



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 24, 2019

SUBJECT: Conditional Use Permit (CUP) No. 1097-19

APPLICANT: Gwenn Vallone, Pug Nation Rescue
16829 S. Broadway
Carson, CA 90248

PROPERTY OWNER: John B. Rudy Co., Inc.
20950 Brant Avenue
Carson, CA 90810

REQUEST: Consider approval of a Conditional Use Permit No. 1097-19 for a proposed dog rescue kennel

PROPERTY INVOLVED: 20950 South Brant Avenue

COMMISSION ACTION

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

Item No. 7A

I. Introduction

Property Owner

John B. Rudy Co., Inc.
20950 Brant Avenue
Carson, CA 90810

Applicant

Gwenn Vallone, Pug Nation Rescue
16829 S. Broadway
Carson, CA 90248

II. Project Description

The applicant requests approval of CUP No. 1097-19 to install and operate a dog kennel at an existing warehouse facility in the MH-D (Manufacturing, Heavy; Design Review) zone.

The proposed dog kennel requires a CUP per Carson Municipal Code (CMC) Section 9141.1 (Animal shelter, pound, kennel, training school). The valuation for the proposed tenant improvements is less than \$50,000 and therefore not subject to Site Plan and Design Review per CMC 9172.23B(1)(a) (Any construction of a new building or structure having an estimated valuation of \$50,000 or more).

The applicant currently has kennel facilities at 16829 Broadway in the City of Carson. The applicant is in escrow to acquire the subject property and once tenant improvements are complete will relocate all kennel operations to the renovated facility.

III. Project Site and Surrounding Land Uses

The subject property is located in the MH (Manufacturing Heavy) Zone and is designated Heavy Industrial under the Land Use Element of the General Plan and General Plan Map. The site is located north of East Dominguez Street, between Alameda Street and Wilmington Avenue in the eastern part of the City.

Land uses surrounding the proposed project site are primarily industrial.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Heavy Industrial
Zone District	MH-D (Manufacturing, Heavy; Design Review)
Site Size	7,107 SF (0.16 ac)
Present Use and Development	Vacant
Surrounding Uses/Zoning	North: Heavy Industrial, MH-D South: Heavy Industrial, MH-D East: Heavy Industrial, MH-D West: Heavy Industrial, MH-D
Access	Ingress/Egress: Brant Street and Rear Alley

IV. Analysis

Site History

The site is located in a heavy industrial area, surrounded on all sides by industrial uses and warehouse type buildings. The project site is located in an area with predominantly landscaped parkways with no sidewalks which is common on industrial streets that are not classified as arterials.

The subject property, which is improved with a warehouse building, is currently unoccupied and in need of interior and exterior maintenance. The building was previously occupied as a warehouse for John B Rudy Company (JBR) a specialized distributor of wire, cable, and related connectivity products.

Proposed Use

In 2011, the applicant's organization obtained CUP No. 852-10 to operate a dog rescue kennel at 16829 Broadway in the City of Carson.

Pug Nation Rescue of Los Angeles is a registered 501c3 non-profit organization dedicated to the rescue, care, and placement of abandoned, neglected, unwanted, displaced, and abused pugs. The applicant will provide 24-hour care for up to 50 dogs (typically 35-40) at the facility and will meet with adoption candidates by appointment only during business hours.

There is an outdoor area located at the rear of the project site that will provide daily exercise for the dogs. In addition, intermittent, short distance (up to 10 minutes), daily walks will be provided.

Pug Nation is not open to the public and has a limited number of people visiting the facility. The organization has 10 employees who are assigned staggered hours among three work shifts:

- Morning 6:00 am – 3:00 pm, 3 employees
- Afternoon 3:00 pm – 11:00 pm, 2 employees
- Evening 10:00 pm – 6:00 am, 1 employee

The program Director and Coordinator have sporadic office hours as they predominantly work in the field with occasional overlapping hours on site to complete paperwork.

Site Plan

The property was developed in 1977 prior to the adoption of the Carson Municipal Code (CMC). The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The existing office/warehouse building includes a total building footprint of 3,854 square feet with two at-grade roll-up doors located at the front and rear of the building. Due to site constraints, a small trash bin will be provided at the rear of the property screened by a new 8-foot high metal fence with perforated steel mesh. The proposed designated trash area has been reviewed and approved by the City's waste management provider – Waste Resources.

Off-Site Improvement

The project is not subject to public-right-of-way improvements and the City does not anticipate capital improvement projects in the area at this time.

Access

One driveway located along Brant Avenue will provide access to the site for adoption applicants, and a secondary employee-only access is provided via the rear alley.

Parking

Based on the CMC requirements, three parking spaces are required for the proposed use. A total of four parking stalls are provided; two parking stalls at the front of the property and two employee-only parking stalls at the rear of the property, accessed from the alley. Parking will include one ADA (Americans with Disabilities Act) accessible space.

