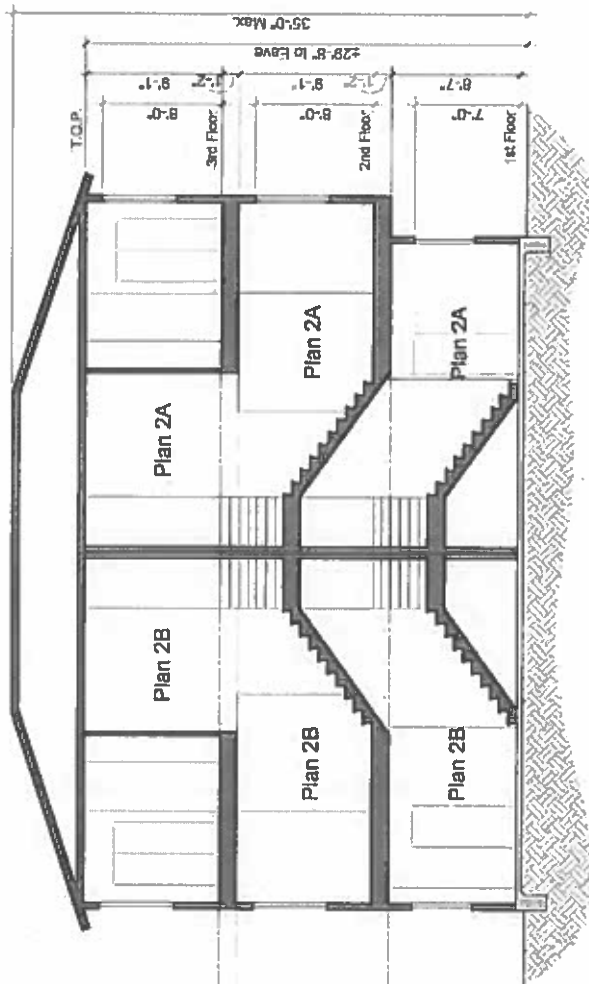
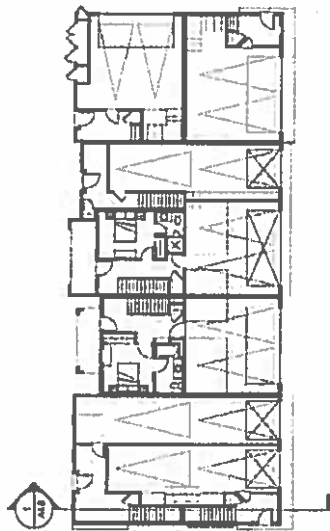


Level 2



Level 1





Building D
Plan 2B and 2A

Unit Plan	Plan Type	Quantity	Net Area
1A	2 bedroom/2.5 bath Side by Side Garage	4	1,239 sf
1B	2 bedroom/2.5 bath Side by Side Garage	4	1,228 sf
2A	2 bedroom/2.5 bath Tandem Garage	7	1,235 sf
2B	2 bedroom/2.5 bath Tandem Garage	7	1,322 sf
3	2 bedroom/2.5 bath Tandem Garage	6	1,344 sf
4	3 bedroom/3.5 bath Side by Side Garage	6	1,632 sf
5	4 bedroom/3.5 bath Side by Side Garage	4	1,876 sf
Total Units: 38			

Building Colors

The exterior building colors will include a variety of neutral earth tones (beiges, browns, grays, and blues), while the exterior building materials will include composite shingle roofing, stucco, fiber cement trim and sliding, metal garage doors, wood railings, decorative shutters, light fixtures, and vinyl shutters.

Site Access

The existing driveways along East Victoria Street and Cedarbluff Way will be abandoned and a new central private driveway/fire lane will be constructed on-site off Cedarbluff Way. Construction of the new private driveway/fire lane will require the reconstruction of existing median islands within Cedarbluff Way.

Parking

A total of 95 parking spaces will be provided. This includes 76 spaces provided in private garages located on the first floors of Buildings 1 through 6 and 19 guest spaces located along the site's western boundary.

Open Space

The project includes 14,346 square feet of open space, including 3,966 square feet of private open space (patios and balconies) and a 10,380-square foot central community open space/pocket park.

Common Open Space

The central community open space/pocket park is located between Building Numbers 5 and 6. Amenities to be provided for use by the residents include a shade structure, freestanding barbeque, picnic table, and lawn area for social gatherings.



Private Open Space

A breakdown of private open space by unit plan type is provided below.

Unit Plan	Patio	Balcony	Quantity	Total Area
1A	0 sf	77 sf	4	308 sf
1B	0 sf	77 sf	4	308 sf
2A	0 sf	77 sf	7	539 sf
2B	0 sf	77 sf	7	539 sf
3	0 sf	90 sf	6	540 sf
4	88 sf	88 sf	6	1,056 sf
5	108 sf	61 sf	4	676 sf
			TOTAL	3,966 sf

Landscaping And Tree Removal

A total of 10,380 square feet of landscaping will be installed throughout the site. Planting materials include a mix of trees, shrubs, and groundcover, and may include fruitless olive trees, "little gem" magnolia, shoestring acacia, Brisbane box trees, strawberry trees, Australian willow, paperback melaleuca, and Italian cypress; refer to Figure XI-6, Schematic Landscape Plan.

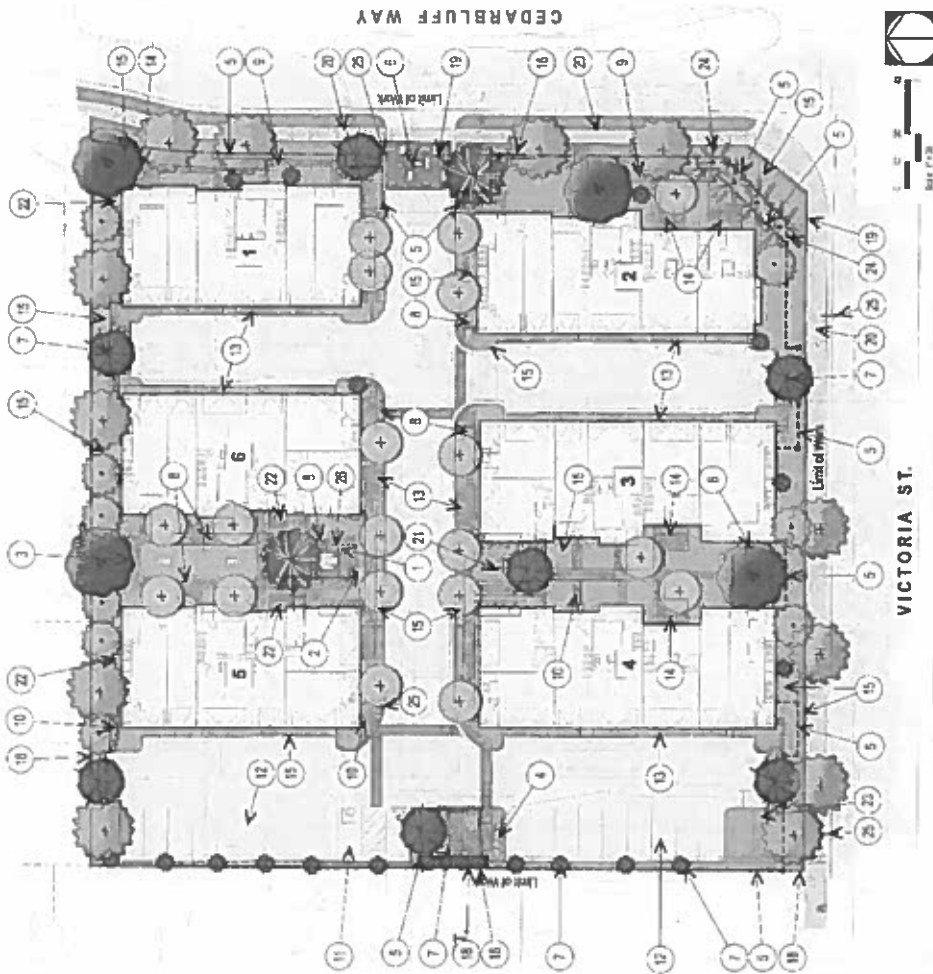
The new project entrance and private driveway/fire lane along Cedarbluff will require the removal of one existing street tree along Cedarbluff Way.

The four existing palm trees at the site's southeastern boundary and street trees along East Victoria Street will be protected in place, and the two existing palm trees in the Cedar Bluff Way median island will be relocated with median island reconstruction.

Walls and Fences

An existing six-foot (6') high property line wall along the northern boundary will be protected in place.

A six-foot high slump concrete masonry unit (CMU) wall with a two-inch (2") high slump cap will be installed along the majority of the western boundary and portions of the southern boundary. Along the southern boundary, a six-foot (6') high steel tubular fence between Buildings 2 and 3 and north of Building 4 along with a six-foot (6') high metal patio pedestrian access gate between Buildings 3 and 4 will be installed.



