



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 25, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1827-20
Conditional Use Permit (CUP) No. 1101-20

APPLICANT: Arris Studio Architects
C/o Steve Rigor
1327 Archer St, Suite 220
San Luis Obispo, California 93401

PROPERTY OWNER: Carson Hospitality Group
7126 De Soto Ave
Canoga Park, California 91303

REQUEST: Consider approval of a Site Plan and Design Review
No. 1827-20 and a Conditional Use Permit No. 1101-
20 for a proposed Holiday Inn Express & Suites Hotel.

PROPERTY INVOLVED: 888 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. Hellerud Alt. Zuniga

Item No. 5A

I. Introduction

Applicant

Arris Studio Architects
C/o Steve Rigor
1327 Archer St, Suite 220
San Luis Obispo, California 93401

Property Owner

Carson Hospitality Group
7126 De Soto Ave
Canoga Park, California 91303

II. Project Description

The applicant, Arris Studio Architects, on behalf of Carson Hospitality Group, requests approval of DOR No. 1827-20 and CUP No. 1101-20 to develop a new Holiday Inn Express & Suites Hotel in the CR-D Zone.

Carson Municipal Code Section 9131.1 (Commercial Zones – Uses Permitted) states transient hotels require a conditional use permit.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on General Plan consistency, the site can accommodate the proposed use, adequate circulation, adequate water supply, compatible with character of the area.

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 proposed hotel development includes the demolition and removal of the Carson Buffet & Event Center located on the eastern portion of the subject property. The existing Motel 6 on the western portion of the subject property will remain undisturbed. The proposed hotel development will consist of 118 rooms, six stories high with associated parking and will occupy about an acre on the eastern edge of subject property.

III. Project Site and Surrounding Land Uses

The subject property site is located in the CR-D zone and is designated Commercial Regional under the Land Use Element of the General Plan. The subject property is located at the intersection of Dominguez and Bonita Street.

Land uses surrounding the proposed project site are primarily regional 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	215,498 Square feet (4.95 ac)
Present Use and Development	Motel 6 and Carson Buffet & Event Center
Surrounding Uses/Zoning	North: Regional Commercial, CR-D South: Regional Commercial, CR-D/ Vacant land East: Regional Commercial, CR-D West: Dominguez Channel
Access	Ingress/Egress: Dominguez Street

IV. Analysis

Site History

The subject property was developed in 1974 for the existing uses including a motel and a restaurant & event center. It was taken over by the Carson Hospitality Group in 2004.



Figure (b): Street view of existing Motel 6



Figure (c): Street view of existing Carson Buffet & Event Center

Site Plan

The subject property measures approximately 4.95 acres. The proposed 56,350 square foot hotel development will consist of 118 guest suites, six stories with associated parking and will occupy about an acre on the eastern edge of subject property. Hotel parking shall be surface parking, at-grade under the new hotel and on the second floor. The first floor will also include the entrance lobby to the hotel and will consist of guest amenities including breakfast area, an outdoor patio area, conference center and meeting room. The pool is proposed on the third floor wrapped by hotel rooms on the two street sides and open towards the south side. The remaining upper floors will consist of guest suites.

Access

The proposed hotel will have pedestrian and vehicular access primarily from Dominguez Street. Currently there are two existing driveways off of Dominguez Street, one exclusively for Motel 6 and the other shared between Motel 6 and the existing Carson Buffet. Developer proposes to add a third, 26 foot wide driveway for exclusive access to the proposed Holiday Inn Express hotel. In addition, there is an existing driveway off of Bonita Street which shall remain operable.

Fencing

The subject property shares the western and southern property lines with adjoining commercial buildings. The northern and eastern property lines face Dominguez and Bonita Street respectively. The developer will remove an existing 3'-foot block wall along the northern and eastern side to allow for an unobstructed view of the new hotel and better pedestrian connectivity- both physically and visually.

Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every guest room and 2 parking spaces for the resident manager's unit. The proposed project requires 120 parking spaces: 118 for the guest rooms and 2 for resident manager. The applicant proposed 120 guest spaces exclusively for the proposed project. These spaces include 3 regular and 2 accessible EV charging spaces in addition to 4 ADA spaces and 1 Van accessible ADA space. The Motel 6 use meets parking requirements independently of the proposed development.

A Traffic Memo analyzing the projected traffic impacts of the proposed development was provided by the Developer and reviewed by the City's Traffic Engineer. No significant traffic impacts were identified. (Exhibit No. 3).

Building and Architecture

The project is designed per the specifications of the Holiday Inn Express brand requirements in a contemporary architecture style utilizing elements specific to the surrounding area and hotel brand including exterior cement plaster, cement fiber panels, and wood look cement fiber panels. Overall massing works with the required setbacks which steps the building back. The building design uses both horizontal and vertical elements to break down the overall look of the building. The project is compatible with the surrounding area and will be a significant improvement to the overall area.

Signage

Carson Municipal Code Section 9136.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage on a public street. The subject property has approximately 590 feet of lot frontage along Dominguez and Bonita Street allowing 1180 (590x2=1180) square feet of signage. The existing signage for Motel 6 is approx. 227 square feet, allowing the new Holiday Inn to make use of the balance of 953 square feet of signage allowance. The applicant has not proposed signage at this time.

The existing Carson Buffet pole sign shall also be demolished as part of the proposed development. (Condition of Approval No. II.7).

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 with permanent irrigation of not less than 5%. The project proposes to install 10-feet of landscaping depth along Dominguez Street and 5 feet of depth landscaping along Bonita Street. In addition, landscaping is interspersed around the hotel building and in the parking area. A total of 6,700 square feet of landscaping is provided which exceeds code requirements.

In addition, the project is also conditioned to replace existing street trees and install additional parkway trees wherever missing per the approved “parkway trees” list. Permanent irrigation utilizing best water conservation practices will be installed for both on-site and off-site landscaped areas.

V. CFD/DIF Discussion

Interim Development Impact Fee: In accordance with Article XI of the Carson Municipal Code (Interim Development Impact Fee Program) and the current Fiscal Year 2020-2021 fees (effective through June 30, 2021) the applicant, property owner, and/or successor to whom the project entitlements are assigned must pay an estimated one-time development impact fee of \$151,704.14 to fund the development’s proportional share of city-wide capital infrastructure improvements. The calculated development impact fee includes a demolition credit of existing structures.

The proposed hotel includes a gross development impact fee of \$198,927.94 (\$1,685.83 x 118 hotel rooms). The removal of the Carson Buffet & Event Center building allows for a demolition credit of \$47,223.80 (\$4.10 x 11,518 sq. ft.). The net development impact fee is \$151,704.14 (\$198,927.94 – \$47,223.80).

Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the amount.

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 the public hearing was mailed to property owners and occupants within a 750' radius and posted to the project site by August 13, 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. 1827-20 AND CONDITIONAL USE PERMIT NO. 1101-20 FOR A PROPOSED HOTEL DEVELOPMENT AT 888 E DOMINGUEZ STREET".

X. Exhibits

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

Prepared by: Manraj G. Bhatia, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 20-2700

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING SITE PLAN AND
DESIGN OVERLAY REVIEW NO. 1827-20 AND
CONDITIONAL USE PERMIT NO. 1101-20 FOR A
PROPOSED HOTEL DEVELOPMENT AT
888 E. DOMINGUEZ STREET**

WHEREAS, on April 22, 2020 the Department of Community Development received an application from Arris Studios, on behalf of Carson Hospitality Group, for real property located at 888 E. Dominguez Street and legally described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1827-20 and Conditional Use Permit No. 1101-20, to develop a new Holiday Inn Express & Suites hotel; 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 25th day of August, 2020, conduct a duly noticed public hearing as required by law to consider said applications. Notice of the hearing was posted and mailed to property owners and properties within a 750-foot radius of the project site by August 13, 2020.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS 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:

1. With respect to the **Site Plan and Design Review No. 1827-20** to permit the design for the proposed Holiday Inn & Suites hotel:
 - 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 hotel development is compatible with the surrounding uses, which are commercial in nature.
 - 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 6-story, 118 guest room hotel with associated parking and amenities including breakfast area, an outdoor patio, conference center, meeting rooms and pool.
 - c) The proposed development will have adequate street access for pedestrian and vehicles,

and also adequate capacity for parking and traffic. The development will have pedestrian and vehicular accessibility via three entry points located along Dominguez Street and Bonita Street. A traffic memo provided by the applicant and reviewed by the City Traffic Engineer revealed no anticipated significant impacts of traffic on the area resulting from the proposed development.

- d) No signage is proposed or authorized for the project, but in the event any signage is proposed, it would be required to comply with applicable Carson Municipal Code provisions, and to exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed hotel will be constructed in one single phase.
- f) 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.

2. With respect to **Conditional Use Permit (CUP) No. 1101-20** to permit a hotel development:

- 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 hotel development 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 new hotel.
- c) The proposed development will have adequate street access and adequate traffic capacity. The subject property has existing pedestrian and vehicular accessibility along Dominguez and Bonita Street. A traffic memo provided by the applicant and reviewed by the City Traffic Engineer did not anticipate any significant impacts of traffic on the area.
- d) The Los Angeles County Fire Department reviewed and confirmed that the proposed development will have adequate water supply for fire protection.
- e) The proposed hotel development will be compatible with the intended character of the existing commercial area. The proposed hotel is situated across the street from the South Bay Pavilion Mall with Interstate 405 Freeway accessibility and adjoins an established neighboring hotel.

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.

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. 1827-20 and Conditional Use Permit No. 1101-20 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. 1827-20 and Conditional Use Permit No. 1101-20 to develop a new Holiday Inn Express & Suites hotel at 888 E Dominguez Street, subject to the Conditions of Approval contained in Exhibit "B" and incorporated herein by reference.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of this 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 25th day of August, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL A:

PARCEL 5, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3450, RECORDED IN [BOOK 43, PAGE 33 OF PARCEL MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PER CENT 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, 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:

PARCELS 6, 7 AND 8, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, AS SHOWN ON PARCEL MAP NO. 2540, FILED IN [BOOK 38, PAGE 6 OF PARCEL MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL 100 PER CENT 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, AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED [NOVEMBER 8, 1963 IN BOOK D-2250 PAGE 752 OFFICIAL RECORDS](#).