Paving

To refresh the site, the applicant proposes to grind and overlay the existing parking areas located within the front and rear areas of the property.

Water Supply

The Los Angeles County Fire Department – Land Development Unit approved the project subject to final plan check approval from Fire Prevention Engineering.

Building and Architecture

Constructed in 1965, the existing building combines concrete block with a rock architectural feature along the front elevation. The building façade appears discolored and worn. The applicant proposes to repaint the building and retain the rock feature, replace the existing windows and doors, and add an aluminum canopy to the front window as architectural enhancements. Two dilapidated open patio covers attached to the rear of the building will be removed. The front and rear elevation will be repainted to match, and a new entry and roll-up doors will be installed.

Signage

No signage is being proposed for the property, to avoid attracting the general public to visit the site.

Fencing

A dilapidated two-foot-high masonry wall is located in the front of the property along Brant Ave., and an older chain link fence is located at the rear along the alley.

The masonry wall will be repaired and repainted, and the applicant will build a new 6-foot-high rolling wrought iron fence and gate with a 2-foot-high obscure metal screen located flush in back of the existing masonry wall within the front setback along Brant Avenue and along the south property line.

The rear chain link fence along the alley will be replaced with a new 8-foot high rolling wrought iron fence and gate made of matching obscure perforated steel mesh. The new wrought iron fence with perforated mesh will also be installed along both side yard property lines (north and south) located in the rear of the property.

Landscaping

The existing project site includes landscaping within the front and rear areas. These landscaped areas will be improved with new plant materials in order to enhance the street appeal and provide shading and screening.

The Department of Public Works arborist has included a condition of approval to plant a 15-gallon Forest Pansy tree within the front landscaped parkway located within the public right-of-way, south of the Brant Avenue driveway. The applicant proposes to refurbish the landscaped area with shrubs and groundcover.

An automated irrigation system that complies with the best water conservation practices is proposed to be installed within the on and off-site landscaped areas.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee (IDIF) Program. In accordance with this IDIF program, the project is exempt due to the scope of work being limited to tenant improvements.

The City adopted Community Facilities District (CFD) 2018-01 to finance the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD. Based on the adopted CFD, the project is exempt due to the scope of work being limited to tenant improvements.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the Manufacturing Heavy (MH) zoning designation and Heavy Industrial General Plan land use designation, and will remain consistent with the surrounding uses.

VII. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

VIII. Public Notice

Notice of public hearing was posted to the project site on September 11, 2019 and notices were mailed to property owners and occupants within a 750' radius on September 10, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission Meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 19-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1097-19 FOR A PROPOSED DOG RESCUE KENNEL AT 20950 BRANT AVENUE."

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans (under separate cover)

Prepared by: McKina Alexander, Associate Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 19-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON, CALIFORNIA, APPROVING
CONDITIONAL USE PERMIT NO. 1097-19 FOR A
PROPOSED DOG RESCUE KENNEL AT 20950 BRANT
AVENUE**

WHEREAS, on June 27, 2019, the Department of Community Development received an application from Gwenn Vallone of Pug Nation Rescue of Los Angeles, for real property located at 20950 Brant Avenue and described in Exhibit "A" attached hereto, requesting approval of Conditional Use Permit No. 1097-19 to allow for the installation and operation of a dog kennel at an existing warehouse facility; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-fourth day of September, 2019, conduct a duly noticed public hearing as required by law to consider said conditional use permit. Notice of the hearing was duly posted and mailed to property owners and properties within a 750-foot radius of the project site by September 14, 2019.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds that the facts of this matter are as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Heavy Industrial and the proposed dog kennel is compatible with the surrounding areas.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development of a dog kennel.
- c) The proposed development will have adequate street access for pedestrians and vehicles, and also adequate capacity for parking and traffic. One driveway located along Brant Avenue will provide access to the site for adoption applicants, and a secondary employee-only access is provided via the rear alley. Based on the CMC requirements, three parking spaces are required for the proposed use. A total of four parking stalls are provided; two parking stalls at the front of the property and two employee-only parking stalls at the rear of the property accessed from the alley. Parking will include one ADA (Americans with Disabilities Act) accessible space.
- d) There will be adequate water supply for fire protection. The Los Angeles County Fire Department – Land Development Unit approved the project subject to final plan check approval from Fire Prevention Engineering.