LEGEND

- 1 Concrete community open space; parking lot, with access structure, five standing BOD, and table seating
- 2 Five standing BOD pit
- 3 Labeled benches (one stone canopy) around concrete canopy area
- 4 Three community outdoor equipment, per LPS, review and approval
- 5 Proposed fire building and retaining walls, planter, gate or fence, per Vol 8 & 9 of SFP
- 6 Concrete structure paving (with stamped colored concrete) at main project entry
- 7 Proposed fire, per Planning Dept.
- 8 One concrete building and driveway, adjacent colored concrete, w/ light brown brick and narrow sidewalk
- 9 Wide community natural colored concrete steps, w/ light brown brick & narrow sidewalk
- 10 Wide unit entry natural colored concrete walk (if not at ACA variable walk), w/ light brown brick and narrow sidewalk
- 11 Accessible parking and entry structure, per ADA plans
- 12 Concrete parking lot, w/ concrete driveway, w/ light brown brick and sidewalk
- 13 Narrow unit entry, colored concrete with light brown brick and narrow sidewalk, per
- 14 Concrete area with colored concrete with light brown brick and narrow sidewalk, per
- 15 Concrete area with landscape, rubber mulch and ADA compliant
- 16 Concrete entry monument sign, w/ light brown brick and black metal site-mounted lighting, five design to be determined
- 17 Concrete sidewalk, with and materials to complement proposed structure
- 18 Privacy fence
- 19 Proposed street R.O.W.
- 20 Existing street address (poleway to remove)
- 21 Proposed transformer to be removed with structure, quantity and fuel location to be determined
- 22 Proposed AC units to be removed with structure
- 23 Existing street address, per ADA plans
- 24 Existing street sign, per Electrical Engineer
- 25 Proposed street sign, per Electrical Engineer
- 26 Concrete open roof perpendicular structure in rough lawn area with a dark wood stain

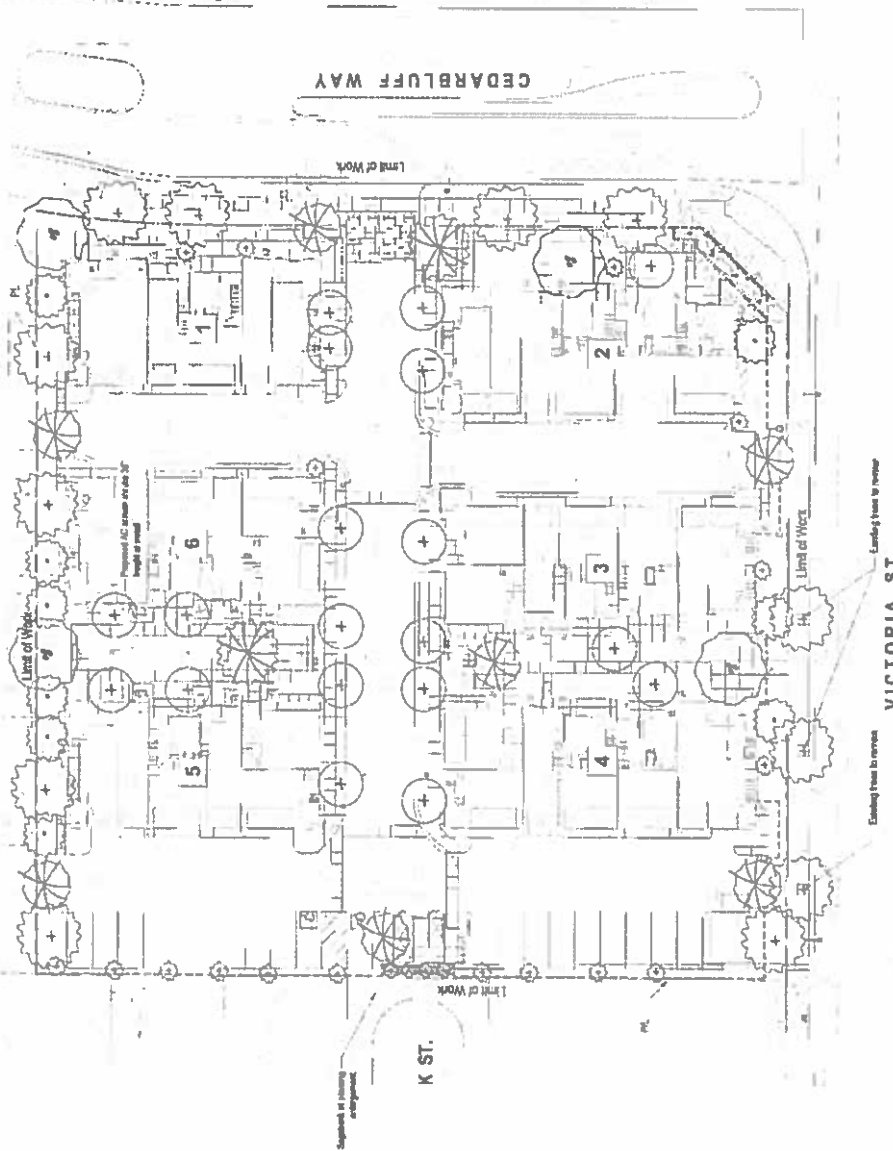


Conceptual images (provided herein are subject to change)



Conceptual images (provided herein are subject to change)





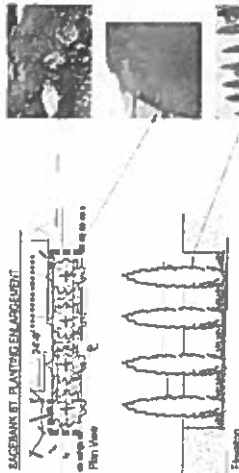
PLANTING LEGEND

Symbol	Type/Form	Suggested Botanical Name (Common Name)	Trunk Dia.	Height	Qty
[Symbol]	PALMS				
[Symbol]	Tree	Example Plant (to Remain, Pruned to Finish)		Low	4
[Symbol]	TREES				
[Symbol]	Shrub	Example Shrub (to Remain, Pruned to Finish)		Low	2
[Symbol]	Focal	Magnolia grandiflora 1.6m Can't	Single 24" Box	Medium	7
[Symbol]	Canopy	Acacia salicifolia (Showering Acacia)	Single 24" Box	Low	4
[Symbol]	Shrub	Ficus concolor (Brownsia Bush)	Single 24" Box	Medium	9
[Symbol]	Shrub	Podocarpus neriifolia (M. Victoria 50)	Existing Trees to remain		3
[Symbol]	Shrub	Example Shrub (to Remain, Pruned to Finish)	Single 24" Box	Low	19
[Symbol]	Vertical Screen	Melaleuca quercina (Paperbark Melaleuca)	Single 15 gallon	Low	9
[Symbol]	Columnar	Dawsonia imbricaria (Palm Cypress)	Single 15 gallon	Low	21
[Symbol]					75

NOTES

1. Irrigation (including energy and/or oil) will be provided in the Construction Document phase, and to be installed per California water regulations (AS 1801) and local water utility landscape ordinances.
2. Transplants, back-fill protection, & other above-ground utilities to be screened with landscape as appropriate.
3. The client provides a list of trees retained to select from when preparing the landscape construction documents for this project. However, substitutions may be required due to availability, soil, water, or other conditions.
4. All trees within 5' of landscape to be installed with crotch root barriers.
5. Planting and irrigation at Signature, LLC to be RCM maintained.

SAGEBANK ST. PLANTING ENLARGEMENT



SHRUBS and GROUND COVER (MDCOLS Reg. 3)

Argemone sp.	Kangaroo Paw	Red Yucca	Perennium meeseurii	Bunny Tail	Red Bunny Tail
Agave sp.	Agave	La Jolla	Prostratus sp.	Prostratus	Prostratus
Alca sp.	Alca	Prickly Pear	Ruscus sp.	Ruscus	Ruscus
Boerhaavia sp.	Boerhaavia	Desert Grass	Sida sp.	Sida	Sida
Calliandra sp.	Calliandra	Desert Sage	Tetradymia sp.	Tetradymia	Tetradymia
Ceanothus sp.	Ceanothus	Desert Sage	Westringia sp.	Westringia	Westringia
Chamaecrista sp.	Chamaecrista	Desert Sage			
Conium maculatum	Conium maculatum	Desert Sage			
Coreopsis sp.	Coreopsis	Desert Sage			
Croton sp.	Croton	Desert Sage			
Dianthus sp.	Dianthus	Desert Sage			
Dracaena sp.	Dracaena	Desert Sage			
Echinacea sp.	Echinacea	Desert Sage			
Erigeron sp.	Erigeron	Desert Sage			
Fuchsia sp.	Fuchsia	Desert Sage			
Gaura sp.	Gaura	Desert Sage			
Geranium sp.	Geranium	Desert Sage			
Hebe sp.	Hebe	Desert Sage			
Hesperis matronalis	Hesperis matronalis	Desert Sage			
Hydrangea sp.	Hydrangea	Desert Sage			
Impatiens sp.	Impatiens	Desert Sage			
Jasminum sp.	Jasminum	Desert Sage			
Lonicera sp.	Lonicera	Desert Sage			
Malva sp.	Malva	Desert Sage			
Melaleuca sp.	Melaleuca	Desert Sage			
Monarda sp.	Monarda	Desert Sage			
Ornithoglossum sp.	Ornithoglossum	Desert Sage			
Phlox sp.	Phlox	Desert Sage			
Prostratus sp.	Prostratus	Desert Sage			
Ruscus sp.	Ruscus	Desert Sage			
Sida sp.	Sida	Desert Sage			
Tetradymia sp.	Tetradymia	Desert Sage			
Westringia sp.	Westringia	Desert Sage			



A two- to three-foot (2' – 3') high slump CMU retaining wall with two-inch high slump cap will be installed along the eastern boundary to retain the existing street grade and allow the building pads to be lowered. This wall will include a 42-inch metal guardrail on top of the retaining wall where the grade is greater than 30 inches.

The existing monument sign located on the northwest corner of E. Victoria and Cedarbluff Way will be removed due to encroachment on private property. A new six-foot (6') high stone veneer wall with a wood trellis and precast cap to match existing monumentation will be installed on the southeast corner of the site.

Refer to Figure XI-8, Wall & Fence Plan.

Trash

A trash enclosure area with trash bins is provided at the western end of the private driveway/fire lane along the western boundary.

Signage

The existing "Dominguez Hills Village" entry monument will be relocated southeast closer towards the intersection of East Victoria Street and Cedarbluff Way.

A new community entry monument will be installed at the project's entrance at Cedarbluff Way.