[APN:](#) 7381-025-071

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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1827-20
CONDITIONAL USE PERMIT NO. 1101-20**

I. GENERAL CONDITIONS

1. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2020-2021 fees (effective through June 30, 2021) the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of a one-time development impact fee at the rate of \$1,685.83 per hotel room constructed. If the Project increases or decreases in size, the development impact fee amount will be automatically adjusted accordingly at the same rate. Developer may also be eligible to receive a one-time credit of \$4.10 for every square foot of permitted commercial structure demolished from project site. Credits are subject to the review, verification, and approval of the Community Development Director.

The proposed development includes development impact fees estimate (without credits) of \$198,927.94 (118 hotel rooms X \$1,685.83 / hotel room = \$198,927.94). The proposed development includes a credit estimate of \$47,223.80 for demolition of an existing building (11,518 sq. ft. X \$4.10 / sq. ft. = \$47,223.80). Awarded fee credits shall reduce the final development impact fee amount and are applied when development impact fees are due. The Developer will be responsible for the estimated development impact fees of \$151,704.14 (\$198,927.94 – \$47,223.80 = \$151,704.14).

Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the amount.

See the following City webpage for additional information:
<https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx>

2. If a building permit for Site Plan and Design Review No. 1827-20 and Conditional Use Permit No. 1101-20 is not issued within **two years** of the effective date of the approved Planning Commission Resolution, said entitlements 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, or ordinance is violated, the entitlements that are the subject of these conditions 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, Indemnitors may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitors 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.
7. **The existing Carson Buffet pole sign shall be demolished and removed to the satisfaction of the Planning Division.**

III. FENCE/WALLS

1. Perimeter walls and fences shall be architecturally coordinated with the project building and subject to the approval of the Planning Division.
2. **The front perimeter wall shall be demolished and the area shall be re-graded to the satisfaction of the Planning Division.**

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 is 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 area is subject to the Model Water Efficient Landscape Ordinance (MWELO) per Department of Water Resources (Chapter 2.7 of Division 2 of Title 23 of the California Code of Regulations).
6. Maintenance and repair of all landscaping shall be the responsibility of Developer.
7. Prior to issuance of Building Permit, the Developer 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. 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. 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.
8. Per City of Carson Municipal Code Section 5809(d)(2), Developer shall comply with the requirement that all street and road construction of 10,000 sq. ft. or more of impervious surface shall follow USEPA Guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets.
9. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
10. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
11. 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.
12. 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, and shall deliver a copy to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us.
13. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.
14. 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.
15. If required and necessary as determined by the City Engineer, CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities, to the satisfaction of the City Engineer, shall be prepared and executed by Developer.
16. 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.

17. 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 the development that is the subject of these conditions. 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.
18. The Developer shall quitclaim or relocate any easements interfering with building locations to the satisfaction of the City Engineer and any other appropriate agency or entity.
19. 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 items are required to be included and completed by Developer as a part of the project's improvement plans:
 - a. Repair any broken, raised/sagged or non-complaint sidewalk and curb and gutter within the public right of way along E. Dominguez Street and Bonita Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b. Install new sidewalk along E. Dominguez Street and Bonita Street directly abutting this proposed development per City of Carson PW Standard Drawing No. 115, case 2, and Drawings No. 117
 - c. Remove and replace any broken/damaged driveway approach within the public right of way along E Dominguez Street and Bonita Street directly abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - d. Remove unused driveway approach if any, within the public right of way along E Dominguez Street and Bonita Street directly abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - e. **Modify existing driveways within the public right of way along E Dominguez Street and Bonita Street directly abutting the proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.**
 - f. **Construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.**
 - g. **Construct a new curb ramp at the corner of E Dominguez Street and Bonita Street per City of Carson PW Standard Drawings, in compliance with ADA requirements.**
 - h. **Replace the existing concrete cross gutter and asphalt paving surrounding the new curb ramp to the nearest joint per City of Carson PW Standard Plans.**
 - i. **Remove existing public street trees and plant approved parkway trees in locations where trees in the public right of way along E. Dominguez Street and Bonita Street abutting the proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.**

- j. **Install private irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along E. Dominguez Street and Bonita Street abutting the proposed development.**
 - k. **Install striping and pavement legend per City of Carson PW Standard Drawings.**
 - l. **Sewer Main Improvements (if any) along E Dominguez Street and Bonita Street as determined by the aforementioned sewer area study.**
 - m. **Storm Drain Improvements (if any) along E Dominguez Street and Bonita Street as determined by the aforementioned requirement.**
20. 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 a 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:

- 1. 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.
- 2. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzale@carson.ca.us
- 3. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
- 4. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City Engineer.
- 5. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
- 6. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.
- 7. 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 the proposed development, prior to release of all improvement bonds.
- 8. The Developer shall execute and provide to the City Engineer a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
- 9. 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.

10. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
11. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
12. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
13. If needed, Developer shall grant an easement(s) to the City or other appropriate agency or entity to the extent necessary for the construction and maintenance of all infrastructures required pursuant to the project approval and these conditions, and to facilitate ADA-compliant pedestrian and vehicular ingress and egress across driveways or other access points connecting the proposed development to the public right-of-way, or otherwise along the public right-of-way on or adjacent to the proposed development, to the satisfaction of the City Engineer and or appropriate agency or entity.
14. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for the proposed development to the satisfaction of the City Engineer and or appropriate agency or entity.
15. 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). At the discretion of the City Engineer, the Developer may be permitted to 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)
16. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

XII. 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.

PROPOSED HOTEL

888 E. DOMINGUEZ ST

CARSON, CALIFORNIA



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: JUNE 29, 2020
Scale:
Sheet: **A0.0**

PROJECT DATA	
PLEASE REFER TO SHEET A0.2 FOR FULL BUILDING CODE ANALYSIS	
ADDRESS:	888 E. DOMINGUEZ ST. CARSON, CA 90746
ASSESSOR PARCEL NUMBER:	7381-025-071
TOTAL SITE AREA:	4.96 ACRES (215,498 SF)
ZONING	CR-D (REGIONAL COMMERCIAL w/ DESIGN OVERLAY)
BUILDING HEIGHT ALLOWED BY BUILDING CODE	85 FEET
BUILDING HEIGHT PROPOSED	79'-2" FEET
EXISTING BUILDING AREA	
EXISTING MOTEL 6 (TO REMAIN)	72,745 SF
EXISTING BUFFET/EVENT CENTER (TO BE DEMOLISHED)	12,572 SF
EXISTING BUILDING AREA TOTAL	85,317 SF
PROPOSED BUILDING AREA	
EXISTING MOTEL 6	
FIRST FLOOR	37,235 SF
SECOND FLOOR	35,510 SF
TOTAL EXISTING MOTEL 6 BUILDING AREA	72,745 SF
PROPOSED HOLIDAY INN	
FIRST FLOOR	6,210 SF
SECOND FLOOR (OPEN PARKING GARAGE, NOT INCLUDED IN F.A.R.)	0 SF
THIRD FLOOR	12,620 SF
FOURTH FLOOR	12,620 SF
FIFTH FLOOR	12,620 SF
SIXTH FLOOR	12,280 SF
TOTAL PROPOSED HOLIDAY INN BUILDING AREA	56,350 SF
EXISTING MOTEL 6	72,745 SF
PROPOSED HOLIDAY INN	56,350 SF
PROPOSED BUILDING AREA TOTAL	129,095 SF
LOT COVERAGE	
LOT COVERAGE AREA OF EXISTING MOTEL 6 BUILDING	39,584 SF
LOT COVERAGE AREA OF PROPOSED HOTEL	30,991 SF
TOTAL LOT COVERAGE (AREA)	70,575 SF
TOTAL LOT COVERAGE (PERCENTAGE OF SITE)	32.75%
LANDSCAPE COVERAGE (SF)	52,536 SF
LANDSCAPE COVERAGE RATIO	24.4%
ASPHALT PAVING (SF)	99,948 SF
CONCRETE WALKS (SF)	11,444 SF
TOTAL PAVING (SF)	111,392 SF
PAVING RATIO	51.7%
FLOOR AREA RATIO CALCULATIONS	
ALLOWED FLOOR AREA RATIO	(129,299 SF) 60%
CALCULATION FOR ALLOWED BUILDING AREA: 215,498 SF x 60% = 129,299 SF	
PROPOSED FLOOR AREA RATIO	
EXISTING MOTEL 6	72,745 SF
PROPOSED HOLIDAY INN	56,350 SF
PROPOSED BUILDING AREA TOTAL	129,095 SF
TOTAL FLOOR AREA RATIO	59.9%

GUEST ROOM DATA			
FLOOR	KING	DOUBLE QUEEN	TOTAL
THIRD	10 ROOMS	16 ROOMS	26 ROOMS
FOURTH	15 ROOMS	16 ROOMS	31 ROOMS
FIFTH	15 ROOMS	16 ROOMS	31 ROOMS
SIXTH	15 ROOMS	15 ROOMS	30 ROOMS
TOTALS	55 ROOMS (46%)	64 ROOMS (54%)	118 ROOMS
GUEST ROOMS W/ MOBILITY FEATURES W/OUT ROLL-IN SHOWERS:			
GUEST ROOMS W/ MOBILITY FEATURES W/ ROLL-IN SHOWERS:			5 ROOMS
TOTAL GUEST ROOMS W/ MOBILITY FEATURES:			2 ROOMS
GUEST ROOMS W/ COMMUNICATION FEATURES:			7 ROOMS
ADJOINING ROOMS:			12 ROOMS
			8 ROOMS

