



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** March 10, 2020

**SUBJECT:** Site Plan and Design Review (DOR) No. 1801-19

**APPLICANT:** Raising Cane's Restaurant, LLC  
6800 Bishop Road  
Plano, TX 75024

**PROPERTY OWNER:** Carson CFA, LLC  
136 W. Martel Ave  
Los Angeles, CA 90036

**REQUEST:** Consider approval of a Site Plan and Design Review No. 1801-19 for a proposed Raising Cane's restaurant.

**PROPERTY INVOLVED:** 20707 S. Avalon Boulevard

---

#### COMMISSION ACTION

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

***Item No. 7A***

## **I. Introduction**

### **Applicant**

Raising Cane's Restaurant, LLC  
6800 Bishop Road  
Plano, TX 75024

### **Property Owner**

Carson CFA, LLC  
136 W. Martel Ave  
Los Angeles, CA 90036

## **II. Project Description**

The applicant, Raising Cane's Restaurant, LLC, requests approval of DOR No. 1801-19 to demolish an existing Firestone Complete Auto Care automotive facility and to construct a new Raising Cane's restaurant with drive-thru and outdoor patio seating in the CR-D (Commercial, Regional Center; Design Overlay District) zone.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Raising Cane's is one of the largest American fast food restaurant chains and the largest whose specialty is chicken fingers. Its headquarters are in Baton Rouge, Louisiana. The company operates more than 400 restaurants, primarily in the United States, with some international locations in the Middle-East. Hours of operation are Sunday through Thursday 9 AM to 1:00 AM and Friday through Saturday 9AM to 3:30AM.

## **III. Project Site and Surrounding Land Uses**

The subject property site is located in the CR-D zone and is designated Regional Commercial under the Land Use Element of the General Plan. The subject property is located at the intersection of Avalon Boulevard and South Bay Pavilion.

Land uses surrounding the proposed project site are primarily commercial uses.



Figure (a) Project Site in context to surrounding zoning.

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

Site Information	
General Plan Land Use	Regional Commercial
Zone District	CR-D (Commercial, Regional - Design Overlay District)
Site Size	31,345 SF (0.7 acres)
Present Use and Development	Firestone Complete Auto Care
Surrounding Uses/Zoning	North: Commercial, CR-D South: Commercial, CR-D East: Commercial, CR-D MUR (Mixed-Use Residential) West: Commercial, CR-D
Access	Ingress/Egress: Avalon Boulevard

## **IV. Analysis**

### **Site History**

The subject property was originally developed in 1975 as an auto repair with an adjoining at grade parking lot. The current building is 9,160 square feet and contains 5 bays, office, and tire show room. The subject property is located on Avalon Boulevard across the street from the Carson Mall and located amongst numerous fast-food and fast-casual restaurants between Del Amo Boulevard and Dominguez Street. The current tenant is Firestone Complete Auto Care which has occupied the site since 1990.



### **Site Plan**

The subject property measures approximately 0.7 acres. The proposed drive-thru restaurant includes a total gross area of 2,950 square feet with 325 square feet dedicated to an outdoor patio. A new parking lot will be installed that will include Americans with Disabilities Act (ADA) compliant and Electric Vehicle (EV) parking. Pedestrian hardscape area, landscape planters with permanent irrigation and a trash enclosure will be installed. Off-site improvements will include the removal of diseased street trees. The public right-of-way will be improved with the removal and replacement of broken sidewalks, curbs, gutters and curb cuts. The applicant will widen the existing 5 foot sidewalk at the northern perimeter and provide a uniform 8-foot-wide sidewalk with new street trees and tree wells with permanent irrigation. The project will include the complete demolition and removal of the existing automotive facility, parking lot and landscaped areas.