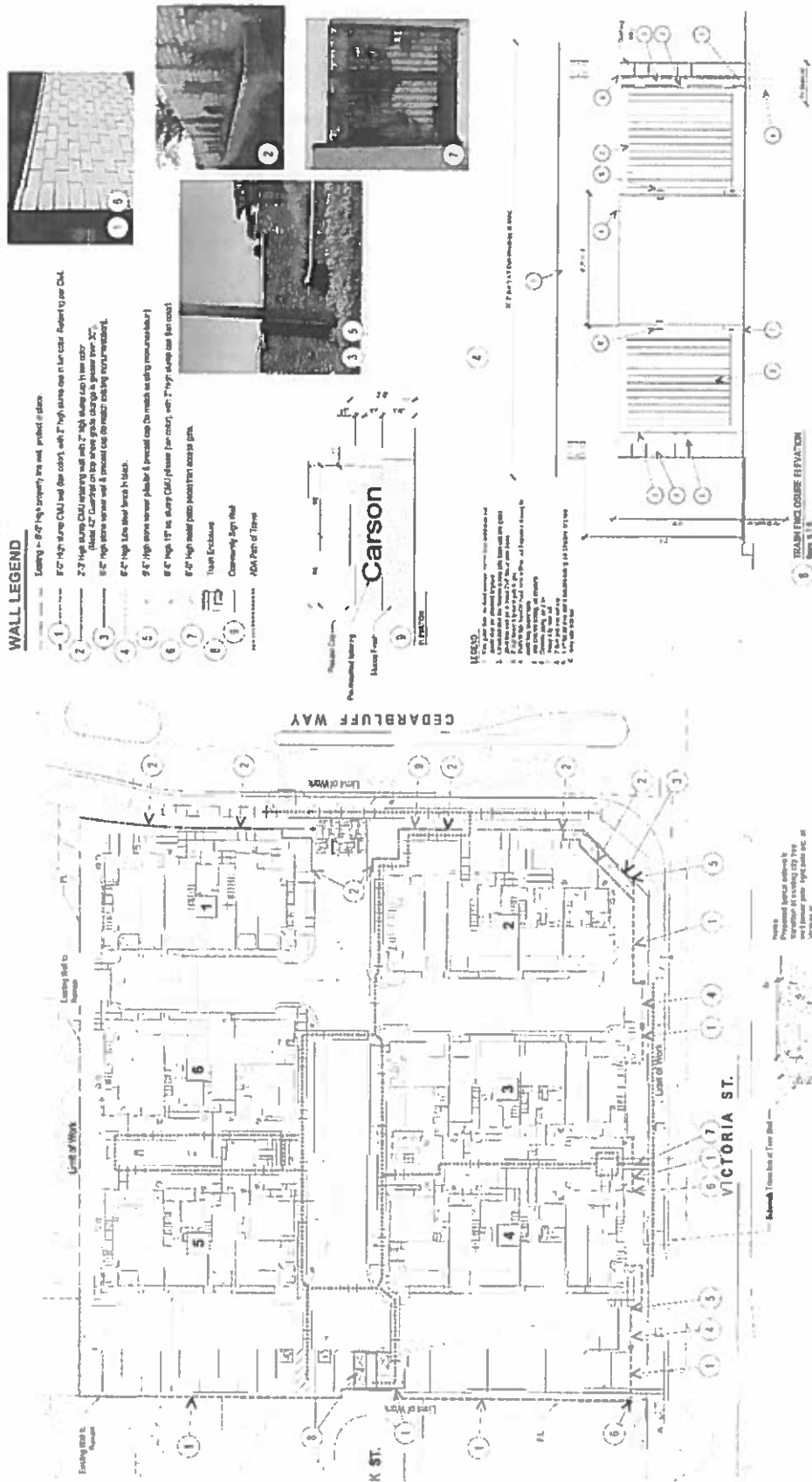
Utilities and Services

The following utilities and services will serve the project site:

Water. The project site will be served by Golden State Water Company's (GSWC) Southwest District water system from existing water facilities within East Victoria Street.

Sewer. The Sanitation Districts of Los Angeles County (Districts) would provide sanitary sewer service to the project site. The project applicant would construct a private 4-inch building lateral sewer system connecting to a new public sewer mainline on the main east/west drive, also to be constructed by the applicant. This sewer would tie into the public sewer located in E. Victoria Street at man hole #129 and would flow west in E. Victoria toward Avalon Street, then north to tie into the 15" Victoria Street Trunk. As an alternative, only if connection to the public sewer in E. Victoria is infeasible, the applicant may opt to modify the western retaining wall and connect to the existing public sewer in Sagebank Street, after receiving approval of a supplemental sewer capacity study for this point of connection. This alternative, using a locally-maintained line would flow westerly for conveyance to the Districts-owned 15-inch diameter Victoria Street Trunk Sewer, located in Albertoni Street at Avalon Boulevard, for treatment at the Districts' Joint Water Pollution Control Plant in the City of Carson

Drainage. An on-site infiltration system designed to capture a 50-year storm event will be installed in the southwest portion of the site. Any flow in excess of the on-site infiltration system's capacity will bypass the filters and flow to public right-of-way via an under walk drain. Once in public right-of-way, stormwater runoff will flow to a County-maintained storm drain that ultimately outlets to the San Gabriel River.



b. Goals and Objectives

The project will implement the specific goals for Dominguez Hills Village Specific Plan identified in Chapter I, Section 2, which are restated below.

- Implement a comprehensive program for the physical and economic development of the property.
- Ensure that the type and intensity of land uses are compatible with the surrounding area's existing residential neighborhoods and California State University Dominguez Hills, and ensure that the development does not in any way detract from existing and proposed adjacent industrial uses.
- Establish a quality and character of development which will invite merchant builders to build a community which will enhance the image of the City of Carson in general, and the immediate area in particular.
- Provide a circulation system that meets transportation requirements and minimizes potential adverse impacts on the surrounding area.
- Ensure that infrastructure plans for water, wastewater, and drainage are adequately designed for the project.
- Ensure that the sequential phasing of the project development is accomplished in a logical, orderly manner, and in concert with the oil remediation and the extension of site infrastructure and recreational improvements for the site.

2. PLANNING AREA STANDARDS

a. General Planning Standards

Refer to Chapter V, Section 2.a.

b. Additional Planning Standards

Refer to Chapter V, Sections 2.b.3 through 2.b.33.

c. Planning Area Lot 11: Housing Type D

1) Descriptive Summary

- a) Planning Area Lot 11, as depicted in Figure XI-9, provides for the development of 1.57 acres of land devoted to residential use. Thirty-eight (38) dwelling units in a configuration are allowed. A density of 24.2 dwelling units per acre is planned.
- b) Building height: Three stories; 35 feet.
- c) Parking: Two covered parking spaces and one-half guest parking space per unit. The guest parking shall be provided within the Planning Area.
- d) Maximum lot coverage: Sixty percent (60%) of lot area.

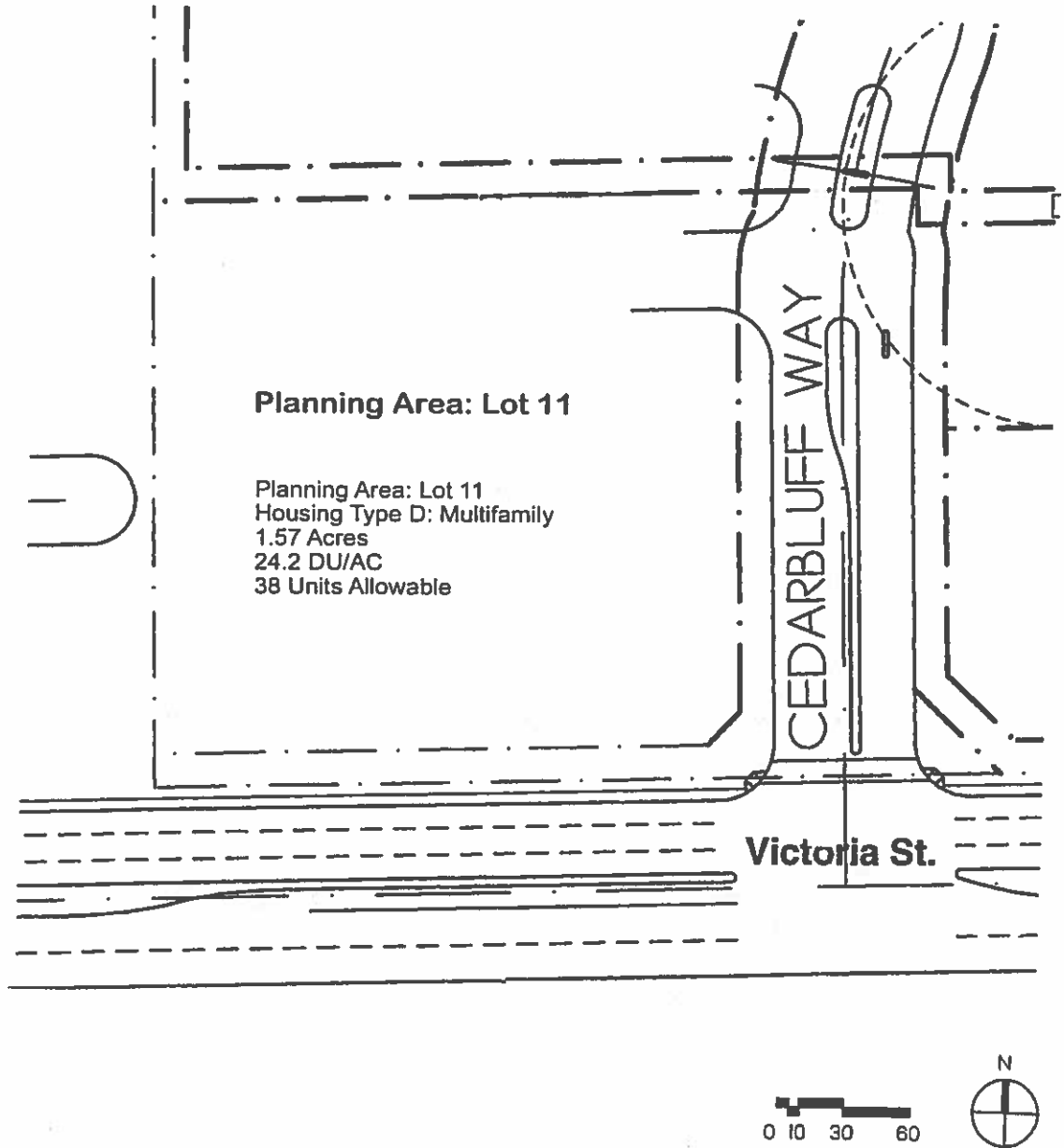
2) Development Standards

The table, which begins on page XI-23, summarizes development standards applicable to Lot 11.

