



CITY OF CARSON
PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 14, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1818-2019

APPLICANT: Steve Kieke
 2116 24th Street, Suite 2
 Bakersfield, CA 93301

PROPERTY OWNER: International Brotherhood of Boilermakers
 Local 92 c/o Oscar Davila
 1162 E Dominguez
 Carson, CA 90746

REQUEST: Consider approval of Site Plan and Design Review No. 1818-2019 for a proposed remodel to a concrete tilt-up warehouse into office spaces, classrooms and fitness activity rooms.

PROPERTY INVOLVED: 1162 E. Dominguez Street

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. 5D

I. Introduction

Applicant
Steve Kieke
2116 24th Street, Suite 2
Bakersfield, CA 93301

Property Owner
Boilermakers Local 92
c/o Oscar Davila
1162 E. Dominguez Street
Carson, CA 90746

II. Project Description

The applicant requests approval of DOR No. 1818-2020 to renovate an existing concrete tilt-up building located in the ML-D (Manufactured, Light- Design Overlay) zone. The proposed remodel includes the refurbishing of an existing 15,735 SF building that will include office space, classrooms and fitness activity rooms for Local 92 members only.

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.

The International Brotherhood of Boilermakers was formed in 1892 for the purpose of organizing the Boilermaker trade. The International Brotherhood of Boilermakers represents more than 50,000 skilled craftsmen and women and industrial workers who work in heavy industry, shipbuilding, manufacturing, railroads, cement, mining and related industries. The Union's service area comprises of the South Bay including refineries and shipyards in the area. This Office will operate from 7 AM to 6 PM, Monday through Friday, closed on the weekends and holidays. The Office will have 13 total employees.

III. Project Site and Surrounding Land Uses

The subject project is located in the ML-D (Manufactured, Light- Design Overlay) Zone and has a Light Industrial General Plan Land Use designation. The subject property is located on the center part of the city, north of the 405 freeway.

Land uses surrounding the proposed project site are light and heavy industrial.