### **Access**

The applicant will reinstall one new ingress/egress driveway located along Avalon Boulevard for vehicular access to the subject property. The existing easement between the subject property and neighboring property to the north will be vacated as a part of this development; as such, landscaping will be extended on the northern portion of the property to Avalon Blvd to close off access between the two properties. There is an existing cross access easement between the subject property and the property to the south; the access will remain open for vehicular traffic to gain access to the signalized intersection.



### Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 100 square-feet of gross floor area for dining and drinking establishments. The proposed restaurant with drive-thru requires 30 parking spaces ( $2,950\text{sf}/100\text{sf}=29.5$  parking spaces); 28 regular and 2 ADA compliant parking spaces. The applicant proposes 30 parking spaces; 23 standard stalls, 2 compact stalls, 2 ADA compliant parking spaces, and 3 EV stalls.

### Building and Architecture

The project is designed in a modern architectural style combining stucco, brick, steel canopies & fascia, metal panels, aluminum storefront entrance, and storefront windows to create interest in the façade. The exterior will also include a 32 square foot mural of the restaurant's mascot and namesake. The material selection and featured articulation effectively breaks-up the facade and produces a modern design aesthetic. The project is compatible with the surrounding area in that it is in keeping with other commercial restaurants in the vicinity using similar massing, articulation and fenestration.

### Signage

Carson Municipal Code Section 9136.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage. The proposed restaurant with drive-thru has approximately 180' feet of lot frontage along Avalon Boulevard allowing 360 ( $180 \times 2 = 360$ ) square feet of signage. The applicant proposes approximately 250 square feet of monument and wall signage.

### Landscaping

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires automobile parking facilities and any parking facilities visible from the public right-of-way to have interior landscaping of not less than 5%. The proposed restaurant with drive-thru requires a total of 1,567.25 ( $31,345 \times .05 = 1,567.25$ ) square feet of landscaping. The applicant proposes 5,344 square feet of landscaping. Landscaping at the northern perimeter of the property will be extended to Avalon Boulevard.

New 24-inch box strawberry trees will be installed along Avalon Boulevard (25' feet on center) in new 4' by 8' foot tree wells. Permanent irrigation utilizing best water conservation practices will be installed for both on-site 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 will be subject to payment of a one-time development impact fee in the amount of \$1,539.25. No grading or building permits shall be issued prior to the full payment of the IDIF amount.

Based on the adopted CFD, the project is exempt due to the subject property's land use (commercial).

## **VI. Zoning and General Plan Consistency**

The proposed project is consistent with the standards of the CR (Commercial, Regional Center) zoning designation and Regional Commercial 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 15332, Class 32 – In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development meeting the conditions as enumerated below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

## **VIII. Public Notice**

Notice of public hearing was posted to the project site on February 27, 2020. Notices were mailed to property owners and occupants within a 750' radius on February 27, 2020. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

## **IX. Recommendation**

That the Planning Commission:

- **ADOPT** Resolution No. 20-\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1801-19 FOR A PROPOSED RAISING CANE'S RESTAURANT AT 20707 AVALON BOULEVARD."

## **X. Exhibits**

1. Draft Resolution
  - A. *Legal Description*
  - B. *Conditions of Approval*
2. Development Plans

Prepared by: Kaneca Pompey, Planning Technician

**CITY OF CARSON**  
**PLANNING COMMISSION**

**RESOLUTION NO. 20-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CARSON APPROVING SITE PLAN AND  
DESIGN OVERLAY REVIEW NO. 1801-19 FOR A  
PROPOSED RAISING CANE'S RESTAURANT AT 20707 S.  
AVALON BOULEVARD**

**WHEREAS**, on September 30, 2019, the Department of Community Development received an application from Raising Cane's Restaurant, LLC for real property located at 20707 S. Avalon Boulevard and legally described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1801-19 to demolish an existing automotive facility and to construct a new Raising Cane's restaurant with drive-thru and outdoor patio seating; 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 tenth day of March, 2020, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by February 27, 2020; and