3) Land Use and Development Standards

Refer to Ordinance Nos. 96-1084, 99-1158, and 99-1170.

Figure XI-9 Planning Area: Lot 11



LOT 11: HOUSING TYPE D DEVELOPMENT STANDARDS		
Topic	Standard	Source ^{1,2}
Minimum Lot Area	5,000 sf	Zoning Ordinance §9125.2
Street Access	Primary access via Cedarbluff Way. No access from Victoria Street.	SP 4-93, Page V-92 Planning Standards – a)
Driveway Widths, Approaches, and Sight Distance	Main drive aisle – 26 ft Alley drive aisle- 26 ft with 20 ft choker at intersection with Main drive aisle	SP 4-93, SPA No. 3
Roadway Landscape	15 ft landscape easement along west side of Cedarbluff Way	SP 4-93, Page V-92 Planning Standards – b)
Minimum Lot Width (Corner Lot)	55 ft	Zoning Ordinance §9125.4
Street Frontage	50 ft	Zoning Ordinance §9125.3
Maximum Lot Coverage	60%	SP 4-93, Page V-92 Descriptive Summary – d)
Minimum Building Setback Requirements Front Yard Side Yard Rear Yard	8 ft for 3-story 5 ft for 3-story 10 ft for 3-story	SP 4-93, SPA No. 3 SP 4-93, SPA No. 3 SP 4-93, SPA No. 3
Maximum Allowable Density	24.2 du/ac	SP 4-93, SPA No. 3
Maximum Structure Height	3 stories/35 ft	SP 4-93, SPA No. 3
Minimum Space Between Buildings	10 ft between buildings 20 ft front-to-front buildings	Zoning Ordinance §9126.27
Minimum Private Storage	200 cubic feet of lockable storage space per unit	Zoning Ordinance §9128.15 & §9128.54
Minimum Private Open Space Per Unit	77 sf Such space shall have a configuration that would allow a horizontal rectangle or square of a minimum seventy-seven (77) square feet in area and a minimum dimension of five (5) feet eight (8) inches [5'-8] to be placed in said space.	SP 4-93, SPA No. 3
Minimum Common Space Per Unit & Recreational Facilities	140 sf + amenities	SP 4-93, Page V-53 Open Space and Recreation Plan Standards – i)
Parking Spaces	2 covered spaces per unit and ½ guest space per unit	SP 4-93, SPA No. 3

LOT 11: HOUSING TYPE D DEVELOPMENT STANDARDS		
Topic	Standard	Source ^{1,2}
Garage Parking Spaces	Unobstructed minimum interior dimension of 20 ft in width by 20 ft in length.	Zoning Ordinance §9162.41
Garage Parking – Tandem Spaces	Unobstructed minimum interior dimension of 10 ft in width by 37 ft in length.	SP 4-93, SPA No. 3
Trash Storage, Enclosures	<p>For residential facilities of more than 12 units, trash areas shall be provided as follows:</p> <p>a. If individual trash areas are provided, the individual trash areas shall be at least 3 ft by 4 ft for each unit, and there shall be 1 additional area of at least 4½ ft by 6 ft.</p> <p>b. If a common trash area is provided, the common trash area shall be at least 4½ ft by 15 ft with an additional 5 sf of trash area for each unit over 13.</p>	Zoning Ordinance §9164.2.C.3
<p>Legend: ft = feet; sf = square feet; du = dwelling unit; ac = acre</p> <p>Sources: 1. Specific Plan 4-93 as amended through Specific Plan Amendment No. 2 (Ordinance No. 99-1170, September 7, 1999) 2. Carson Municipal Code, Article IX, Planning and Zoning (Zoning Ordinance)</p>		

4) Planning Standards

- a) A singular access to Lot 11 will be provided via Cedarbluff Way to the on-site private driveway/fire lane, and outside of the Dominguez Hills Village Security Gate. There shall be no direct access from Lot 11 onto or off Victoria Street.

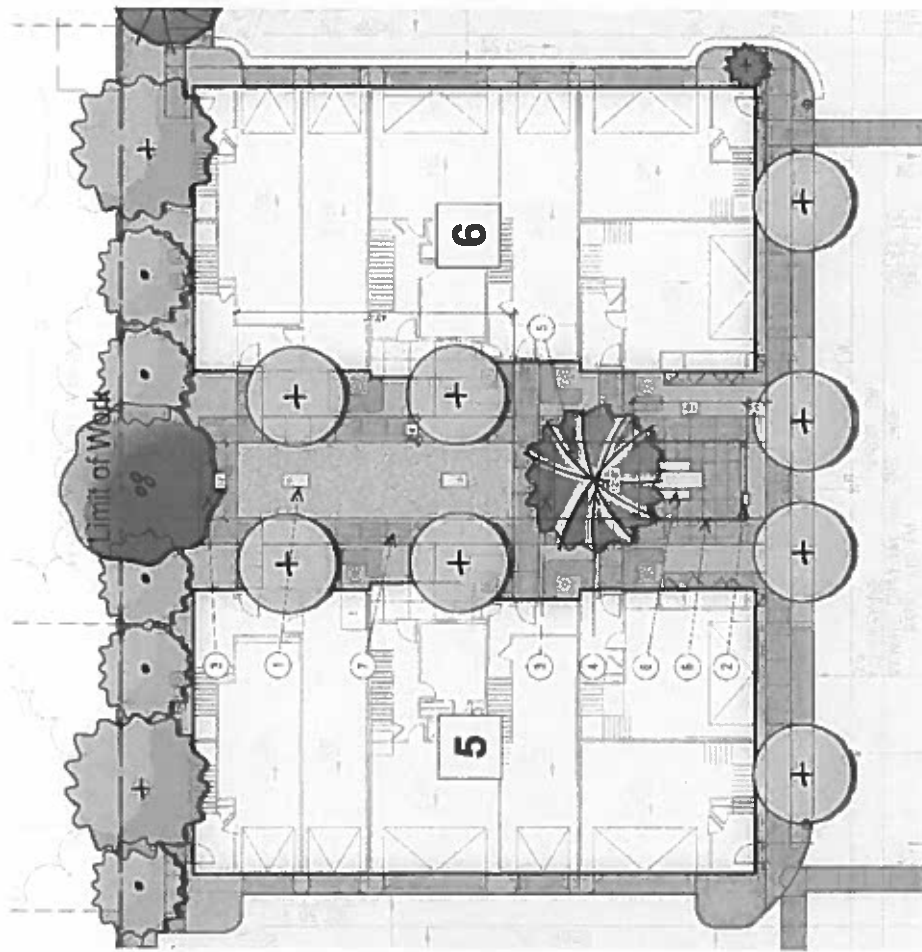
The exact location of access points shall be subject to review and approval at the subdivision or plot plan stage, and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

- b) Drive aisles shall be a minimum width of 26'-0".
- c) Alleys shall be a minimum width of 26'-0" with a choker of 20'-0" where the alley meets a drive aisle.
- d) A roadway landscape treatment, as shown on Figure VI-4 and VI-9, is planned along Cedarbluff Way and Victoria Street.



- e) A minimum 5'-0" community edge landscape buffer shall be provided along Victoria Street.
- f) Planning Area 11 landscaping and plant materials shall be designed and installed in compliance with Figure XI-6, Landscape Plan and Figure XI-7, Planting Plan.
- g) Pedestrian entries to Lot 11 are planned at the entry on Cedarbluff Way.
- h) Planning Area 11 provides for the development of 0.24 acres (10,380 square feet) of land devoted to common area open space for a central community open space/pocket park and amenities. Refer to Figure XI-10, Pocket Park.
- i) Walls and fences shall be constructed in compliance with Chapter VI, Section 2. Refer to Figure XI-8, Wall and Fence Plan.
- j) Planning Area 11 provides a common trash enclosure/storage area of 342 square feet of common trash at the western end of the private driveway/fire lane along the western boundary.
- k) Planning Area 11 provides a total of 3,966 square feet of private open space in the form of patios and balconies for residential units.
- l) Planning Area 11 provides a total of 10,380 square feet of common space in a central community open space/pocket park with amenities, which include a shade structure, freestanding barbeque, picnic table, and lawn area for social gatherings.
- m) Landscaping Standards: Refer to Chapter V, Section 1.h.2.





LEGEND

- 1 Concept community core (base / project) part, set inside the study, the starting BDO, base (base and level area for level access gateway)
- 2 Free standing BDO part
- 3 Base (base / don't touch) / ground (ground) / canopy (the)
- 4 Open (open) / project (project) / area (area) / access (access)
- 5 Base (base) / level (level) / canopy (canopy)
- 6 wide community (wide) / canopy (canopy) / level (level) / access (access) / level (level) / canopy (canopy)
- 7 Community (community) / canopy (canopy) / level (level) / access (access) / level (level) / canopy (canopy)
- 8



Conceptual images (provided herein are subject to change)



3. DESIGN GUIDELINES

- a. Landscape Design Guidelines: Refer to Chapter VI, Section 2.
- b. Architectural Design Guidelines: Refer to Chapter VI, Section 3.
- c. Specific Design Guidelines: Housing Type D, Three-Story Townhomes

The Specific Design Guidelines for Housing Type D supersede Landscape Design Guidelines and Architectural Design Guidelines referenced above in a and b, as applicable.

1. Building Massing and Scale

- a) This building type as envisaged is a higher density variation of the courtyard type, arranged in a linear configuration. The architectural style proposed is "Contemporary Farmhouse".
- b) Building facades shall be varied in placement, size and material to avoid visual monotony and to create interest and human scale.
- c) Balconies, porches, walls, gates, entry court yards and entries shall be carefully incorporated to encourage street level activity and a human scale to the streetscape. Lattice structures over balconies, terraces, or entries are encouraged to provide shade and shelter, and to create visual richness.
- d) Architectural articulation of building facades and roof planes may be accomplished through the introduction of sub-elements, such as projections, dormers, roof ridge offsets, roof overhangs, and building face trims such as belt courses, recessed doorways, or entry courts.
- e) A hierarchy of openings should be created to mark the location of living spaces, with special attention to those with enhanced volumes.