PROJECT DESCRIPTION
LOCATED AT 888 E. DOMINGUEZ ST IN CARSON, CA, THE PROPOSED HOLIDAY INN EXPRESS & SUITES WILL REPLACE THE EXISTING CARSON BUFFET & EVENT CENTER AND ASSOCIATED PARKING WITH A NEW 6-STORY HOTEL. THIS SITE CURRENTLY SHARES THE SITE WITH AN EXISTING MOTEL 6 THAT WILL REMAIN AND CONTINUE TO OPERATE.
THIS APPLICATION FOR THE HOLIDAY INN EXPRESS & SUITES PROPOSES A 62,691 SF 6-STORY HOTEL. HOTEL IS BASED OFF OF THE CURRENT BRAND REQUIREMENTS. THE SITE WILL BE SHARED WITH AN EXISTING MOTEL 6 CONDENSING THE PORTION OF THE SITE AVAILABLE FOR THE NEW HOTEL. THIS 6-STORY HOTEL WILL INCORPORATE 4-STORIES OF TYPE III-A WOOD CONSTRUCTION OVER 2-STORIES OF TYPE 1-A CONCRETE/NON-COMBUSTIBLE CONSTRUCTION. GROUND FLOOR WILL CONSIST OF PARKING, HOTEL LOBBY, SEATING AREA, BREAKFAST SPACE, BACK OF HOUSE, LAUNDRY AND UTILITIES; SECOND FLOOR WILL CONTAIN ADDITIONAL PARKING; THIRD STORY WILL CONTAIN AN OUTDOOR POOL, GYM, GUEST LAUNDRY AND GUESTROOMS; AND FOURTH THROUGH SIXTH FLOORS WILL CONTAIN GUESTROOMS.
BUILDING ARCHITECTURE IS CONTEMPORARY AND UTILIZES ELEMENTS SPECIFIC TO THE SURROUNDING AREA AND HOTEL BRAND INCLUDING: EXTERIOR CEMENT PLASTER, CEMENT FIBER PANELS, AND WOOD LOOK CEMENT FIBER PANELS. OVERALL MASSING WORKS WITH THE REQUIRED SETBACKS WHICH STEPS THE BUILDING BACK. THIS ALLOWS THE DESIGN TO USE BOTH HORIZONTAL AND VERTICAL ELEMENTS TO BREAK DOWN THE OVERALL LOOK OFF THE BUILDING INTO PEDESTRIAN ORIENTED UNITS. LANDSCAPE WILL HELP SOFTEN THE BUILDING ON THE GROUND AND THIRD FLOORS, ADDING FURTHER INTEREST.
FOR THE CITY REVIEW PROCESS, THIS PROJECT WILL NEED TO GO THROUGH THE FOLLOWING REVIEW PROCESSES:
1. CONDITIONAL USE PERMIT
2. DESIGN REVIEW

PROJECT DIRECTORY	
OWNER	CIVIL ENGINEER
CARSON HOSPITALITY GROUP, INC.	HARIYA LLC
7126 DE SOTO AVE.	26121 WALLACK PLACE
CANOGA PARK, CA 91303	LOMA LINDA, CA 92354
ATTN: SANJAY PATEL	ATTN: MANOJ HARIYA
PHONE: (818) 391-5290	PHONE: (909)406-8280
EMAIL: sanjay@sanjhotels.com	EMAIL: mhariydllc.org
ARCHITECT	LANDSCAPE
ARRIS STUDIO ARCHITECTS	JIM BURROWS LANDSCAPE ARCHITECTURE
1327 ARCHER STREET, SUITE 220	979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401	SAN LUIS OBISPO, CA 93401
ATTN: STEVE RIGOR	ATTN: JIM BURROWS
PHONE: (805) 547-2240	PHONE: (805) 439-3209
EMAIL: srigor@arris-studio.com	EMAIL: jim@jbla-slo.com

PARKING DATA	
REQUIRED PARKING:	
PROPOSED HOTEL:	PROPOSED HOTEL PARKING (121 SPACES):
1 SPACE PER GUESTROOM:	REQUIRED ACCESSIBLE PARKING:
2 ADDITIONAL SPACES:	PROPOSED ACCESSIBLE PARKING:
TOTAL REQUIRED FOR HOTEL:	EV CHARGING STATIONS REQUIRED:
	EV CHARGING STATIONS PROPOSED:
	CLEAN AIR/VANPOOL EV REQUIRED:
	CLEAN AIR/VAN POOL EV PROPOSED:
PROPOSED PARKING:	
FIRST FLOOR (COVERED):	
SECOND FLOOR (COVERED):	
TOTAL REQUIRED:	
ALLOWED COMPACT SPACES:	
1/3 X 120 SPACES	
TOTAL ALLOWED COMPACT SPACES:	
PROPOSED COMPACT SPACES:	
PROPOSED HOTEL FIRST FLOOR	
PROPOSED HOTEL SECOND FLOOR	
TOTAL PROPOSED COMPACT SPACES:	

SHEET INDEX	
ARCHITECTURE	
A0.0	COVER SHEET
A0.1	PROJECT DATA
A0.2	CODE ANALYSIS
A0.3	SITE CONTEXT
A1.0	SITE UTILIZATION PLAN
A1.1	EXISTING OVERALL SITE PLAN
A1.2	PROPOSED OVERALL SITE PLAN
A2.0	GROUND FLOOR PLAN - LOBBY & PARKING
A2.1	SECOND FLOOR PLAN - PARKING
A2.2	THIRD FLOOR PLAN - GUESTROOMS, FITNESS & POOL
A2.3	FOURTH FLOOR PLAN - GUESTROOMS
A2.4	FIFTH FLOOR PLAN - GUESTROOMS
A2.5	SIXTH FLOOR PLAN - GUESTROOMS
A2.6	ENLARGED GUESTROOM PLANS - KING
A2.7	ENLARGED GUESTROOM PLANS - DOUBLE QUEEN
A3.0	SECTION
A3.1	SECTION
A4.0	PERSPECTIVES
A4.1	PERSPECTIVES
A5.0	NORTH ELEVATION
A5.1	EAST ELEVATION
A5.2	SOUTH ELEVATION
A5.3	WEST ELEVATION
A6.0	NORTH SIGNAGE PLAN
A6.1	EAST SIGNAGE PLAN
A6.2	SOUTH SIGNAGE PLAN
A6.3	WEST SIGNAGE PLAN
A7.0	COLORS & MATERIALS
CIVIL	
C1	SITE PLAN
LANDSCAPE	
L1.0	CONCEPTUAL LANDSCAPE PLAN
L2.0	WELO WORKSHEET & LANDSCAPE DESIGN NOTES



	PROPOSED HOTEL HOLIDAY INN EXPRESS 888 E.DOMINGUEZ STREET CARSON, CA	Date JUNE 29, 2020
		Scale
		Sheet A0.1

BUILDING CODE ANALYSIS

BUILDING CODE

ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

- 1. 2019 CALIFORNIA BUILDING CODE (CBC).
- 2. 2019 CALIFORNIA MECHANICAL CODE (CMC).
- 3. 2019 CALIFORNIA PLUMBING CODE (CPC).
- 4. 2019 CALIFORNIA FIRE CODE (CFC).
- 5. 2019 CALIFORNIA ELECTRICAL CODE (CEC).
- 6. 2019 CALIFORNIA ENERGY CODE (TITLE 24).
- 7. 2019 BUILDING STANDARDS ADMINISTRATIVE CODE.
- 8. CITY OF CARSON MUNICIPAL CODE

MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION

(CBC TABLE 705.8, BASED ON BUILDING BEING EQUIPPED WITH AN NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM)

FIRE SEPARATION DISTANCE	PROTECTED	ALLOWABLE AREA
0 TO LESS THAN 3'	YES/NO	NOT PERMITTED
3' TO LESS THAN 5'	NO	15%
3' TO LESS THAN 5'	YES	15%
5' TO LESS THAN 10'	NO	25%
5' TO LESS THAN 10'	YES	25%
10' TO LESS THAN 15'	NO	45%
10' TO LESS THAN 15'	YES	45%
15' TO LESS THAN 20'	NO	75%
15' TO LESS THAN 20'	YES	75%
20' OR GREATER	YES/NO	NO LIMIT

BUILDING COMPONENT PROTECTION

INCIDENTAL ACCESSORY OCCUPANCIES PER CBC 509 ARE MITIGATED BY PROPOSED AUTOMATIC FIRE EXTINGUISHING SYSTEM.

BUILDING ELEMENT	TYPE I-A	TYPE III-A
PRIMARY STRUCTURAL FRAME:	3-HOUR	1-HOUR
BEARING WALLS - EXTERIOR:	3-HOUR	2-HOUR
BEARING WALLS - INTERIOR:	3-HOUR	1-HOUR
NONBEARING WALLS		
EXTERIOR (X < 5'):	1-HOUR	1-HOUR
EXTERIOR (5' ≤ X ≤ 10'):	1-HOUR	1-HOUR
EXTERIOR (10' ≤ X ≤ 30'):	1-HOUR	1-HOUR
EXTERIOR (X ≥ 30'):	NON-RATED	NON-RATED
INTERIOR WALLS:	NON-RATED	NON-RATED
STAIR EXIT ENCLOSURE WALLS:	2-HOUR	2-HOUR
SHAFT ENCLOSURE WALLS:	2-HOUR	2-HOUR
CORRIDOR WALLS:	N/A	1-HOUR
WALLS SEPARATING GUEST ROOMS:	N/A	1-HOUR
FLOOR/CLG (GENERAL):	2-HOUR	1-HOUR
ROOF/CLG ASSEMBLY:	1-1/2 HOUR	1-HOUR
HORIZONTAL SEPARATING I-A & III-A:	3-HOUR	

BUILDING CODE SUMMARY

THE HOLIDAY INN EXPRESS WILL A 6 STORY HOTEL THAT WILL BE SPLIT INTO TWO BUILDINGS SEPARATED BY A 3-HOUR HORIZONTAL FIRE SEPARATION IN COMPLIANCE WITH CBC SECTION 510.2.