**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 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 Regional, Commercial and the proposed restaurant development is compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed project consists of developing a 2,950 square foot restaurant with 325 square foot outdoor patio and adjoining 30 stall parking lot. The project is compatible with the surrounding area in that it is in keeping with other commercial restaurants in the vicinity using similar massing, articulation and fenestration.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. The applicant will reinstall one new ingress/egress driveway located along S. Avalon Boulevard for vehicular access to the subject property. Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 100 square-feet of gross

**EXHIBIT NO. - 1**



floor area for dining and drinking establishments. The proposed restaurant with drive-thru requires 30 parking spaces ( $2,950\text{sf}/100\text{sf}=29.50$  parking spaces); 28 regular and 2 ADA compliant parking spaces. The applicant proposes 30 parking spaces; 26 regular with 2 ADA compliant parking spaces and 2 EV stalls. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.

- d) All signage associated with this project will comply with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed landscape plan will comply with applicable water conservation requirements. Permanent irrigation utilizing best water conservation practices will be installed for both on and off-site landscaped areas. New landscape will be installed throughout the site providing shade to vehicles and enhancing the visual attractiveness from adjoining streets and walkways.

**SECTION 3.** The project is categorically exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the California Environmental Quality Act. Class 32 consists of projects characterized as in-fill development meeting the conditions as enumerated below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project meets all of the foregoing criteria. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

**SECTION 4.** Design Overlay Review No. 1801-19 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

**SECTION 5.** The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1801-19 for a proposed building and site remodel of a new Raising Cane's restaurant at 20707 S. Avalon Boulevard, subject to the Conditions of Approval contained in Exhibit "B," attached hereto.

THIS SECTION INTENTIONALLY LEFT BLANK





**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.

**PASSED, APPROVED and ADOPTED** this 10th day of March, 2020.

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

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



**5. The land referred to in this Commitment is described as follows:**

The Land referred to herein is situated in the State of California, County of Los Angeles, City of Carson, and described as follows:

Parcel A:

Parcel 2, in the City of Carson, in the County of Los Angeles, State of California, as shown on Parcel Map No. 6914 filed in Book 75 Page 57 of Parcel Maps, in the office of the County Recorder of said County.

Except 100 percent of the oil, gas, petroleum and other hydrocarbon substances which lie below a plane parallel to and 500 feet below the natural surface of said land without, however, any right to enter upon the surface of said land to explore for, develop, or remove said substances, but with full right to explore for, develop and remove the same by means of wells or equipment, having surface locations outside the outer boundaries of said real property, in and under or recoverable from said real property, as excepted in the deed from Del Amo Estate Company, a corporation recorded November 8, 1963 in Book D-2250 Page 752, Official Records.

Parcel B:

An access easement for ingress and egress purposes over and across that portion of Parcel 4, Parcel Map No. 2538 in the City of Carson, County of Los Angeles, State of California, as per Map filed in Book 38, Page 5 of Parcel Maps, Records of Los Angeles County.

Commencing at the Northeasterly corner of said Parcel 4, Parcel Map No. 2538; thence along the Northwestern line of said Parcel 4 South 63°19'24" West 5.00 to the true point of beginning; thence continuing along said Northwestern line South 63°19'24" West 25.00 feet; thence South 25°23'34" East 63.63 feet; thence radially North 65°53'28" East 30.00 feet to the Northeasterly line of said Parcel 4, also being the Southwesterly line of Avalon Boulevard, 100 feet wide, as shown on said Parcel Map No. 2538; thence along said Northeasterly line of said Parcel 4 an arc distance of 32.00 feet through a central angle of 1°15'52"; a radial line to said point bears North 64°37'36" East; thence radially South 64°37'36" West 5.00 feet; thence North 26°01'30" West 32.87 feet to the Northwestern line of said Parcel 4 and to the true point of beginning.