2. Roof Forms and Materials

- a) Roofs should be hip or gable, pitched at ratios between 3-in-12 to 8-in-12. Roof planes and heights should be varied.
- b) Roof overhangs should be employed to lower the visual scale of the structure, and to provide sun shading and rain protection.
- c) Detailing such as gutters, wood facias, gable vents, and exposed ridge beams should be used to provide roof accents.
- d) Roofing material should be architectural-grade composition roof shingles.

3. Architectural Features and Accents

- a) Detailed door, window and wall openings should be arranged in such a way as to maximize their visual interest. Window and door openings should be varied as to



spacing, size, shape and location. They may be recessed or projected out of the wall with the purpose of conveying an impression of wall thickness.

- b) Garden walls and fences, entry gates, enhanced entries to units, pot shelves, enlarged window sills, and window balconies should be utilized to further enhance the individual identity of each home.
- c) The use of many different styles of windows should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. The use of divided lights is encouraged to reduce the scale of large windows, and to provide visual interest. The use of reflective or dark tinted glass is prohibited.
- d) Chimneys should be simple in design, having the same material and texture as the building to ensure a consistency in form, character, materials and color. They should not exceed those minimum heights required by Building Codes.
- e) Patio walls shall be constructed of a similar or complementary material as that used on the homes. The use of decorative metal work is encouraged.
- f) Fences and walls shall be constructed of a similar or complimentary material as that used on the homes, The use of decorative metal work is encouraged. All private rear and side at-grade private patios are to be enclosed by a fence or railing terraces.
- g) Utility meters should be accessible to utility company personnel, and screened from adjacent properties, street and neighborhood views. All air conditioning and heating equipment, as well as other mechanical equipment, shall be screened from view, and meet sound attenuation requirements of Carson Municipal Code.

4. Exterior Doors

- a) Entry doors shall be of wood or composite materials, suitably durable, or an approved equal material.
- b) Secondary doors to patios or balconies shall be wood encasement (French doors) or sliding doors (vinyl, metal, or an approved equal material).
- b) Garage doors shall be recessed from the front wall plane by a minimum of six inches (10"). Garage doors shall be overhead sectional panel type (wood or approval equal material) with a maximum width of sixteen feet (16'). All garage doors are required to have automatic garage door openers to assure that garage doors remain closed when not in use.

5. Windows

- a) Windows shall be vinyl, metal, wood, or an approved equal material.

6. Exterior Finishes

- a) All exterior finishes shall be approved by the Declarant or subsequent home owners association. Wood trim shall be painted in matte and low sheen finishes.



When repainting, the original color scheme shall be repeated, or a new color scheme shall be submitted for review.

7. Paving

- a) Enhanced paving shall be provided at key focal points in the Planning Area , which include the main project entry, driveways, and the private use area. The enhanced paving shall use concrete in colors, textures, and patterns, or interlocking pavers.

8. Outdoor Lighting: Street Lights

- a) Fixtures for street lighting within Planning Area 11 shall not exceed 25 feet (25') in height and shall be post mounted fixtures on a metal post in compliance with current energy efficiency code requirements.



**INDEMNIFICATION AGREEMENT BETWEEN
THE CITY OF CARSON AND BRANDYWINE HOMES, INC.**

THIS INDEMNIFICATION AGREEMENT (herein "Agreement") is made and entered into this ____ day of May, 2019, by and between the CITY OF CARSON, a California municipal corporation ("City") and BRANDYWINE HOMES, INC., a California Corporation ("Applicant"). City and Applicant are sometimes hereinafter individually referred to as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, on September 27, 2018, Applicant submitted an application to the City for development of a 38-unit condominium complex located at 1007 E. Victoria Street in the City, which project is known as the Brandywine Residential Project ("Project"); and

WHEREAS, the Project, among other entitlements, requires approval by the City's Planning Commission ("Commission") of a Tentative Tract Map, identified as TTM No. 82395, for subdivision of an existing parcel into a 38-unit condominium subdivision (the "Tentative Map"), and ultimately approval of a Final Map by the City Council; and

WHEREAS, in accordance with the City's normal practices and procedures and applicable laws, rules and regulations, the Applicant is required to submit completed sewer and hydrology studies for the Project ("Studies") to the City, to be reviewed and approved by the City Engineer and the County of Los Angeles, Department of Public Works ("County"), but the City Engineer's determination on compliance with water quality standards shall occur no later than the building permit stage; and

WHEREAS, the Commission generally will not consider or act upon a tentative map for a residential project unless and until, among other things, completed sewer and hydrology studies have been submitted by the applicant and approved by the City Engineer and County, but the City Engineer's determination on compliance with water quality standards shall occur no later than the building permit stage; and

WHEREAS, on March 18, 2019, the County provided a report to the City based on its second review of the Tentative Map (the "Report"). The Report recommended that the Tentative Map not be approved until certain additional information/documentation is submitted and modifications made, including but not limited to submission or completion of the Studies and compliance with any water quality requirements as determined by the City. The Report also recommended certain conditions of approval to be imposed in connection with any approval of the Tentative Map. Applicant is aware of the Report and its contents; and

WHEREAS, as of the date of this Agreement, there are unfulfilled requirements related to the Studies and other items set forth in the Report, and Applicant has not met all applicable water quality requirements as determined by the City Engineer, and as such, Applicant has not obtained the necessary approvals from the City Engineer or the County (collectively the "Holds"); and

EXHIBIT NO. - 4



WHEREAS, a public hearing has been scheduled for May 28, 2019, for the Commission to consider approval of the Tentative Map (the "Hearing"); and

WHEREAS, in lieu of the cancellation or postponement of the Hearing to allow time for Applicant to obtain the required approvals of the City Engineer and the County and to thereby remove the Holds, Applicant has requested City to allow the Hearing to proceed as scheduled, and that final action on the items subject to the Holds be deferred until the time of consideration of the Final Map, except that any approval of the Tentative Map by the Commission may be conditioned in any manner deemed necessary by the Commission, including but not limited to with respect to the Holds, and Applicant has agreed to indemnify the City for all claims and liabilities that may arise from such consideration or approval notwithstanding the Holds, subject to and in accordance with the terms of this Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are true and correct, and are incorporated herein by reference.

2. Hearing. City agrees that it will not cancel or postpone the Hearing on the basis of the Holds. However, the City reserves the right to cancel or postpone the hearing for any other reason.

3. Indemnification.

a. To the full extent permitted by law, Applicant agrees to defend, indemnify and hold harmless City and each of its elected and appointed officers, agents, employees, and representatives ("Indemnitees"):

i. From and against any and all actions, proceedings, claims, damages, losses, costs, penalties, obligations, errors, omissions, forfeitures, and liabilities, whether actual or threatened ("Claims and Liabilities"), against Indemnitees arising from or related in any way to the Commission's consideration of or action upon Tentative Tract Map No. 82395 notwithstanding the Holds, or any of them, or such consideration or action in the absence of any information or documentation that is subject to or related to the Holds, or any of them; and

ii. From and against any Claims and Liabilities related to attacking, setting aside, voiding, annulling, or in any way challenging the consideration of or action upon the Project by the City or any of its agencies or bodies on the basis of such consideration or action by the Commission upon Tentative Tract Map No. 82395 with the Holds; and

iii. From and against any Claims and Liabilities arising from or related to this Agreement.

b. The City shall promptly notify the Applicant of any such claim, action, or proceeding against Indemnitees, and, at the option of the City, the Applicant shall either

undertake defense of the matter and pay the City's associated legal costs or advance funds to pay for defense of the matter by the City. In the event the City opts for Applicant to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without the Applicant's consent. The Applicant shall provide a deposit to the City in the amount of one hundred percent (100%) of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. 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.

4. No Approval or Waiver of Decision-making Authority. Nothing in this Agreement obligates City or any other governmental entity, body, or advisory agency, including but not limited to the Commission, to grant any approval of any matter described herein or related to the Project, nor does it restrict any such entity, body or agency from conditioning any approval of any matter described herein or related to the Project in any manner whatsoever, including but not limited to with respect to the Holds or any of them. Nothing in this Agreement obligates City to pursue or defend any claim, demand or action in law or equity, nor does it otherwise limit City's authority to resolve any such claim, demand or action.

5. Waiver of Terms of Agreement. The waiver by either Party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provision of this Agreement may be waived unless in writing and signed by both Parties to this Agreement. Waiver of any one provision hereof shall not be deemed to be a waiver of any other provision hereof.

6. Modification. This Agreement may not be modified or amended except by a written instrument signed by both Parties.

7. Prevailing Party Attorneys' Fees. Should either Party institute any action or proceeding in court to enforce any provision hereof or for damages by reason of any alleged breach of any provision of this Agreement or for any other judicial remedy, the prevailing party shall be entitled to recovery of reasonable attorneys' fees in connection with said proceeding.

8. Governing Law. This Agreement shall be construed under and in accordance with the laws of the State of California.

9. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

10. Severability. In the event that any part or portion of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement, which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

11. Corporate Authority. The persons executing this Agreement on behalf of the Parties warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

[Intentionally left blank. Signature page follows.]



IN WITNESS WHEREOF, the Parties have executed this Agreement on the date and year first-above written.

CITY:

CITY OF CARSON, a municipal corporation

Sharon Landers, City Manager

ATTEST:

Donesia Gause-Aldana, City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Sunny K. Soltani, City Attorney
[brj]

APPLICANT:

BRANDYWINE HOMES, INC., a California Corporation

By: _____

Name: *Alexo Fernando*

Title: *Pres*

By: _____

Name: _____

Title: _____

Address: _____

Two corporate officer signatures required, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. APPLICANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO APPLICANT'S BUSINESS ENTITY.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

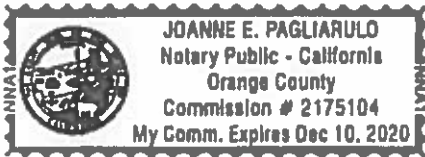
On May 15th 2019 before me, Joanne E. Pagliarulo Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Alex Hernandez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joanne E. Pagliarulo
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("**MOU**") is made this 17th day of May, 2019 (the "**Effective Date**"), between Dominguez Hills Village Community Association, a California non-profit mutual benefit corporation ("**Association**"), and Brandywine Homes, a California corporation ("**Brandywine**"). For purposes of this MOU, Association and Brandywine shall be referred to herein, collectively, as the "**Parties**".