BUILDING A WILL BE A MIXED OCCUPANCY 2-STORY TYPE I-A BUILDING INCLUDING LOBBY, BREAKFAST AREA, MEETING AREA, BACK OF HOUSE, STAIRS/ELEVATORS AND OPEN PARKING GARAGE ON GROUND FLOOR WITH OPEN PARKING GARAGE ON 2ND FLOOR.
BUILDING B WILL BE A SINGLE OCCUPANCY (R-1) 4-STORY TYPE III-A BUILDING INCLUDING FITNESS (ON 3RD FLOOR), STORAGE AND GUESTROOMS ON ALL 4-STORIES

OVERALL BUILDING STATISTICS

OCCUPANCY GROUPS AND USES:	
A-2	LOBBY & DINING AREAS
B	FITNESS CENTER, BACK OF HOUSE AND SERVICE AREAS
R-1	HOTEL GUESTROOMS & ASSOCIATED CIRCULATION
S-2	OPEN PARKING GARAGE

OCCUPANCY GROUPS:	
TYPE IA CONSTRUCTION:	B, A-2 & S-2
TYPE IIIA CONSTRUCTION:	B, R-1

SEPARATED OCCUPANCIES:	NO
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TYPE OF CONSTRUCTION:	TYPE III-A O/ TYPE IA
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FIRE SPRINKLERS:	YES (NFPA-13)
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BUILDING HEIGHT ALLOWED (ABOVE GRADE PLANE):	
TYPE IA CONSTRUCTION:	UNLIMITED
TYPE IIIA CONSTRUCTION:	85 FEET
(WITHOUT AREA INCREASE)	

BUILDING HEIGHT PROPOSED:	79'-2" FEET
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NUMBER OF STORIES ALLOWED (TYPE IA):	UNLIMITED
NUMBER OF STORIES PROPOSED (TYPE IA):	2-STORIES

NUMBER OF STORIES ALLOWED (TYPE IIIA):	5 - STORIES
(WITHOUT AREA INCREASE)	
NUMBER OF STORIES PROPOSED (TYPE IIIA):	4 - STORIES

BUILDING AREA

FIRST STORY (TYPE I-A):	
A-2 OCCUPANCY:	6,210 SF
S-2 OCCUPANCY:	23,133 SF
FIRST FLOOR TOTAL:	
29,343 SF	
SECOND STORY (TYPE I-A):	
S-2 OCCUPANCY:	30,463 SF
THIRD STORY (TYPE III-A):	
R-1 OCCUPANCY:	13,959 SF
FORTH STORY (TYPE III-A):	
R-1 OCCUPANCY:	12,620 SF
FIFTH STORY (TYPE III-A):	
R-1 OCCUPANCY:	12,620 SF
SIXTH STORY (TYPE III-A):	
R-1 OCCUPANCY:	12,280 SF
TOTAL BUILDING AREA:	
111,285 SF	

BUILDING AREA BY OCCUPANCY & CONSTRUCTION TYPE:

TYPE I-A CONSTRUCTION	
B/A-2 OCCUPANCY:	6,210 SF
S-2 OCCUPANCY:	53,596 SF
TOTAL TYPE I-A BUILDING AREA	
59,806 SF	

TYPE III-A CONSTRUCTION	
R-1 OCCUPANCY:	50,140 SF

BUILDING CODE COMPLIANCE

BUILDING AREA BY OCCUPANCY & CONSTRUCTION TYPE:

TYPE I-A CONSTRUCTION	
B/A-2 OCCUPANCY:	6,210 S.F.
S-2 OCCUPANCY:	53,596 S.F.
TOTAL TYPE I-A BUILDING AREA	
59,806 S.F.	

TYPE III-A CONSTRUCTION	
R-1 OCCUPANCY:	50,140 S.F.

ALLOWABLE BUILDING AREA CALCULATION

BASED OFF OF PER 506.2.4 MIXED OCCUPANCY, MULTISTORY BUILDINGS	
Aa = At + [NS x If]	
Aa = ALLOWABLE BUILDING AREA PER STORY	UNLIMITED
At = TABULAR ALLOWABLE AREA FACTOR (SM)	UNLIMITED
NS = TABULAR ALLOWABLE AREA FACTOR (NS)	N/A
If = FRONTAGE INCREASE	

ALLOWABLE AREA (TYPE IA)

A-2 OCCUPANCY	
TOTAL ALLOWABLE AREA:	UNLIMITED
ACTUAL BUILDING AREA:	6,210 SF
S-2 OCCUPANCY	
TOTAL ALLOWABLE AREA:	UNLIMITED
ACTUAL BUILDING AREA:	
1ST FLOOR (OPEN PARKING GARAGE)	23,133 SF
2ND FLOOR (OPEN PARKING GARAGE)	30,463 SF
TOTAL	
53,596 SF	

ALLOWABLE AREA - BY STORY (TYPE IIIA)

BASED OFF OF 506.2.3 SINGLE OCCUPANCY, MULTISTORY BUILDINGS. ACCESSORY USES WILL BE CONSIDERED PART OF THE R-1	
R-1 OCCUPANCY	
Aa = [At + (NS x If)] x Sa	
Aa = ALLOWABLE BUILDING AREA PER STORY	
At = TABULAR ALLOWABLE AREA FACTOR (SM)	72,000 SF
NS = TABULAR ALLOWABLE AREA FACTOR (NS)	24,000 SF
If = FRONTAGE INCREASE [692/692 - 0.25]30/30 =	0.75
Sa = TOTAL FOR GROUPS A, E, H, I, L & R SHALL NOT EXCEED	2

Aa = [72,000 S.F. + (24,000 S.F. x 0.75)] x 2 =	
ALLOWED PER STORY	90,000 SF
ALLOWED FOR ENTIRE BUILDING	180,000 SF

TYPE III-A BUILDING AREA

THIRD STORY	
TOTAL ALLOWABLE AREA:	90,000 SF
ACTUAL BUILDING AREA:	12,620 SF
FOUTH STORY	
TOTAL ALLOWABLE AREA:	90,000 SF
ACTUAL BUILDING AREA:	12,620 SF
FIFTH STORY	
TOTAL ALLOWABLE AREA:	90,000 SF
ACTUAL BUILDING AREA:	12,620 SF
SIXTH STORY	
TOTAL ALLOWABLE AREA:	90,000 SF
ACTUAL BUILDING AREA:	12,280 SF

TYPE III-A BUILDING TOTALS

TOTAL ALLOWABLE AREA:	180,000 SF
ACTUAL BUILDING AREA:	50,140 SF



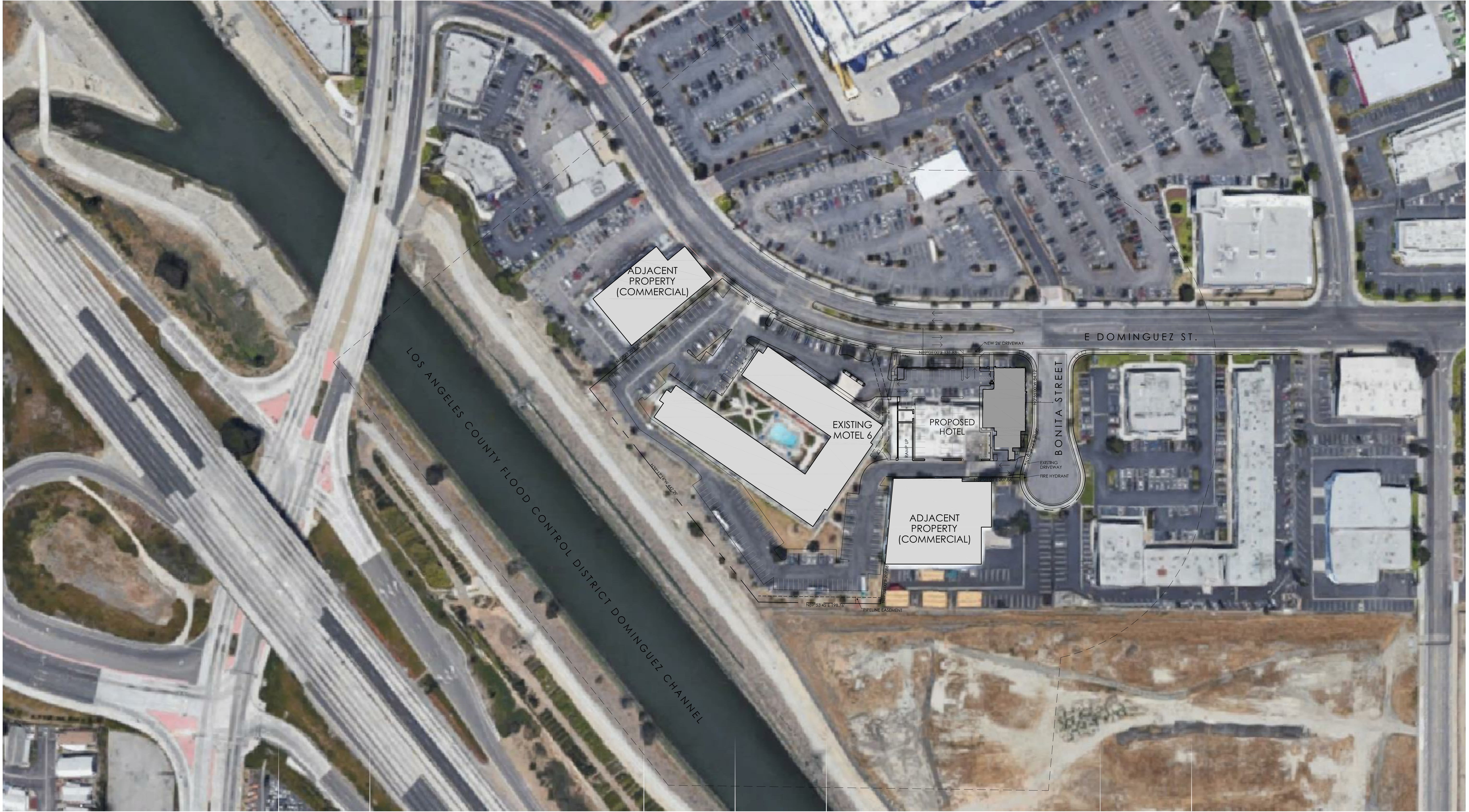
PROPOSED HOTEL
HOLIDAY INN EXPRESS
888 E.DOMINGUEZ STREET
CARSON, CA