APN: 7339-018-037



CITY OF CARSON  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

EXHIBIT "B"  
CONDITIONS OF APPROVAL  
DESIGN OVERLAY REVIEW NO. 1801-19

**I. GENERAL CONDITIONS**

1. City adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. In accordance with this IDIF program, the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment. Based on the proposed project and the current FY 19-20 fees, the developer will be responsible for payment of one-time impact fees at the rate of \$4.37 per square foot of building constructed. The applicant will receive an impact fee credit at the office rate of \$2.71 per square foot of building demolished. **Based on the foregoing, Developer will be responsible for the minimum administration fee of \$1,539.25 (DIF Amount), provided that if the project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. Final Impact Fees are calculated and due prior to issuance of a building permit in one lump sum installment.** Fees subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No grading or building permits shall be issued prior to the full payment of the DIF Amount. See the following City webpage for additional information:

<http://ci.carson.ca.us/CommunityDevelopment/IDIFProgram.aspx>

2. If a building permit for Design Overlay Review No. 1795-19 is not issued within **two years** of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
3. 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.
4. 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.
5. Developer shall comply with all city, county, state and federal regulations applicable to this project.
6. 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.
7. 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.
8. 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.

9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Precedence of Conditions. If any of 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.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. 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.
13. Indemnification. The applicant, property 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 people 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.

## **II. AESTHETICS**

1. 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.
2. **Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.**
3. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
4. Graffiti shall be removed from all areas within twenty-four (24) hours 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.).
5. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
6. **The existing CMU block wall at the northwestern perimeter of the property near the nursery shall be re-painted and/or re-stucco to the satisfaction of the Community Development Director.**

## **III. LANDSCAPE/IRRIGATION**

1. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
2. 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.
3. 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.
4. The proposed irrigation system shall include best water conservation practices.
5. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
6. **All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELO) per Department of Water Resources Title 23, Chapter 2.7**
7. 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.



#### **IV. LIGHTING**

1. Developer shall provide adequate lighting for the parking areas.
2. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
3. 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.

#### **V. PARKING**

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.
2. The parking areas will be re-slurry sealed and re-stripped with a new parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
3. All areas used for movement, parking, loading, or storage of vehicles shall be paved, striped and provided with wheel stops in accordance with Section 9162.0 of the Zoning Ordinance.

#### **VI. Pavement**

1. The parking lot shall be repaved in its entirety.

#### **VII. TRASH**

1. Trash collection from the project site shall comply with the requirements of the City's trash collection company.

#### **VIII. UTILITIES**

1. 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.
2. Developer shall remove, at its own expense, any obstructions within the utility easements that would interfere with the use for which the easements are intended.
3. 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.

#### **IX. BUILDING AND SAFETY DIVISION**

1. Applicant shall submit development plans for plan check review and approval.
2. Developer shall obtain all appropriate building permits and an approved final inspection for the proposed project.
3. Prior to issuance of building permit, proof of worker's compensation and liability insurance for Developer must be on file with the Los Angeles County Building and Safety Division.

#### **X. FIRE DEPARTMENT**

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



## **XI. ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON**

1. 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.
2. A construction permit is required for any work to be done in the public right-of-way.
3. A construction bond for all work to be done within the public right of way shall be submitted by Developer and approved by Engineering Division prior to issuance of any permit by Engineering Division.
4. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of any permit by Engineering Division.
5. 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.
6. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to the issuance of construction permits.

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

7. 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.
8. If or when required, as determined by the City Engineer, provide CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities.
9. A 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. Developer shall comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
10. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
11. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
12. 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. The following are required as a part of the project's improvement plans:

- a. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Blvd. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
  - b. Install 8-ft.-wide sidewalk, along Avalon Blvd. abutting this proposed development per City of Carson PW Standard Drawing No. 115, case 2, and Drawings No. 100 "Major & Secondary Highway, Industrial & Commercial Street Sections".
  - c. Construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with 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 40 feet.
  - d. Plant approved parkway trees in locations where trees in the public right of way along Avalon Blvd abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133, and 134.
  - e. Install a permanent irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Avalon Blvd. abutting this proposed development.
  - f. Streets abutting the development shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). 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).
  - g. Install striping and pavement legend per City of Carson PW Standard Drawings.
  - h. Paint Curbs Red along Avalon Blvd. within or abutting this proposed development as approved by the City Traffic Engineer. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
  - i. Sewer Main Improvements (if any) along Avalon Blvd. as determined by the aforementioned sewer area study.
  - j. Storm Drain Improvements (if any) along Avalon Blvd. as determined by the aforementioned study.
13. Off-site improvements (*e.g. 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 may 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.

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

- 14. 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.



15. 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. Developer shall comply with all mitigation measures recommended by the water purveyor.
16. The Developer shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Carson Public Works Inspector and the City Engineer.
17. The Developer shall construct and guarantee the construction of all required drainage infrastructure in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
18. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
19. Developer shall comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
20. If or when required, as determined by the City Engineering, the Developer shall grant an easement to the City, and any other appropriate regulatory agency, or entity to the extent reasonably necessary, for the purposes of ingress, egress, construction and maintenance of all infrastructures constructed and handicap access to ensure the safety of the public, for this development, to the satisfaction of the City Engineer.
21. All infrastructure 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.

## **XII. Public Works**

### ***Prior to issuance of Building Permit:***

1. 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.
2. Developer shall apply for a *Construction Activities Stormwater General Permit* from the State Water Resources Control Board.
3. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
4. 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 to the City's Engineering Services Department's Sustainability Administrator via E-mail at [JGonzalez@Carson.ca.us](mailto:JGonzalez@Carson.ca.us).
5. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver



copy to the City's Engineering Services Department's Sustainability Administrator via E-mail at [JGonzalez@Carson.ca.us](mailto:JGonzalez@Carson.ca.us).

6. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division to the City's Engineering Services Department's Sustainability Administrator via E-mail at [JGonzalez@Carson.ca.us](mailto:JGonzalez@Carson.ca.us).

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

7. 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.
8. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to the City's Sustainability Administrator at [jgonzalez@carson.ca.us](mailto:jgonzalez@carson.ca.us)
9. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
10. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer.
11. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
12. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