BACKGROUND

- A. Association is the homeowners' association responsible for the operation and maintenance of the Dominguez Hills Village residential development. The Association owns Lot 31 of Tract Map No. 52103, which has been improved with a private street commonly known as Cedar Bluff Way (the "**Private Street**").
- B. Brandywine is currently under contract to purchase Lot 11 of Tract Map No. 52103 ("**Lot 11**") for the purpose of developing a thirty-eight (38) unit residential condominium project (the "**Project**"). If developed as planned, the Project would be located immediately adjacent to, and outside the southwest entry gate of, Dominguez Hills Village and along the Private Street.
- C. A portion of the Private Street is currently encumbered by easements for the benefit of the current owner of Lot 11 for access, ingress, egress, drainage and installation of utilities as described in that certain Master Declaration of Restrictions (Dominguez Hills Village), recorded on October 26, 1999, as Document No. 99-2012266, and the Declaration of Payment Covenant and Assignment of Reserved Easement for Lot 11, Tract 52103 of Dominguez Hills Village, recorded June 4, 2004, as Document No. 04-1436005, both of the Official Records of Los Angeles County, California (collectively, the "**Easements**"). The Easements are freely assignable, and the owner of Lot 11 is not required to pay any costs to Association for the use of the Easements other than costs related to repair of damage to the Private Street caused by the owner of Lot 11.

1. **PURPOSE OF MOU.** The purpose of this MOU is to establish a working relationship between the Association and Brandywine in the event Brandywine should take ownership of Lot 11 with easements for entry/exit from Cedarbluff Way and proceed with the development of the Project as currently envisioned.

EXHIBIT NO. - 5

Handwritten signature and initials in the bottom right corner of the page.

2. **TERM.** The term of this MOU shall commence upon the Effective Date; however, the Parties understand and agree that (a) the Brandywine responsibilities described in Section 3.1 below shall not commence until after Brandywine, or its assignee, has become the legal owner of Lot 11 and homeowners association assessments have commenced upon residential homeowners within the Project, and (b) the Association's responsibilities described in Section 3.2 below shall not commence until after the City of Carson approves the Brandywine Specific Plan for the Lot 11 development using the Cedarbluff Way private street as the primary Brandywine resident entrance.

3. **RESPONSIBILITIES.**

3.1 **Brandywine.** Brandywine agrees to the following:

3.1.1 **Entry Monument.** At its sole cost and expense, to remove the existing entry monument for Dominguez Hills Village from Lot 11 and reconstruct the entry monument on a location within Dominguez Hills Village.

3.1.2 **Private Street Median.** At its sole cost and expense, to modify the existing median within the Private Street so as to allow access to the Project. Any damage to the Private Street caused by Brandywine shall be repaired by Brandywine at its sole cost and expense.

3.1.3 **Cost Sharing.** To pay a reasonable and fair pro-rata share (25%) of the costs and expenses for maintenance of the portion of the Private Street encumbered by the easements, as well as any landscaping, lighting, irrigation and other improvements along the frontage of the Project (which, for example, based on the Association's 2019 budget equates to an annual contribution of approximately \$6,792.00)*; and to cause any successor homeowners' association established for the purpose of operating and maintaining the Project to assume this payment obligation from Brandywine. The Parties shall cooperate in good faith using commercially reasonable efforts to enter into a recorded cost sharing agreement that memorializes the terms of this cost sharing obligation.

3.1.4 **Exhibit A.** To utilize commercially reasonable efforts to perform the items described on Exhibit A attached hereto.

3.2 **Association.** Association agrees to the following:

3.2.1 **Private Street Work.** To use commercially reasonable efforts to cooperate with Brandywine during the period necessary to complete the relocation of the entry monument and modify the median within the Private Street.

3.2.2 **Project.** To cooperate with Brandywine during Project entitlements, approvals and development.

* See Exhibit B / 



4. MISCELLANEOUS.

4.1 Governing Law. This MOU shall be governed by and construed under the laws of the State of California.

4.2 Entire Agreement; Amendments. This MOU, including all exhibits attached hereto and referenced herein, constitutes the entire agreement and understanding between the Parties and supersedes all prior and contemporaneous agreements concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments to this MOU must be in writing and executed by duly authorized representatives of both Parties.

4.3 Counterparts. This MOU may be executed in two or more counterparts, each of which shall be deemed to be an original, but when taken together shall constitute one and the same instrument.

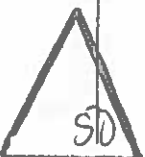
SIGNATURE PAGE TO MEMORANDUM OF UNDERSTANDING

BRANBYWINE:

By:  _____

Name: Alex Hernandez

Title: Pres of



ASSOCIATION:

By: Scott Suhr

Name: Scott Suhr

Title: President, DHVCA

By: _____

Name: _____

Title: _____



Exhibit A
to
Memorandum of Understanding

- Victoria Street will be utilized as Brandywine's primary construction access point.
- During construction activities that must occur on Cedarbluff Avenue, Brandywine will protect existing pavers and replace any that may be damaged.
- No parking on Cedarbluff is proposed and will be prohibited in the declaration of CC&R's that Brandywine prepares for the Project ("CC&Rs").
- Brandywine will warrant any work it has completed on Cedarbluff Way for one year.
- Brandywine will comply with the Mitigation Measures established by the City of Carson to address associated construction noise and dust.
- Brandywine will construct the buildings and landscaping improvement in the Project as approved by the City of Carson.
- A pre-grading vector control program will be implemented at the Project.
- Brandywine and the future homeowners association for the Project will pay a reasonable and pro-rata share of the cost and maintenance of that portion of Cedarbluff Way as well as any landscaping, lighting, irrigation and other improvements along the frontage of the Project, in perpetuity per Section 3.1.3 of the MOU.
- The CC&R's and homeowners association budget submitted by Brandywine to the California Department of Real Estate ("DRE") will be developed in accordance with all current DRE and City requirements and will have specific conditions that restrict short term rentals, conversion of garage space to living area, garage utilization for parking, prohibition of storage of vehicles in guest parking stalls, signage restricting guest parking spaces to guests of residents only and prohibiting public parking, in particular for student parking or Galaxy fan parking and other site specific conditions.



EXHIBIT A ^B/₁₁

		DHV-wide Annual	Alloc. To Cedarbluff Annual		Alloc. To Brandywine for Recurring Pmt	
Admin	Property Protection	471,000	0.5%	2,355	25.0%	\$ 589
Admin	Insurance	16,000	0.5%	80	25.0%	\$ 20
Maintenance	Turf and Planter Mx	N/A		9,984	25.0%	\$ 2,496
Maintenance	5 Jacaranda Trees	N/A		1,800	25.0%	\$ 450
Maintenance	18 Date Palms	N/A		350	25.0%	\$ 88
Maintenance	Seasonal Color @ Monuments	N/A		6,690	25.0%	\$ 1,673
Maintenance	Irrigation	N/A		1,455	25.0%	\$ 364
Maintenance	Lighting Maintenance	15,000	1%	150	25.0%	\$ 38
Maintenance	Street Sweeping	5,000	2%	100	25.0%	\$ 25
Maintenance	Holiday lighting	4,800	20%	960	25.0%	\$ 240
Reserves	Landscape Reserves	10,000	3%	300	25.0%	\$ 75
Reserves	Lighting reserves	7,860	1%	79	25.0%	\$ 20
Reserves	Road Reserves	93,284	2%	1,866	25.0%	\$ 466
Reserves	Paver Reserves	10,000	10%	1,000	25.0%	\$ 250
				\$ 27,168		\$ 6,792

Monthly amount \$ 566.01
 Monthly/DU \$ 14.89

Brandywine DHV	Allocation of Trips				Alloc. Share to Cedarbluff	
	Dwelling Units	Cedarbluff	Other	Total		
	38	100%	0%	100%	38	25.0%
	574	25%	75%	100%	144	75.0%
	612				182	100.0%



CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1743-18, TENTATIVE TRACT MAP NO. 82395-18, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT SPECIFIC PLAN NO. 17-18 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 38-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON A 1.6-ACRE PROJECT SITE AT 1007 EAST VICTORIA 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, Brandywine Homes, Inc., a California Corporation, with respect to real property located at 1007 East Victoria Street and described in Exhibit "A" attached hereto, which the applicant is in the process of purchasing from the City, requesting to construct a new three story, 38-unit residential condominium project with attached covered 2-car garages for residents and at-grade parking for guests, seeking the following approvals/entitlements:

- Design Overlay Review (DOR) No. 1743-18, to permit the design of the proposed project to construct a 38-unit residential condominium project;
- Tentative Tract Map (TTM) No. 82395-18, to subdivide the existing parcel to allow for the development of 38-unit residential condominium units;
- Specific Plan (SP) No. 17-2018, to create a new Specific Plan, known as the Brandywine Specific Plan, to ensure consistency with the City of Carson General Plan, Municipal Code, and Zoning Ordinance.

Section 2. A public hearing was duly held on May 28, 2019, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. Pursuant to SP-4 (Dominguez Hills Village Specific Plan) and the proposed Brandywine Specific Plan, any proposed development is subject to site design review and approval for individual Planning Area lots such as open space, residential, child care, commercial, industrial, and oil production. With respect to the Design Overlay Review No. 1743-18, the Planning Commission finds that:

- a) The proposed map and design will be compatible with the General Plan Land Use Designation of High Density Residential, Dominguez Hills Specific Plan, the proposed

EXHIBIT NO. - 6

Brandywine Specific Plan, and surrounding uses. The High-Density land use designation will accommodate up to 25 dwelling units per acre, and with the proposed 38-units to be developed on a 1.6-acre site, the project will be compatible with the General Plan policies. The project includes a Specific Plan Amendment application changing the existing Specific Plan Designation from SP-4 to Brandywine Specific Plan. Where the Carson Zoning Ordinance regulations and/or development standards are inconsistent with Brandywine Specific Plan, the Brandywine Specific Plan standards and regulations shall prevail. The implementation of the project requires different development standards than those included in the Dominguez Hills Specific Plan; therefore, the applicant proposes the new Brandywine Specific Plan.