DATE: JUNE 29, 2020
A0.2

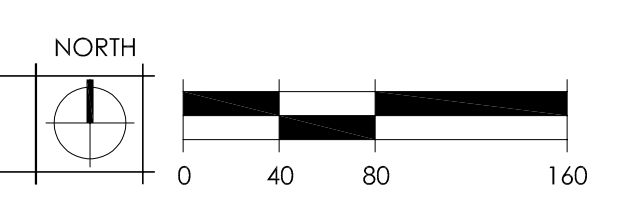


SITE CONTEXT

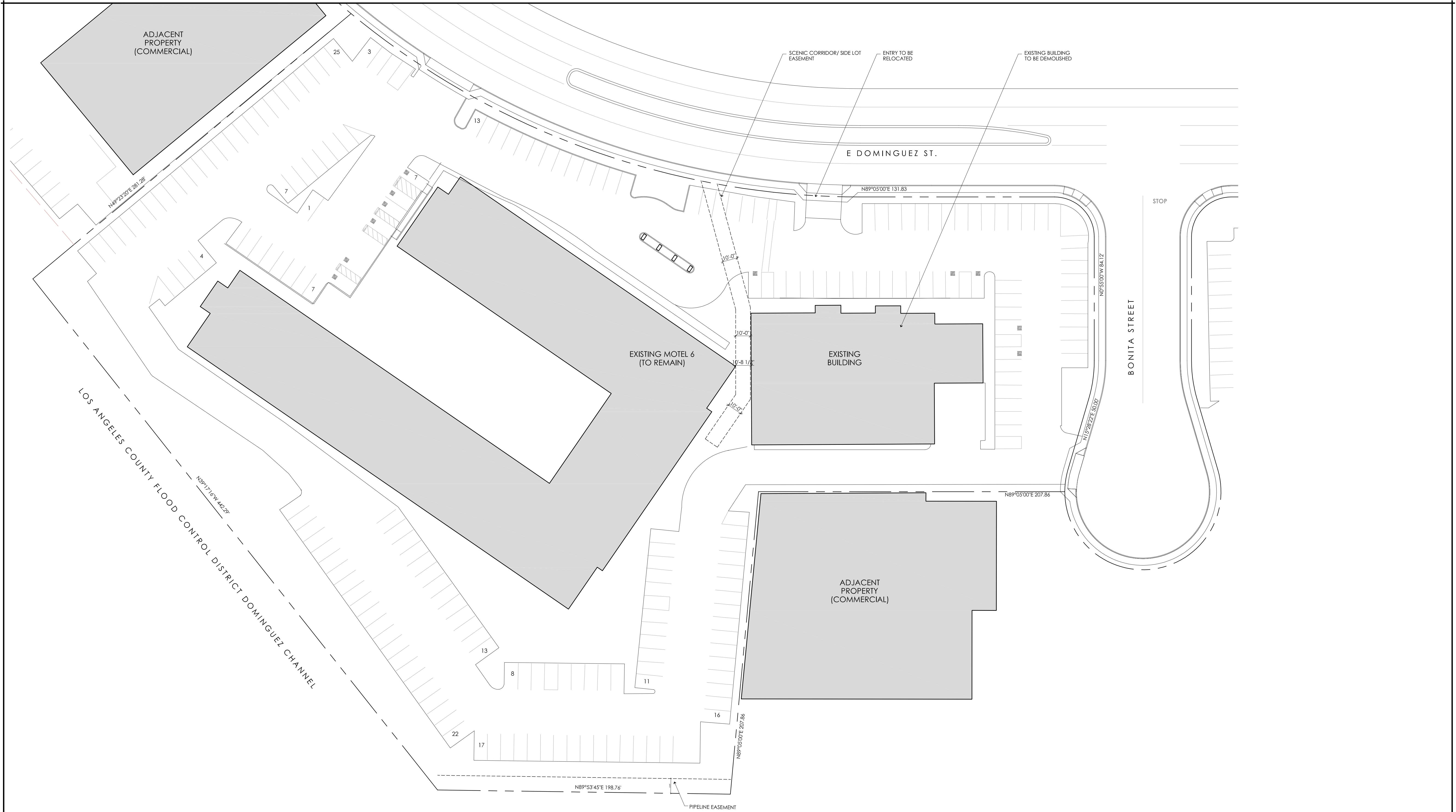
	PROPOSED HOTEL		Date: JUNE 29, 2020
	HOLIDAY INN EXPRESS		Scale:
	888 E.DOMINGUEZ STREET CARSON, CA		Sheet: A0.3



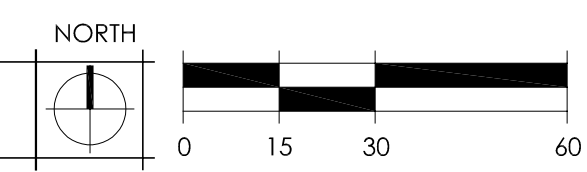
SITE UTILIZATION MAP



	<p>PROPOSED HOTEL HOLIDAY INN EXPRESS 888 E. DOMINGUEZ STREET CARSON, CA</p>	Date: JUNE 29, 2020
		Scale: 1" = 160' @ 11x17
		1" = 80' @ 24x36
		Sheet: A1.0



EXISTING OVERALL SITE PLAN

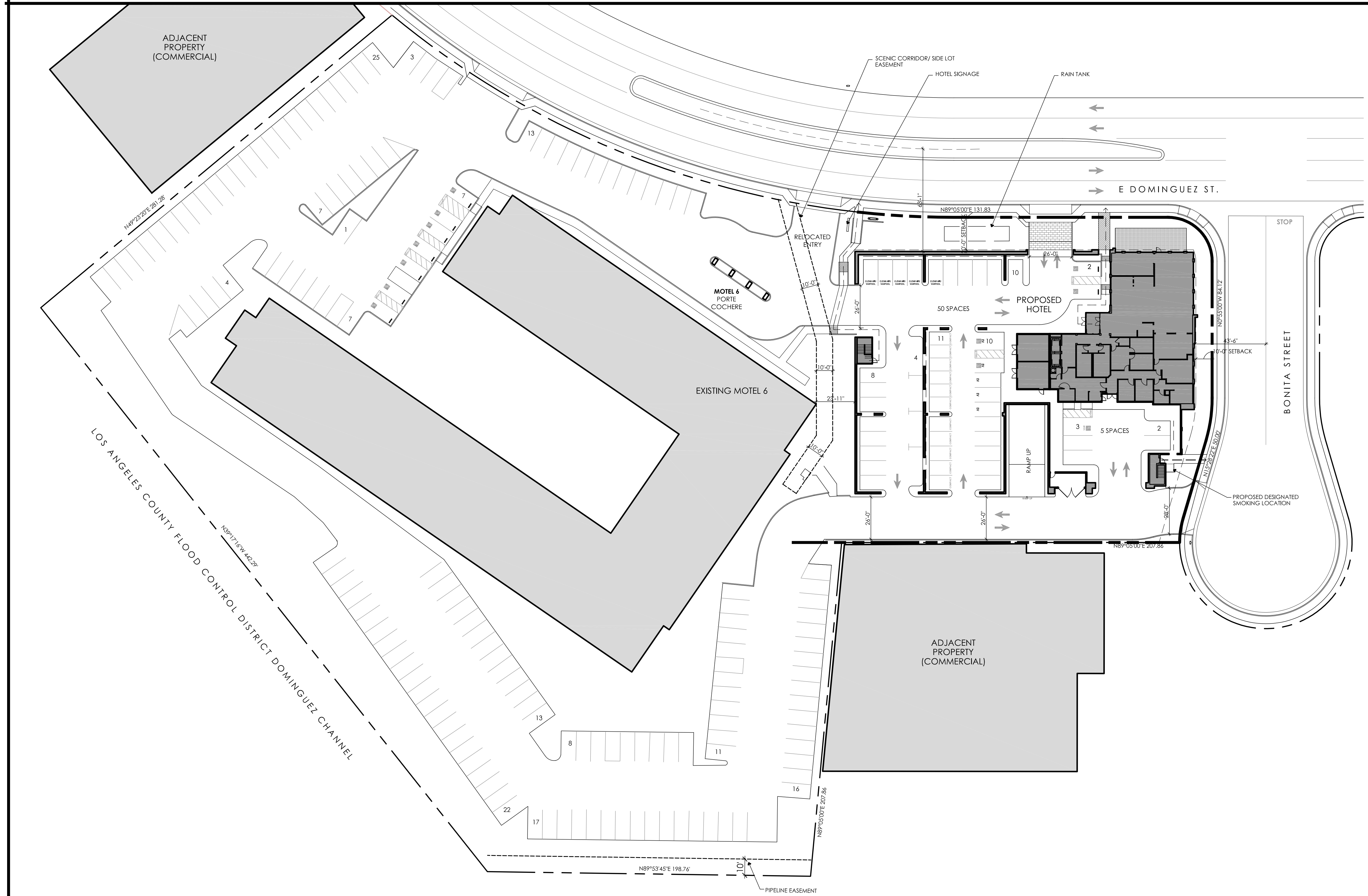


**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

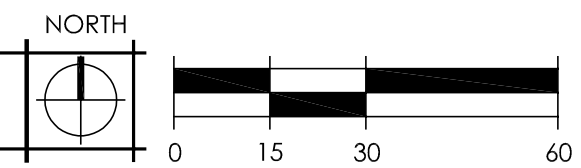
Date: **JUNE 29, 2020**
Scale: 1" = 60' @ 11x17
Sheet: **A1.1**