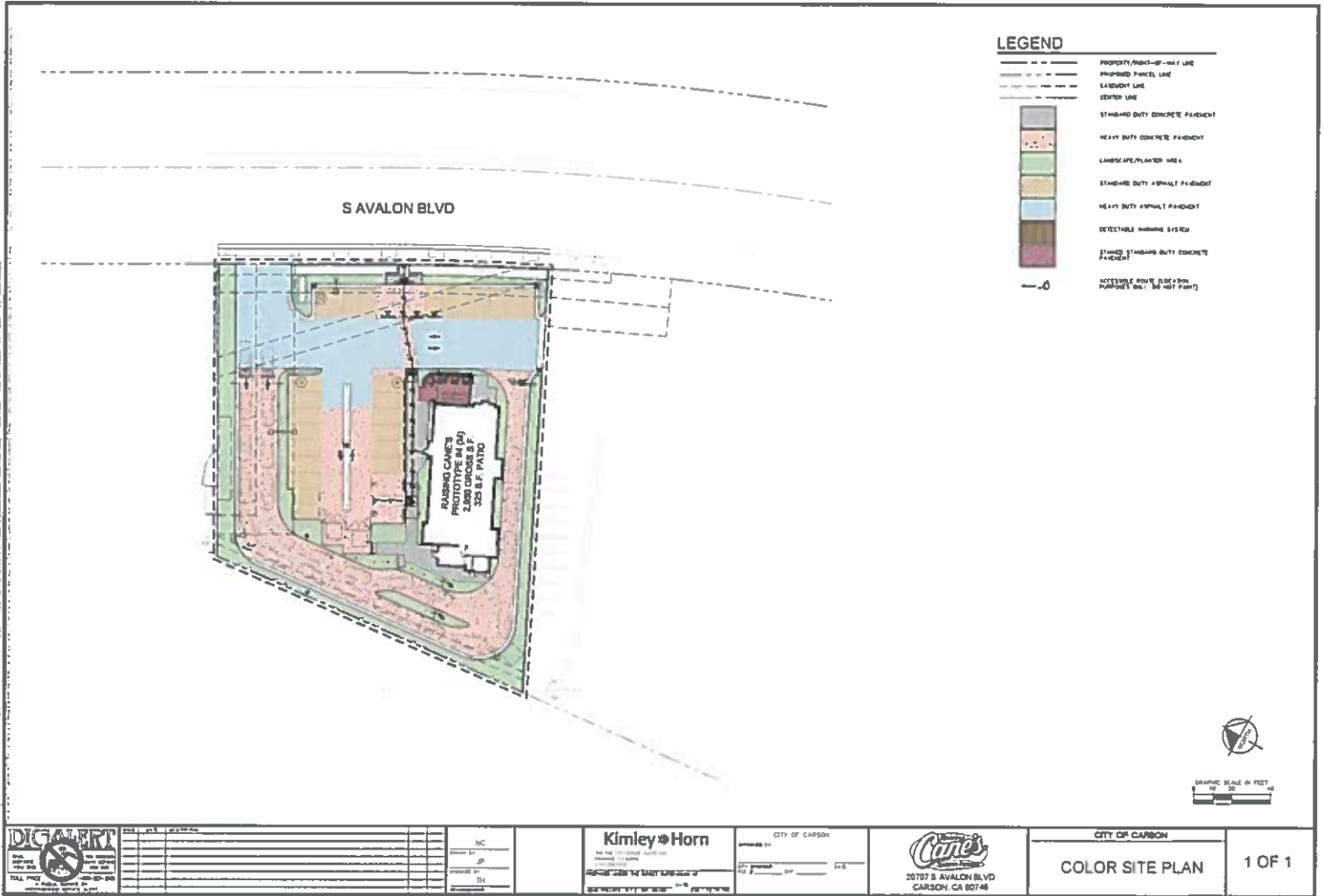
### **XIII. BUSINESS LICENSE**

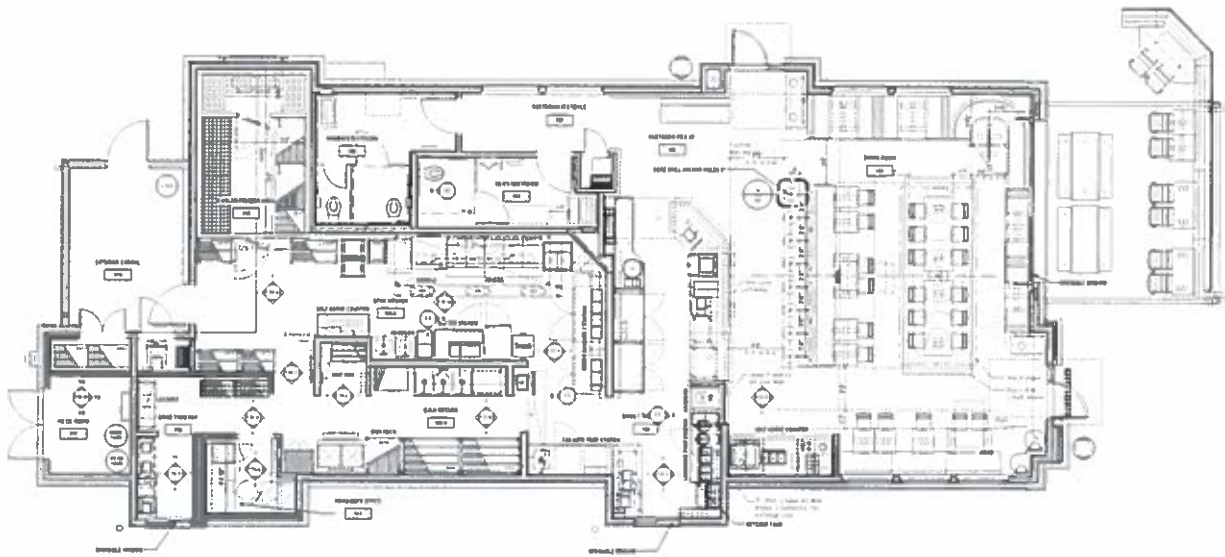
All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.