- b) The proposed project is within the existing SP-4 zoning district and anticipated Brandywine Specific Plan zoning district, and the proposed project is compatible with the architecture and design with the existing and anticipated development in the area, including 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. The residential buildings and associated improvements were designed with a strong and appropriately-scaled framework of architecture and landscape. The building mass and landscaping throughout the project site are designed to create a sense of unity with enough unique features to stay within the architectural design boundaries with on-site off-site elements. High-quality features and materials are proposed through site design (i.e. building orientation and screening), architecture (i.e. mass, scale, form, style, material, and color), and streetscape elements (i.e. lighting and paving materials). The project is bordered by one-and two-story single-family residential properties that include a variety of architectural styles. The applicant has proposed a "Farmhouse" style architecture with features including neutral toned exterior finishes with rustic touches of natural wood. Vertical and horizontal siding are key elements of "Farmhouse" architecture and this feature can be found throughout the building design. Further, the residential development offers an abundance of windows and gable roofs, which are also hallmark features of "Farmhouse" architecture. The buildings vary in massing through use of building and architectural projections. Elevation materials are comprised of wood, glass, and stucco that support the chosen "Farmhouse" style architecture. The proposed landscape plan features a water efficient design and includes several different plant species across the project site. Lush landscaping including an abundance of evergreen trees and drought tolerant botanicals such as agave, aloe, and coyote brush will be utilized to provide screening along all property lines and screening for the adjoining single-story residences to the north and west, and screening from the public right-of-way on East Victoria Street. In addition, all planting and irrigation shall comply with the applicable State's Model Water Efficient Landscape Ordinance.
- c) One driveway adjacent to Cedarbluff Way provides vehicle access to the project site. Resident parking is provided in attached garages and can be accessed via supplemental driveways branching off of the main driveway, and visitor parking is located to the west of the project site and can be accessed using the main driveway. All parking spaces will be completely screened from public view by use of block walls and landscaping. There are no internal vehicular streets other than the minimal access into the parking garage. The

proposed project includes a total of 96 parking spaces: 76 resident spaces and 20 guest parking spaces. An existing driveway located on East Victoria Street will be abandoned and will not be utilized for vehicular access. The project design will thus allow for and promote safe and convenient pedestrian and vehicle circulation.

- d) All signage associated with this project will comply with the Brandywine Specific Plan and applicable Carson Municipal Code provisions, will be reviewed and approved by the Planning Division prior to building occupancy, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- e) The 38-unit condominium development will be scheduled to be constructed in three (3) phases, starting with the model home construction, and each phase will satisfy the above criteria.
- f) The proposed multi-family residential condominium development will be compatible with the intended character of the area. Due to the proximity of the project site to California State Dominguez Hills and Dignity Health Sports Park, residents of the proposed project would be able to access these centers via local sidewalks, promoting pedestrian-oriented and transit-oriented environment.

Section 4. With respect to the Specific Plan (SP) No. 17-18, the Brandywine Specific Plan, which is available at <http://ci.carson.ca.us/CommunityDevelopment/Brandywine.aspx> and which is incorporated herein by reference (the "Plan"), the Planning Commission finds that:

- a) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:
 - o The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
 - o 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;
 - o Standards and criteria by which development will proceed, and standards for the conservation, development and mitigation of natural resources, where applicable;
 - o A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
 - o A statement of the relationship of the Specific Plan to the General Plan.
- b) The Plan is consistent with the General Plan, as amended pursuant to GPA 100-17.

- c) The proposed project is consistent with and adheres to the Carson General Plan High Density Land Use designation and adheres to the policies, goals and objectives of the Brandywine Specific Plan. The proposed multifamily residential condominium development is consistent with development standards of the Brandywine Specific Plan. The proposed project will be integrated seamlessly with the existing Dominguez Hills Village Specific Plan through use of architectural elements, while still providing a degree of uniqueness to establish its own identity as its own association. Landscaping and site design will provide the proper screening from neighboring residences to offer a high quality pedestrian oriented development.

Section 5. With respect to the Tentative Tract Map (TTM) No. 82395-18, (attached) and incorporated into this Resolution by reference, the Planning Commission finds that all of the findings required pursuant to Carson Municipal Code Section 9203.14, to the extent applicable, can be made in the affirmative, and that the TTM No. 82395 can be substantiated, based on the following affirmations:

- a) Tentative Tract Map No. 82395 was reviewed by LA County Department of Public Works (the County) and resulted in the issuance of a letter dated March 18, 2019, providing recommended preliminary conditions for final map approval; however, the letter further states that details and notes shown on the tentative map are not necessarily approved, and due to concerns about sewer capacity and incomplete sewer and hydrology studies, the County has deferred recommendation of tentative map approval until a sewer capacity and hydrology study have been thoroughly conducted and demonstrate that the project site will have adequate sewer capacity and meets water quality requirements. To address these issues, the Commission finds it appropriate to approve the Tentative Tract Map conditioned upon resolution of the outstanding items subject to the holds, as stated in the conditions of approval attached hereto as Exhibit "B," and to otherwise allow final action thereon to be deferred until the time of consideration of Final Map.
- b) The proposed subdivision, together with the provisions for its design and improvement, is consistent and compatible with the General Plan objectives, policies, general land uses, and programs, and proposed Brandywine Specific Plan. The proposed project advances the goals and policies related to land use, transportation, housing and economic development.
- c) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made.
- d) The project site is suitable for proposed 38-unit residential condominium project. The proposed Specific Plan Amendment and proposed Brandywine Specific Plan will accommodate the proposed density of up to 25 units per acre, which does not constitute a change from existing standards. The design of the subdivision and project has incorporated project design features to reduce public health and safety problems associated with close proximity to existing residences. The project is an infill project, and all environmental impacts to cultural resources, noise, and tribal cultural resources will be mitigated to existing conditions through the Mitigated Negative Declaration Mitigation

Monitoring and Reporting Program (see Section 6, below). The project design of the subdivision will not conflict with existing easements on the project site.

- e) There is no basis for the Planning Commission to find that the discharge of waste from the proposed subdivision would result in or add to violation of existing requirements prescribed by a California regional water quality control board, as would provide a basis for disapproval of the Tentative Tract Map pursuant to Government Code Section 66474.6. The Planning Commission's approval of the project, as conditioned by the conditions of approval attached hereto as Exhibit "B," requires the applicant to demonstrate that the waste discharge from the proposed subdivision will not result in or add to such a violation in order to obtain a determination of compliance with Section 66474.6 by the City Council at the time of consideration of Final Map approval.

Section 6. The Planning Commission further finds that the proposed project, as mitigated pursuant to Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, which are available for public review at <http://ci.carson.ca.us/CommunityDevelopment/Brandywine.aspx> and are incorporated into this Resolution by reference, will not have a significant effect on the environment.

Section 7. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review (DOR) No. 1743-18 and Tentative Tract Map (TTM) 82395-18, with respect to the property described in Section 1 hereof and recommends approval to City Council of Specific Plan (SP) 17-18, and Mitigated Negative Declaration, subject to the conditions of approval set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 8. The applicant shall enter into an Agreement for Development Impact Fees and Community Facilities District participation with the City and shall comply with all its requirements. In accordance with this agreement, the applicant shall be responsible for payment of one-time impact fees of \$14,000/dwelling unit. The Project contemplates a 38-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$532,000 (DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment of the DIF Amount.

Section 9. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 10. This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of Specific Plan No. 17-18 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 28th DAY OF MAY, 2019

ATTEST:

CHAIRPERSON

SECRETARY

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 11 TRACT NO. 52103, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1224, PAGES 17 THROUGH 21, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS RECORDED MARCH 10, 1965 AS INSTRUMENT NO. 1386, MARCH 10, 1965 AS INSTRUMENT NO. 1388, MARCH 22, 1965 AS INSTRUMENT NO. 910, AND MARCH 25, 1965 AS INSTRUMENT NO. 1408, ALL OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS AND UTILITY SERVICE, SUBJECT TO THE TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN INSTRUMENT ENTITLED "DECLARATION OF PAYMENT COVENANT AND ASSIGNMENT OF RESERVED EASEMENT FOR LOT 11, TRACT 52103 OF DOMINGUEZ HILLS VILLAGE", RECORDED JUNE 4, 2004 AS INSTRUMENT NO. 04-1436005 OF OFFICIAL RECORDS.

APN: 7319-038-900

CITY OF CARSON ECONOMIC DEVELOPMENT

PLANNING DIVISION

CONDITIONS OF APPROVAL

EXHIBIT "B"

SITE PLAN AND DESIGN REVIEW NO. 1743-18

SPECIFIC PLAN NO. 17-2018

TENTATIVE TRACT MAP NO. 82395

GENERAL CONDITIONS

1. The Developer shall enter into an Agreement for Development Impact Fees and Community Facilities District participation with the City and shall comply with all its requirements. In accordance with this agreement, Developer shall be responsible for payment of one-time impact fees of \$14,000/dwelling unit. The Project contemplates a 38-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$532,000 (DIF Amount), provided that the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment of the DIF Amount.
2. City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Developer has agreed to and shall participate in the CFD No 2018-01 for these purpose so as to offset the ongoing impacts of the Project (the CFD Benefits), in accordance with the CFD Cost Allocation attached as Exhibit "A" to the Agreement For Development Impact Fees And Community Facilities District Participation.
3. Development project approval shall become null and void two years following the effective date of application approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Manager. This Permit does not supersede an individual time limit for performance of specific conditions or improvements.
4. The approved 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.



5. 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.
6. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 Division. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
8. All construction documentation shall be coordinated for consistency including but not limited to architectural, structural, mechanical, electrical, plumbing, landscape, and irrigation, grading, utility, street lighting, traffic signing, traffic striping and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department Division.
9. 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 approval by the Planning Manager.
10. Decision of the Planning Division 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.
11. 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.
12. 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 Division (or Commission), 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.
13. 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.
14. 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.