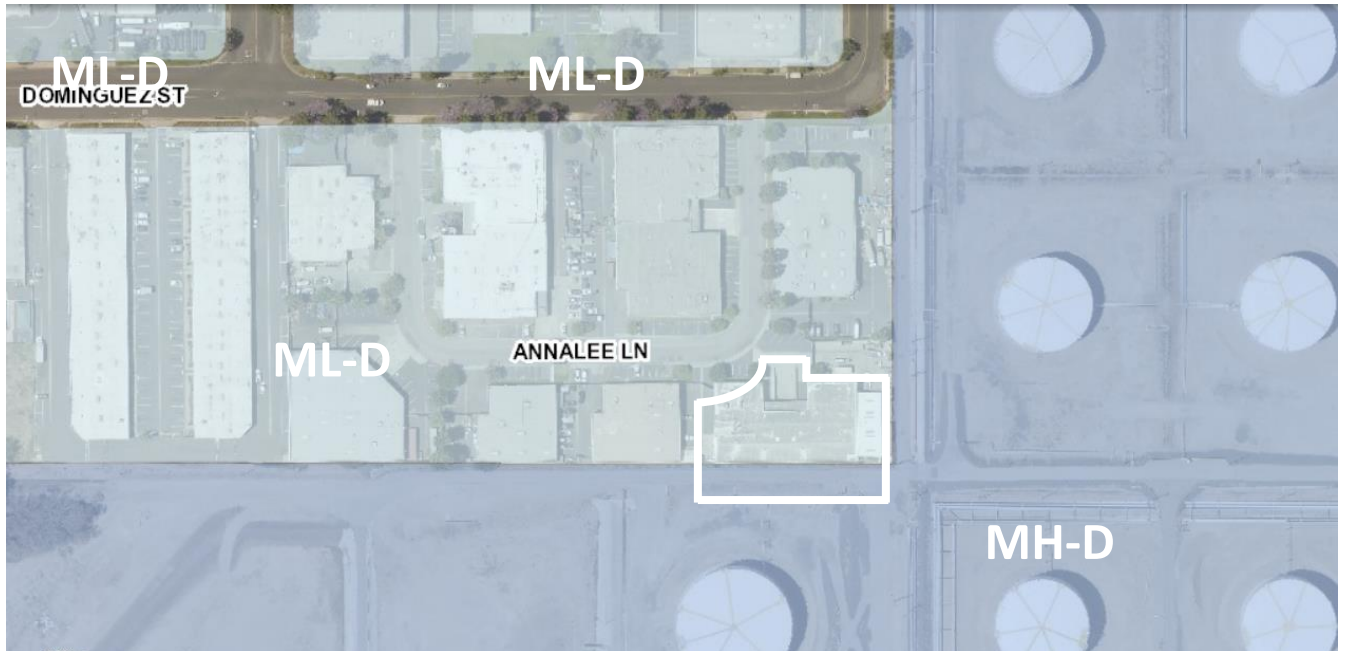


Figure (a) Project Site in context to surrounding zoning.

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

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing Light, Design Overlay)
Site Size	41,029.55 SF (0.94 acres)
Present Use and Development	Fabrication/ Office
Surrounding Uses/Zoning	North: ML-D, Light Industrial South: MH-D, Heavy Industrial East: MH-D, Heavy Industrial West: ML-D, Light Industrial

IV. Analysis

Site History

The original concrete tilt-up building was built in 1971. The site was previously used by an engineering business and as a fabrication facility and Office. This property is adjacent to the Shell Oil Products oil refinery and is located off of Dominguez Street on Annalee Lane.

Land Use

The subject property is zoned ML-D. Properties to the north and west are zoned ML-D with a General Plan Land Use Designation of Heavy Industrial. Properties to the south and east are zoned MH-D with a General Plan Land Use designation of Heavy Industrial. The proposed remodel into office use is consistent with the City's General Plan and development standards for industrial zones.

Site Plan

The subject parcel measures approximately 41,030 square feet and the existing building 15,735 square feet. The proposed remodel project includes the conversion of two dock high roll-up doors and four grade-level roll-up doors converted into large store-front windows. The existing loading area at the front of the building will be raised and converted into a front entrance plaza.

Access

The project will have pedestrian and vehicular access from Annalee Lane.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 300 square-feet of gross floor area for Office use. The proposed remodel requires 53 parking spaces ($15,735\text{sf}/300\text{sf} = 52.45$ parking spaces); 50 regular and 3 ADA compliant spaces. The applicant is proposing 53 spaces; 35 regular spaces, 15 compact spaces and 3 ADA compliant parking spaces.

Building and Architecture

The project is designed in a modern architectural style combining gray lite glazing, stucco, metal awnings and wall panels, and aluminum storefront windows and doors. Articulation of the metal panels intermingled with the bright red awnings and different color tones effectively breaks-up the façade and creates an attractive design aesthetic.

Landscaping

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires automobile parking facilities and any parking facilities visible from public right-of-way to have interior landscaping of not less than 5%. The proposed office remodel requires a total of 2,052 ($41,029.55 \times .05 = 2,051.48$) square feet of landscaping. The applicant proposes 2,380 square feet of landscaping.

The proposed landscape plan will comply with applicable water conservation requirements. Permanent irrigation utilizing best water conservation practices will be installed on site.

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 primarily 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 CFD. Based on the adopted CFD, the project is exempt due to the scope of work being limited to modifications of an existing facility.

VI. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (a) Class 1 for Existing Facilities.