NOTES

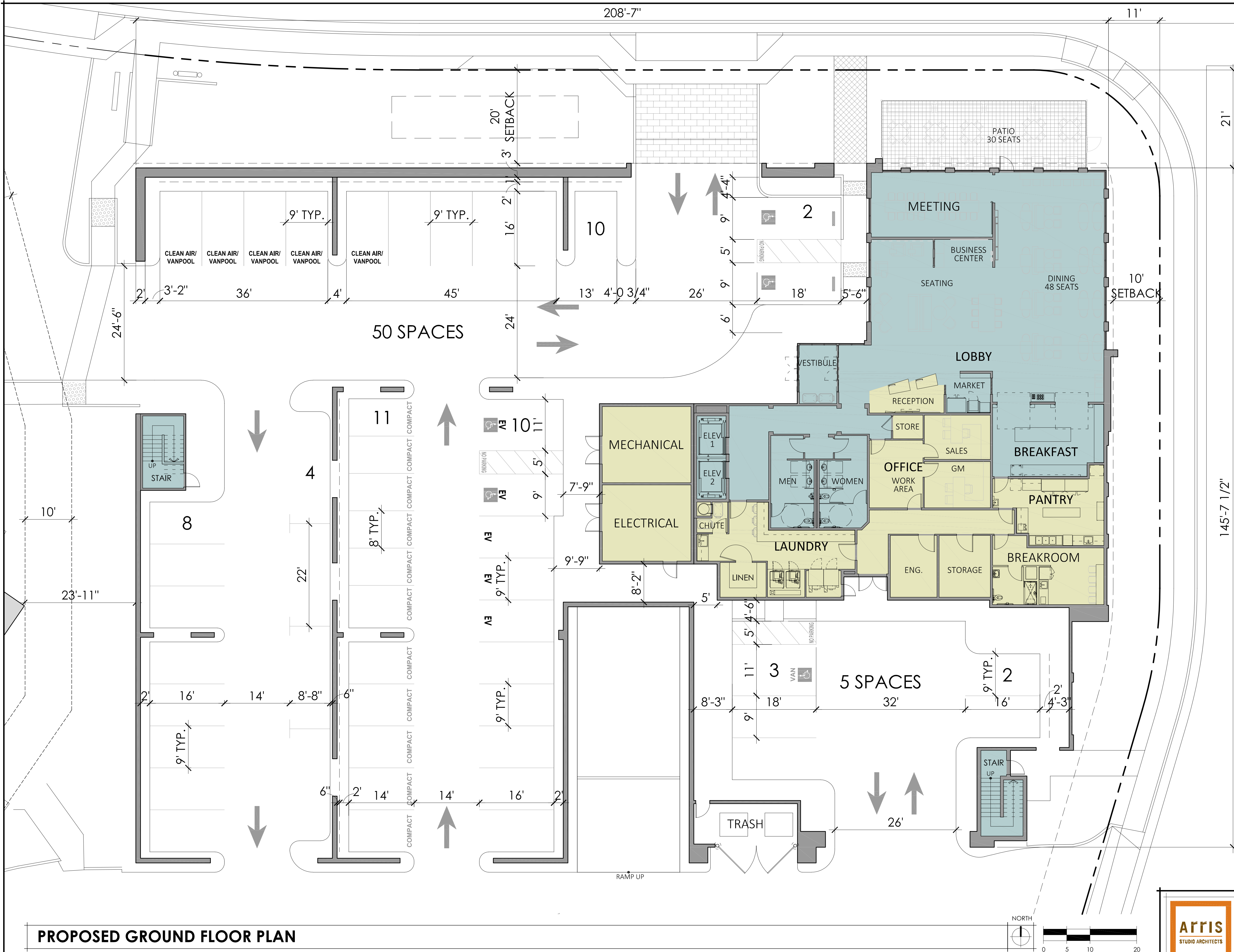
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS



PROPOSED OVERALL SITE PLAN



	PROPOSED HOTEL	Date JUNE 29, 2020
	HOLIDAY INN EXPRESS	Scale 1" = 60' @ 11x17
	888 E. DOMINGUEZ STREET CARSON, CA	1" = 30' @ 24x36
		Sheet A1.2



SETBACK CALCULATIONS

DOMINGUEZ STREET: FRONT YARD
PER CITY OF CARSON MUNICIPAL CODE SECTION 9136.23 FRONT YARD: EACH LOT SHALL HAVE A FRONT YARD WITH A REQUIRED DEPTH OF TWENTY (20) FEET OR TWENTY (20) PERCENT OF THE LOT DEPTH, WHICHEVER IS LESS. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE THE REQUIRED FRONT YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT GROUND FLOOR 15'-2" < 30'-0"
REQ'D FRONT SETBACK: = 20'-0"
PROVIDED FRONT SETBACK: = 20'-0"

BONITA STREET: STREET SIDE YARD
WHERE THE SIDE OF A LOT ABUTS A STREET, THERE SHALL BE A SIDE YARD WITH A WIDTH OF AT LEAST TEN (10) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE, THE REQUIRED SIDE YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT GROUND FLOOR 15'-2" < 30'-0"
REQ'D STREET SIDE SETBACK: = 10'-0"
PROVIDED STREET SIDE SETBACK: = 10'-0"

INTERNAL SIDE YARD
PROJECT SHARES THE PROPERTY WITH THE EXISTING MOTEL 6. THEREFORE NO SETBACK IS REQUIRED TO COMPLY WITH ZONING.
PER BUILDING CODE, PROPOSED PROJECT WILL NEED TO PROVIDE 20'-0" BUILDING SEPARATION FROM EXISTING MOTEL 6. AS DESIGNED, PROJECT WILL HAVE A MINIMUM SEPARATION OF 23'-11" FROM EXISTING MOTEL 6

REAR YARD
WHERE THE REAR OF A LOT ABUTS A LOT IN OTHER THAN A RESIDENTIAL ZONE AND THE HEIGHT OF THE BUILDING OR STRUCTURE IS NOT OVER THIRTY (30) FEET, NO REAR YARD IS REQUIRED. IF ANY REAR YARD GREATER THAN APPROXIMATELY ONE (1) INCH IS REQUIRED OR PROVIDED, IT SHALL BE AT LEAST THREE (3) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR AND CA ZONES, THE REQUIRED REAR YARD SHALL BE THREE (3) FEET PLUS ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT GROUND FLOOR 15'-2" < 30'-0"
REQ'D REAR SETBACK: = 0'-0"
PROVIDED REAR SETBACK: = 30'-0"

PROPOSED GROUND FLOOR PLAN



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A2.0**

DOMINGUEZ STREET: FRONT YARD

BUILDING HEIGHT AT SECOND FLOOR	25'-2" \leq 30'-0"
REQ'D FRONT SETBACK:	= 20'-0"
PROVIDED FRONT SETBACK:	= 20'-0"

BUILDING HEIGHT AT SECOND FLOOR	25'-2" < 30'-0"
REQ'D STREET SIDE SETBACK:	= 10'-0"
PROVIDED STREET SIDE SETBACK:	= 10'-0"

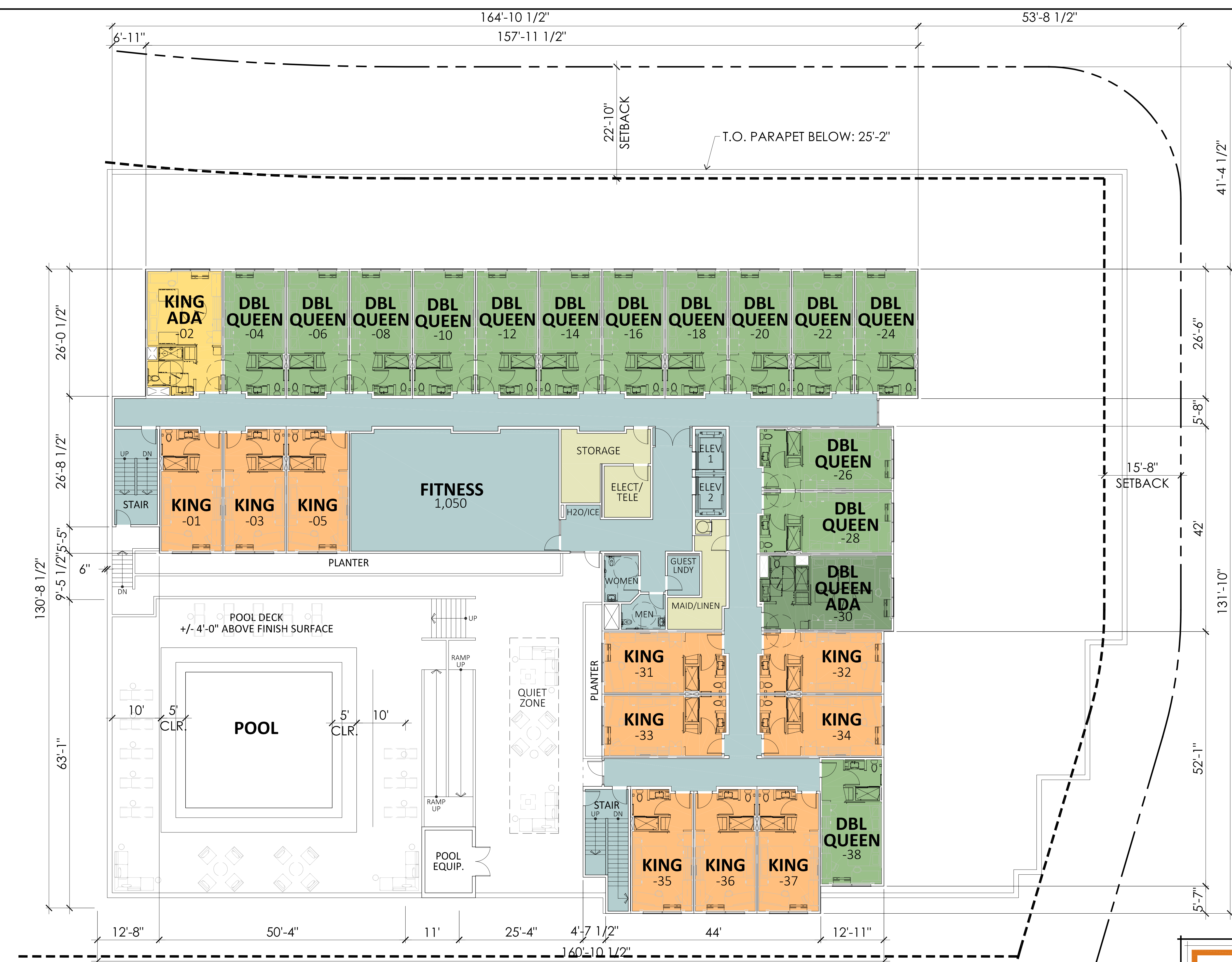
PER BUILDING CODE, PROPOSED PROJECT WILL NEED TO PROVIDE 20'-0" BUILDING SEPARATION FROM EXISTING MOTEL 6. AS DESIGNED, PROJECT WILL HAVE A MINIMUM SEPARATION OF 23'-11" FROM EXISTING MOTEL 6