1  
PLAN  
NORTH



**Raising Cane's**  
Restaurant #510  
20707 S. Avalon Blvd.  
Carson, CA  
Prototype 4 Modified (A)

**CSRS**

6767 Pechanga Road Suite 200  
Brentwood, Louisiana 70006  
Telephone: 225-789-0548  
www.csrs.com

Project Name: 01  
Project Date: 01/01/01  
CSRS Project Manager: A

**FOR PERMIT**

Produced at Request



Sheet Number	Sheet Title	Sheet Date
01	01	01/01/01
02	02	01/01/01
03	03	01/01/01
04	04	01/01/01
05	05	01/01/01
06	06	01/01/01
07	07	01/01/01
08	08	01/01/01
09	09	01/01/01
10	10	01/01/01

**EQUIPMENT KEY PLAN**

**FS3.10**



# RC#510 CARSON (P4M)



FRONT ENTRY ELEVATION  
SCALE: 1" = 12'-0"



DRIVE THRU ELEVATION  
SCALE: 1" = 12'-0"



SIDE ENTRY ELEVATION  
SCALE: 1" = 12'-0"



REAR ELEVATION  
SCALE: 1" = 12'-0"

## MATERIAL FINISHES

EM-1



CARBON GRADE FINISH HOT  
ROLLED STEEL W/ CARBON  
GRADE FINISH

EM-4



RECLAIMED METAL PANEL.  
SURFACE CAN USED  
OCCURS AT FACE OF THE  
'T' ELEMENT ONLY

EMF-1



SOLID HARDWAX BRICK MASONRY  
REDDISH ORANGE, SMOOTH, IRON  
SPOT. MORTAR TO MATCH  
SOLOMON PRODUCTS ID IS A  
WEATHERED HORIZONTAL STAIN.  
VERTICAL JOINTS ARE FLUSH

EMF-2



'ACE TRAP' PORTLAND  
CEMENT STUCCO

EMF-4



BORAL 'ALAMO' MODULAR  
BRICK. MORTAR TO MATCH  
SOLOMON PRODUCTS ID IS  
A LIGHT BUFF SACK MIX FINISH

EMF-5



'ACE MOUNTAIN POE' PORTLAND  
CEMENT STUCCO

EMF-6



496 OYSTER SHELL  
CEMENT STUCCO

EMF-7



ALUMINUM STOREFRONT SYSTEM  
FINISH: ANODIZED BLACK







## Trees



Adansonia digitata

Albizia julibrissis

Cercis occidentalis

## Shrubs



Grevillea angulata 'Cotton Candy'

Prostrata chionodoxa 'Moon'

Wreath of flowers 'Grey Star'

## Succulents



Agave Blue Flame

Aloe maculata yellow

Furcraea foetida

## Perennials



Dianthus 'Lilac'

Dianthus 'Cotton Candy'

## Grasses



Muhlenbergia capensis

## Groundcovers



Acaena Mopangha

Dymalis margaritacea silver carpet

19-23



KARSOL LANDSCAPE ARCHITECTURE

Karsol Landscape Architecture Inc.

10111 Main Street  
Hawthorne, CA 90230  
Tel: (310) 311-1111  
Fax: (310) 311-1111  
www.karsol.com

PG #510  
Raising Cane's  
Carson

2010/11/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2