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, for itself and its successors in interest (“Indemnitors”), agrees to defend, indemnify and hold harmless the City of Carson, its agents, officers, ~~or~~ and employees (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, penalties, actions, or proceedings (collectively, “Claims”) against Indemnitees to attack, set aside, void or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to any damage or harm to person or property, real or personal, arising from Indemnitors’ operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action, or proceeding against the City, and Indemnitors will pay the City’s associated legal costs and will advance funds assessed by the City 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 Indemnitors’ 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. Indemnitors 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 Indemnitors fail to provide or maintain the deposit, the City may abandon the action and Indemnitors shall pay all costs resulting therefrom and the City shall have no liability to Indemnitors.
17. After project’s entitlement approval, the applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council.

PLANNING DIVISION

18. Comply with the construction and maintenance of the Memorandum of Understanding between the Applicant and Dominguez Hills Village Community Association, date May 17, 2019, with respect to construction and modification of private improvements on Cedarbluff Way required to serve the proposed development
19. Final Map shall be recorded. Model home building permits may be issued prior to recordation of final map subject to City review and plan check for the model homes. A Certificate of Occupancy will not be released for the model homes until the Tentative Tract Map is recorded and exterior improvements are removed.



20. Model homes cannot be sold, rented, or occupied.
21. No other building permits will be issued until the Tentative Tract Map is recorded.
22. A bond shall be required to remove model home exterior improvements such as parking lots, fencing, landscaping, signage, and restrooms.
23. Applicant shall submit an administrative plot plan for the approval of model home exterior improvements.

AESTHETICS

24. 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.
25. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
26. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

CONDOMINIUMS

27. 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.
28. The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval. The CC&Rs shall contain statements that the project will be in compliance with city, county, and state regulations. The CC&Rs shall ensure proper maintenance of the common areas by a professional management agency. 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).
29. All ground-mounted equipment including air conditioners and transformers shall be screened from public view.
30. All Conditions of Approval shall be contained within the CC&Rs.
31. The CC&Rs shall include language that prohibits the Homeowner's Association (HOA) from ceasing professional property management without obtaining City of Carson City Council approval.

Prior to occupancy of any unit (except models):

32. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning Division.



ENVIRONMENTAL

33. Prior to issuance of grading permit and building permit, a revised mitigation monitoring program matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with the mitigation measures for Brandywine Specific Plan Mitigated Negative Declaration dated April 26, 2019
34. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the Mitigation Monitoring and Reporting Program for Brandywine Specific Plan. A final mitigation monitoring matrix/spreadsheet shall be submitted to the City.

LANDSCAPE/IRRIGATION

35. Comply with the provisions of the Los Angeles County Green Building Code Section "Water Efficient Landscaping."
36. 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.
37. 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.
38. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
39. The proposed irrigation system shall include best water conservation practices.
40. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.

LIGHTING

41. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 if the Zoning Ordinance.
42. 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



43. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

TRASH

44. Trash collection shall comply with the requirements of the City's trash collection company.
45. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 if the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

UTILITIES

46. 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.
47. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
48. 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.
49. 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.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

50. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
51. A construction permit is required for any work to be done in the public right-of-way.
52. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
53. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
54. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.



55. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to approval of the Final Map.
56. 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 County Recorder.
57. Private easement will 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 County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
58. Prior to final map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
59. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
60. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
61. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction City of Carson Department of Public Works.
62. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 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, LA County DPW and the City.
63. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
64. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
65. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

66. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.

67. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required and shall be submitted to the City for review.
68. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
69. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) for review and approval 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 L.A. County Sewer Department.
70. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements along Victoria Street.
 - b. Sewer Main Improvements along Victoria Street, in Sagebank Street and/or public sewer system on public or private property as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements along Victoria Street and/or Cedarbluff Way as determined by the aforementioned requirement.
71. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements shall be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
72. All existing overhead utility lines 12 kilovolts and less, including telecommunication lines, along Victoria Street shall be underground to the satisfaction of the City Engineer. Alternatively, in 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 undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his or her determination.

Prior to issuance of **Certificate of Occupancy (except models)**, the proposed development is subject to the following:



73. The Developer shall 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.
74. The Developer shall execute and provide to the City Engineer, a 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.
 - a. Comply with mitigation measures recommended by the water purveyor.
75. The Developer shall 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.
76. Prior to release of bonds, repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
77. Install sidewalk along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings No. 117 around obstructions (poles, trees signs, etc.) to provide a continuous pedestrian access route conforming with ADA guidelines and to the satisfaction of the City of Carson.
78. Prior to release of bonds, remove and replace any broken/damaged driveway approach within the public right of way along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
79. Remove unused driveway approach if any, within the public right of way along Victoria Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
80. The Developer shall modify existing driveways within the public right of way along Victoria Street and Cedarbluff Way (private driveway) abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
81. The Developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the 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 26 feet.
82. Install/If necessary, modify existing wheelchair ramp at the corner of Victoria Street and Cedarbluff Way per City of Carson PW Standard Drawings, in compliance with ADA requirements.



83. Plant approved parkway trees on locations where trees in the public right of way along Victoria Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
84. Install private irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Victoria Street abutting this proposed development.
85. Modify existing raised landscaped median along Victoria Street to the satisfaction of the City Engineer, if necessary, per recommendations in the Mitigated Negative Declaration approved by the Planning Commission.
86. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
87. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the approved Mitigated Negative Declaration.
88. Install striping and pavement legend per City of Carson PW Standard Drawings.
89. If required by the City Traffic Engineer, paint Curbs Red along Victoria Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
90. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
91. Streets abutting the development, shall be slurry sealed 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). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet)
92. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy

CITY OF CARSON PUBLIC WORKS DEPARTMENT, WATER QUALITY

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

93. Per City of Carson ordinance 5809 developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.



94. Developer shall apply for a *Construction Activities Stormwater General Permit* from the State Water Resources Control Board.
95. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
96. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site.
97. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
98. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

99. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff.

In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
100. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzalez@carson.ca.us.
101. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
102. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
103. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
104. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board, prior to release of bonds.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

Sewer and Storm Drain

Road



105. Modify or reconstruct the curb ramp at the corner of Victoria Street and Cedarbluff Way to conform with current American with Disabilities Act (ADA) guidelines and to the satisfaction of City of Carson.
106. Close unused driveway on Victoria Street to the satisfaction of the City.
107. Construct additional sidewalk around obstructions (poles, trees, signs, etc.) on Victoria Street to provide a continuous pedestrian access route that conforms with ADA guidelines and to the satisfaction of the City.
108. Repair any improvements damaged during construction to the satisfaction of the City.
109. Plant street trees along the property frontage on Victoria Street and provide an irrigation system for the trees to the satisfaction of the City.
110. Underground all new utilities to the satisfaction of the City.
111. Comply with the street lighting requirements from Los Angeles County Public Works, Traffic and Lighting Division, Street Lighting Section.
112. 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 or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.
113. Comply with any and all City road conditions.

Subdivision

114. A note on the final map shall be placed, to the Satisfaction of the City, indicating that this map is approved for 38-residential condominium units on a single lot.
115. Remove existing building/improvements prior to final map approval. Demolition permits and final sign-off from the building inspector shall be required from Los Angeles County Public Works, Building and Safety Division.
116. 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.
117. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
118. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Los Angeles



County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

119. 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.
120. Prior to obtaining the building permit from the Building and Safety Office: Submit landscape and water efficient plans for each open space lot in the land use division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Street Lighting Requirements:

121. Streetlights shall be provided on concrete poles with underground wiring along the property frontage on Victoria Street to the satisfaction of Department of Public Works or as modified by Department of Public Works. Street lighting plans shall be submitted along with existing and/or proposed underground utilities plans to the Traffic and Lighting Division, Street Lighting Section, for processing and approval.
122. Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.
123. **Conditions of Acceptance for Street Light Transfer of Billing:** All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous 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 streetlights located within gated communities

LA COUNTY FIRE DEPARTMENT

Final Map Requirements

124. Submit 3 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.



125. One (1) new public fire hydrant shall be installed on Cedarbluff Way, and install one (1) new on-site fire hydrant as noted on the tentative map notation.
126. Provide proof of financial obligation for the installation of the required fire hydrants **prior to final map clearance.**
127. All fire hydrants shall measure 6" x 4" x 2 ½" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
128. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction per Fire code 501.4.
129. A copy of the paid fee receipt for the Fire Department Final Map review shall be provided to the Los Angeles Fire Department Fire Prevention Land Development Unit.

Access Requirements:

130. Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured an approved route around the exterior of the building or facility (2016 County of Los Angeles Fire Code Section 503 Section 503.1.1.).
131. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan/exhibit, tentative map, and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
132. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during time of construction (Fire Code 501.4).
133. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
134. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
135. Maintain a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured an approved route around the exterior of the building (Fire Code 503.1.1 and 503.2.2). Cross hatch the Fire Department vehicular access on the site plan and clearly depict the required width.

136. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of ten (10) percent or greater shall have a paved or concrete surface (Fire Code 503.3).
137. Provide approved signs or other approved notices or markings that include the words "NO PARKING – FIRE LANE." Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire 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 (Fire Code 503.4).
138. A minimum five (5) foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes (Fire Code 504.1)
139. Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained t all times (Fire Code 503.4).
140. The required fire flow for the proposed development is set at 1,625 gpm for the duration of hours over and above the daily domestic demand.
141. For all occupancies other than one and two-family dwellings, and Group R-3 buildings, including commercial, industrial, multi-family dwellings, private schools, and institutions, fire hydrant spacing shall be 300 feet (91.44m). No portion of lot frontage shall be more than 200 feet (60.96m) from, via vehicular access, a public hydrant. No portion of a building shall be more than 400 feet (121.92m) from, via vehicular access, a properly spaced public hydrant.
142. All fire hydrants shall measure 6" x 4" 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
143. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction (Fire Code 501.4)
144. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
145. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.