- e) Manufacturing Heavy (MH) Zoning allows for intensive operations that include noise, smell and on occasion hazardous characteristics. The proposed use and development of a dog kennel whose operations include noise and smell from housed canines is suited for the MH Zone as it is isolated from residential uses and sensitive receptors.
- f) The proposed project includes improvements to the project site such as grinding and overlaying the paving systems on the site, updating the building interior, repainting and replacing existing windows and doors of the main building, adding an aluminum canopy to the front window, removing two patio structures attached to the rear of the building, making landscaping improvements, upgrading the existing fence along the front and rear areas, providing Americans with Disabilities Act (ADA) compliant parking and access upgrades, and improving the façade along Brant Avenue. A new trash enclosure will be installed at the rear of the property.

SECTION 3. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.

SECTION 4. Conditional Use Permit No. 1097-19 complies with the City’s Zoning Ordinance, including Section 9172.21 (Conditional Use Permit) of the Carson Municipal Code, and is consistent with the City’s General Plan.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings set forth above, does hereby approve Conditional Use Permit No. 1097-19 for a proposed dog kennel at 20950 Brant Avenue, subject to the Conditions of Approval attached hereto as Exhibit “B.”

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 24th day of September, 2019.

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

LOT 29, ELFTMAN STATION TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES ON AND UNDER ABOVE DESCRIBED PROPERTY BUT WITH NO RIGHT OF SURFACE ENTRY AS RESERVED BY OPAL B. EDWARDS, A MARRIED WOMAN, BY DEED RECORDED MARCH 22, 1965 AS INSTRUMENT NO. 1504 OF OFFICIAL RECORDS.

Assessor's Parcel Number: 7318-017-022



**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 1097-19**

GENERAL CONDITIONS

1. If a building permit for Conditional Use Permit No. 1097-19 is not issued within **two years** of the effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. **Developer shall obtain licenses to operate a dog kennel from all appropriate agencies (local and state), and shall maintain a sanitary facility and obtain all required inspections.**
5. **Only tenants, staff, volunteers and pre-approved applicants will have access to kennel operations. No public visitations or adoption events shall be conducted on-site.**
6. Developer shall comply with all city, county, state and federal regulations applicable to this project.
7. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
8. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
9. A modification of these conditions, 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.



10. If any of these Conditions of Approval is violated, or if any law, statute or ordinance is violated, by Developer, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer 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.
12. 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.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
14. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and 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 Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), 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 Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors 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 Indemnitors' consent.



Indemnitors shall provide a deposit to the City 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 attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

15. 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.
16. **Remove the two existing bollards with an attached chain located within the front setback of the property (western side).**
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
20. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained so as to present an attractive appearance to the satisfaction of the Planning Division.

FENCE/WALLS

21. Perimeter walls and fences shall be architecturally coordinated with the project building and subject to the approval of the Planning Division.
22. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
23. **Install a new 6-foot-high rolling wrought iron fence and gate with a 2-foot-high obscure metal screen located flush in back of the existing masonry wall within the front setback along Brant Avenue and along the south property line.**
24. **Replace the rear chain link fence along the alley with a new 8-foot high rolling wrought iron fence and gate made of matching obscure perforated steel mesh. The new wrought iron fence with perforated mesh shall also be installed along both side yard property lines (north and south) located in the rear of the property.**



LANDSCAPE/IRRIGATION

25. **Additional landscape within the front yard and rear yard shall be provided per the approved plan to the Planning Division's satisfaction.**
26. Comply with the provisions of Section 9168 of the City's Zoning Ordinance, "Water Efficient Landscaping."
27. 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.
28. The proposed irrigation system shall include best water conservation practices.
29. Install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
30. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
31. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

32. Provide adequate lighting for the parking areas to the satisfaction of the Planning Division.
33. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
34. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

35. **Four parking spaces shall be provided on-site per approved plan. All parking areas and driveways shall remain clear. No encroachment into the parking areas or driveways shall be permitted.**
36. **Remove all existing wheel stops and install new wheel stops for the proposed parking spaces.**



37. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

PAVING

38. Grind and overlay existing asphalt areas (in their entirety) at the front and rear of the property.

TRASH

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

UTILITIES

40. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
41. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
42. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

43. Submit development plans for plan check review and approval.
44. Obtain all appropriate building permits and an approved final inspection for the proposed project.
45. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

FIRE DEPARTMENT

46. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

PUBLIC WORKS – ENGINEERING

47. Per the Department of Public Works' arborist, a 15-gallon Forest Pansy tree shall be planted in the front landscaped parkway located within the public right-of-way south of the driveway per City Standard Drawing No. 132, 133 and 134.

48. **Shrubs and ground cover shall be installed within the front landscaped parkway located within the public right-of-way to refurbish the frontage to the satisfaction of the Community Development Director or his designee.**
49. Any existing off-site improvements damaged during the renovation shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
50. A construction permit is required for any work to be done in the public right-of-way.
51. 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.
52. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
53. Comply with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.
54. Per City of Carson Municipal Code Section 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.

BUSINESS LICENSE

55. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