VII. Public Notice

Notice of public hearing was posted to the project site on April 2, 2020. Notices were mailed to property owners and occupants within a 750' radius on April 2, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VIII. 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. 1818-2019 FOR A PROPOSED REMODEL OF AN EXISTING WAREHOUSE INTO OFFICES, CLASSROOMS AND FITNESS ACTIVITY ROOMS AT 1162 E. DOMINGUEZ STREET"

IX. Exhibits

1. Draft Resolution
 - a. *Legal Description*
 - b. *Conditions of Approval*
2. Development Plans

Prepared by: Victoria Toris, Planning Intern

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. 1818-19, FOR A
PROPOSED REMODEL OF AN EXISTING WAREHOUSE
INTO OFFICES, CLASSROOMS AND FITNESS ACTIVITY
ROOMS AT 1162 E. DOMINGUEZ STREET.**

WHEREAS, on DECEMBER 23, 2019, the Department of Community Development received an application from Steve Kieke for real property located at 1162 E. Dominguez Street and legally described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1818-19 to remodel an existing warehouse into offices, classrooms and fitness activity rooms; 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 fourteenth day of April, 2020, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was posted and mailed to property owners and properties within a 750-foot radius of the project site by April 2, 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 Light Industrial and the existing tilt-up warehouse and associated offices and amenities are 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 interior modifications to a 15,735 square foot warehouse and associated 53 stall parking area. The project is compatible with the surrounding area in that it is in keeping with other light-industrial single-story warehouses/offices in the vicinity using similar materials, 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 project site will have vehicular and pedestrian access from Annalee Lane. Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 300 square feet

of office space. The proposed facility requires 53 parking spaces: (15,735 sf/300 = 52.45). The applicant proposes 53 parking spaces; 35 standard stalls, 15 compact vehicle stalls, 3 ADA compliant parking stalls.

- 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 on-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 Planning Commission finds that the proposed project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act. 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 existing or former use beyond that existing at the time of the lead agency's determination. A notice of exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act. 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. 1818-19 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. 1818-19 for a proposed remodel of an existing warehouse into office, classrooms, and fitness activity rooms at 1162 E. Dominguez Street, subject to the Conditions of Approval contained in Exhibit "B," attached hereto.

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 14th day of April, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL A:

PARCEL 5 OF [PARCEL MAP NO. 24449](#), IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN [BOOK 272, PAGES 62 AND 63, OF PARCEL MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL 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 GUTTER BOUNDARIES OF SAID REAL PROPERTY, AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN [BOOK D-2250 PAGE 7522, OF OFFICIAL RECORDS](#) AS [INSTRUMENT NO. 5444](#).

PARCEL B:

AN EASEMENT FOR PRIVATE DRIVEWAY AND INGRESS AND EGRESS OVER PARCEL 9 OF [PARCEL MAP NO. 24449](#), IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN [BOOK 272, PAGES 62 AND 63, OF PARCEL MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: **7381-026-006**

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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1818-19**

I. GENERAL CONDITIONS

1. If a building permit for Site Plan and Design Review No. 1818-19 is not issued within **two years** of the effective date of the approved Planning Commission Resolution, 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. 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 comply with all city, county, state and federal regulations applicable to this project.
5. 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.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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. No outdoor storage of materials shall be permitted on the property at any time.

III. FENCE/WALLS

1. **Existing 8-foot chain link rolling gate located at the western portion of the property shall be removed. Perimeter fencing remains.**

IV. LANDSCAPE/IRRIGATION

1. 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.
2. 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.
3. The proposed irrigation system shall include best water conservation practices.
4. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
5. **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.**
6. Maintenance and repair of all landscaping shall be the responsibility of Developer.
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.

V. 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.

VI. PARKING/TRAFFIC

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.
2. 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.

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. 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. All necessary street dedications and street improvements shall not apply due to the exceptions sates on [CMC § 9161.2](#),with exceptions to the items below
2. 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.
3. A construction permit is required for any work to be done in the public right-of-way.
4. 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.
5. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of any permit by Engineering Division.
6. 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.

7. 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.

XII. Public Works

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

1. 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.
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 Julio Gonzalez via E-mail 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 Julio Gonzalez via E-mail 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.

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
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

1. 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.