BUILDING HEIGHT AT SECOND FLOOR	$25'-2" \leq 30'-0"$
REQ'D REAR SETBACK:	$= 0'-0"$
PROVIDED REAR SETBACK:	$= 30'-0"$



	JUNE 29, 2020
scale	1" = 20' @ 11x17 1" = 10' @ 24x36

A2.1



PROPOSED THIRD FLOOR PLAN

SETBACK CALCULATIONS

DOMINGUEZ STREET: FRONT YARD
PER CITY OF CARSON MUNICIPAL CODE SECTION 9136.23 FRONT YARD. EACH LOT SHALL HAVE A FRONT YARD WITH A REQUIRED DEPTH OF TWENTY (20) FEET OR TWENTY (20) PERCENT OF THE LOT DEPTH, WHICHEVER IS LESS. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE THE REQUIRED FRONT YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT THIRD FLOOR 35'-8" > 30'-0"
REQ'D FRONT SETBACK: (35'-8"-30'-0")/2 + 20' = 22'-10"
PROVIDED FRONT SETBACK: 41'-4 1/2"

BONITA STREET: STREET SIDE YARD
WHERE THE SIDE OF A LOT ABUTS A STREET, THERE SHALL BE A SIDE YARD WITH A WIDTH OF AT LEAST TEN (10) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE, THE REQUIRED SIDE YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT THIRD FLOOR 35'-8" > 30'-0"
REQ'D STREET SIDE SETBACK: (35'-8"-30'-0") + 10' = 15'-8"
PROVIDED STREET SIDE SETBACK: 53'-8 1/2"

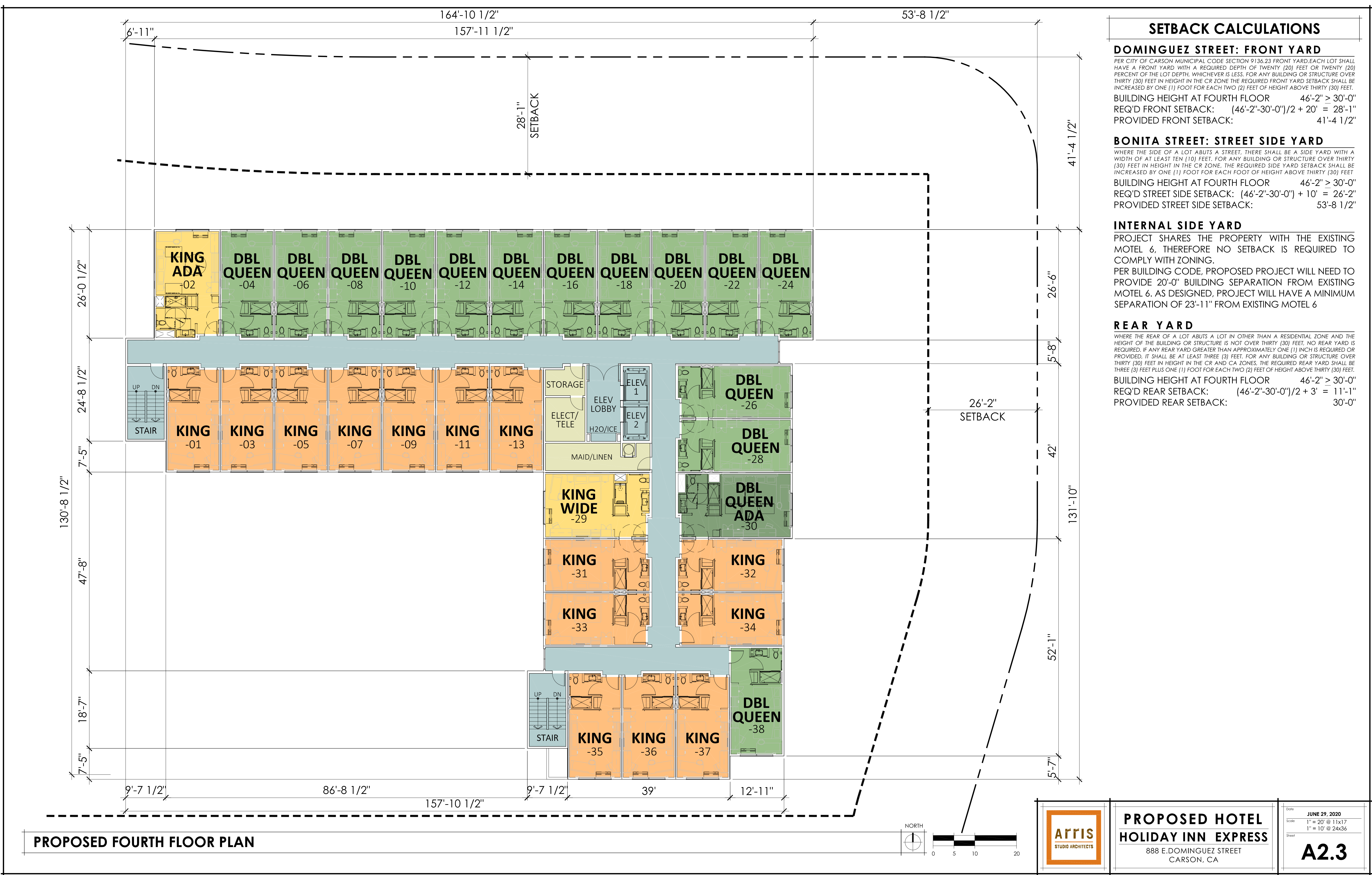
INTERNAL SIDE YARD
PROJECT SHARES THE PROPERTY WITH THE EXISTING MOTEL 6. THEREFORE NO SETBACK IS REQUIRED TO COMPLY WITH ZONING.
PER BUILDING CODE, PROPOSED PROJECT WILL NEED TO PROVIDE 20'-0" BUILDING SEPARATION FROM EXISTING MOTEL 6. AS DESIGNED, PROJECT WILL HAVE A MINIMUM SEPARATION OF 23'-11" FROM EXISTING MOTEL 6

REAR YARD
WHERE THE REAR OF A LOT ABUTS A LOT IN OTHER THAN A RESIDENTIAL ZONE AND THE HEIGHT OF THE BUILDING OR STRUCTURE IS NOT OVER THIRTY (30) FEET, NO REAR YARD IS REQUIRED. IF ANY REAR YARD GREATER THAN APPROXIMATELY ONE (1) INCH IS REQUIRED OR PROVIDED, IT SHALL BE AT LEAST THREE (3) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR AND CA ZONES, THE REQUIRED REAR YARD SHALL BE THREE (3) FEET PLUS ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT THIRD FLOOR 35'-8" > 30'-0"
REQ'D REAR SETBACK: (35'-8"-30'-0")/2 + 3' = 5'-10"
PROVIDED REAR SETBACK: 30'-0"



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: JUNE 29, 2020
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A2.2**



SETBACK CALCULATIONS

DOMINGUEZ STREET: FRONT YARD
PER CITY OF CARSON MUNICIPAL CODE SECTION 9136.23 FRONT YARD. EACH LOT SHALL HAVE A FRONT YARD WITH A REQUIRED DEPTH OF TWENTY (20) FEET OR TWENTY (20) PERCENT OF THE LOT DEPTH, WHICHEVER IS LESS. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE THE REQUIRED FRONT YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT FOURTH FLOOR $46'-2" > 30'-0"$
REQ'D FRONT SETBACK: $(46'-2"-30'-0'')/2 + 20' = 28'-1"$
PROVIDED FRONT SETBACK: $41'-4 \frac{1}{2}"$

BONITA STREET: STREET SIDE YARD
WHERE THE SIDE OF A LOT ABUTS A STREET, THERE SHALL BE A SIDE YARD WITH A WIDTH OF AT LEAST TEN (10) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE, THE REQUIRED SIDE YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT FOURTH FLOOR $46'-2" > 30'-0"$
REQ'D STREET SIDE SETBACK: $(46'-2"-30'-0'') + 10' = 26'-2"$
PROVIDED STREET SIDE SETBACK: $53'-8 \frac{1}{2}"$

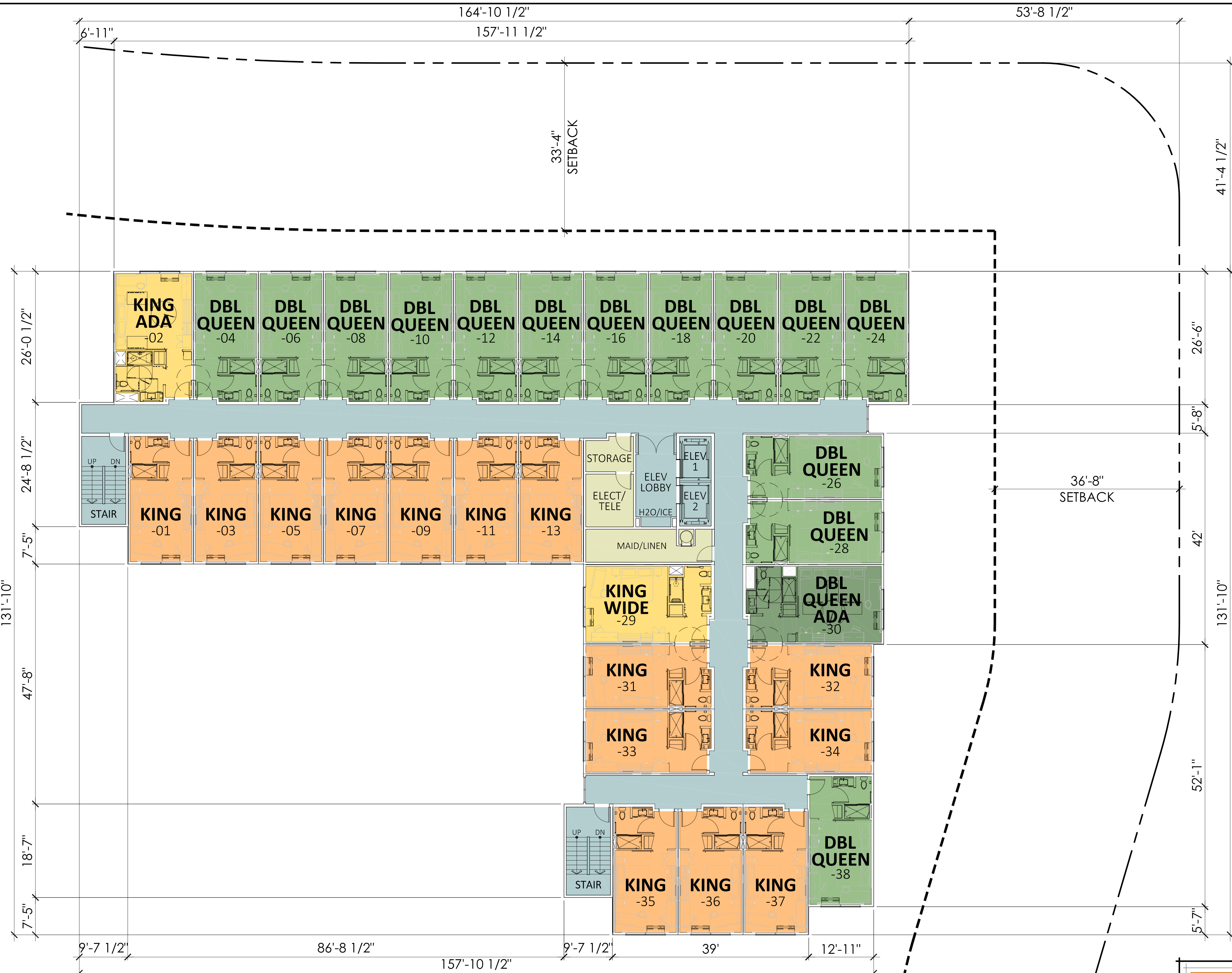
INTERNAL SIDE YARD
PROJECT SHARES THE PROPERTY WITH THE EXISTING MOTEL 6. THEREFORE NO SETBACK IS REQUIRED TO COMPLY WITH ZONING.
PER BUILDING CODE, PROPOSED PROJECT WILL NEED TO PROVIDE 20'-0" BUILDING SEPARATION FROM EXISTING MOTEL 6. AS DESIGNED, PROJECT WILL HAVE A MINIMUM SEPARATION OF 23'-11" FROM EXISTING MOTEL 6

REAR YARD
WHERE THE REAR OF A LOT ABUTS A LOT IN OTHER THAN A RESIDENTIAL ZONE AND THE HEIGHT OF THE BUILDING OR STRUCTURE IS NOT OVER THIRTY (30) FEET, NO REAR YARD IS REQUIRED. IF ANY REAR YARD GREATER THAN APPROXIMATELY ONE (1) INCH IS REQUIRED OR PROVIDED, IT SHALL BE AT LEAST THREE (3) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR AND CA ZONES, THE REQUIRED REAR YARD SHALL BE THREE (3) FEET PLUS ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT FOURTH FLOOR $46'-2" > 30'-0"$
REQ'D REAR SETBACK: $(46'-2"-30'-0'')/2 + 3' = 11'-1"$
PROVIDED REAR SETBACK: $30'-0"$



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A2.3**



SETBACK CALCULATIONS

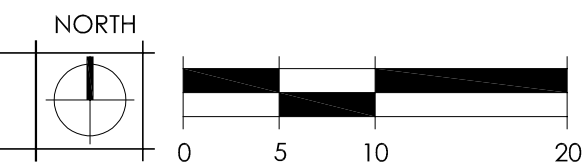
DOMINGUEZ STREET: FRONT YARD
PER CITY OF CARSON MUNICIPAL CODE SECTION 9136.23 FRONT YARD: EACH LOT SHALL HAVE A FRONT YARD WITH A REQUIRED DEPTH OF TWENTY (20) FEET OR TWENTY (20) PERCENT OF THE LOT DEPTH, WHICHEVER IS LESS. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE THE REQUIRED FRONT YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT FIFTH FLOOR 56'-8" > 30'-0"
REQ'D FRONT SETBACK: $(56'-8"-30'-0'')/2 + 20' = 33'-4"$
PROVIDED FRONT SETBACK: 41'-4 1/2"

BONITA STREET: STREET SIDE YARD
WHERE THE SIDE OF A LOT ABUTS A STREET, THERE SHALL BE A SIDE YARD WITH A WIDTH OF AT LEAST TEN (10) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE, THE REQUIRED SIDE YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT FIFTH FLOOR 56'-8" > 30'-0"
REQ'D STREET SIDE SETBACK: $(56'-8"-30'-0'') + 10' = 36'-8"$
PROVIDED STREET SIDE SETBACK: 53'-8 1/2"

INTERNAL SIDE YARD
PROJECT SHARES THE PROPERTY WITH THE EXISTING MOTEL 6. THEREFORE NO SETBACK IS REQUIRED TO COMPLY WITH ZONING.
PER BUILDING CODE, PROPOSED PROJECT WILL NEED TO PROVIDE 20'-0" BUILDING SEPARATION FROM EXISTING MOTEL 6. AS DESIGNED, PROJECT WILL HAVE A MINIMUM SEPARATION OF 23'-11" FROM EXISTING MOTEL 6

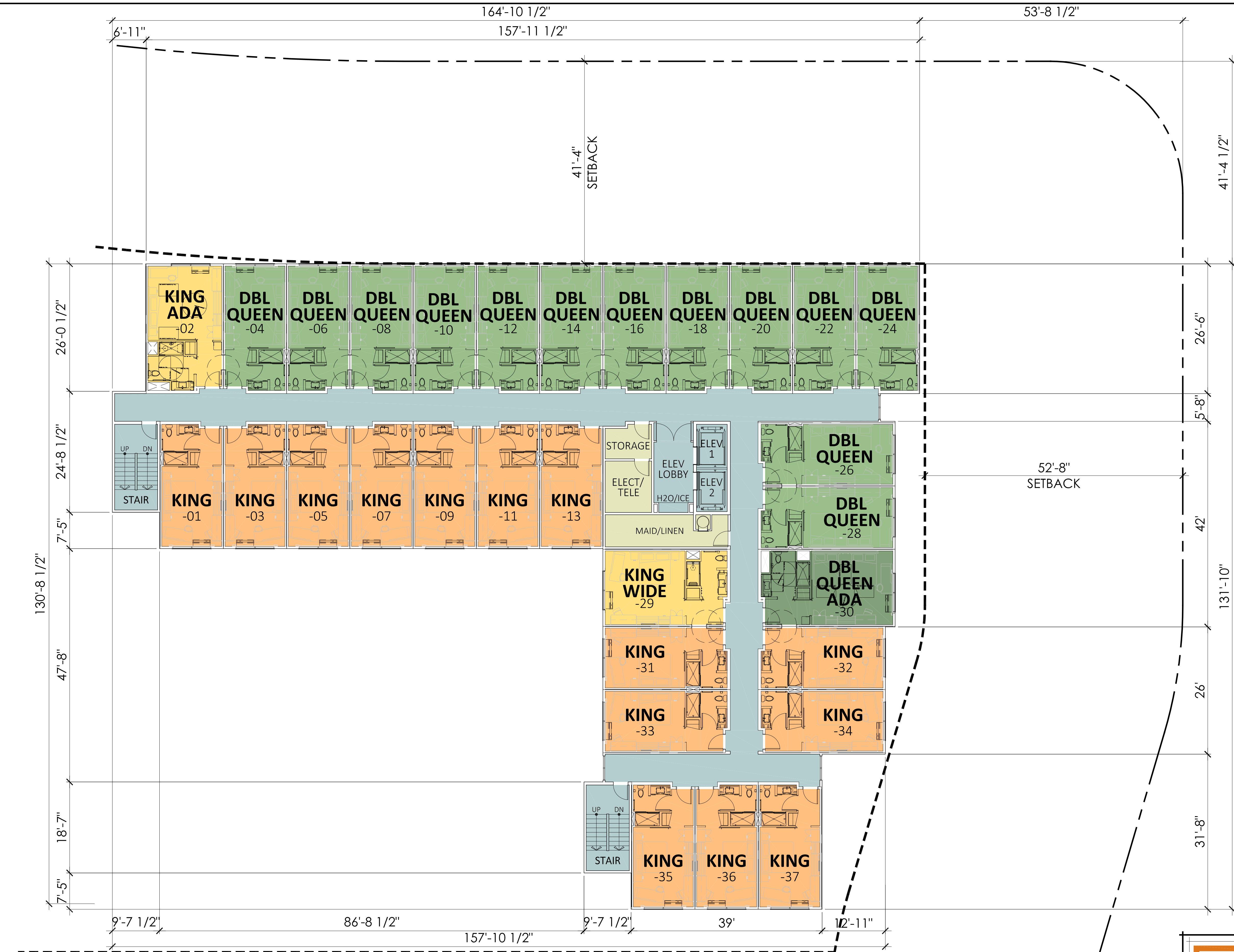
REAR YARD
WHERE THE REAR OF A LOT ABUTS A LOT IN OTHER THAN A RESIDENTIAL ZONE AND THE HEIGHT OF THE BUILDING OR STRUCTURE IS NOT OVER THIRTY (30) FEET, NO REAR YARD IS REQUIRED. IF ANY REAR YARD GREATER THAN APPROXIMATELY ONE (1) INCH IS REQUIRED OR PROVIDED, IT SHALL BE AT LEAST THREE (3) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR AND CA ZONES, THE REQUIRED REAR YARD SHALL BE THREE (3) FEET PLUS ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT FIFTH FLOOR 56'-8" > 30'-0"
REQ'D REAR SETBACK: $(56'-8"-30'-0'')/2 + 3' = 16'-4"$
PROVIDED REAR SETBACK: 30'-0"

PROPOSED FIFTH FLOOR PLAN

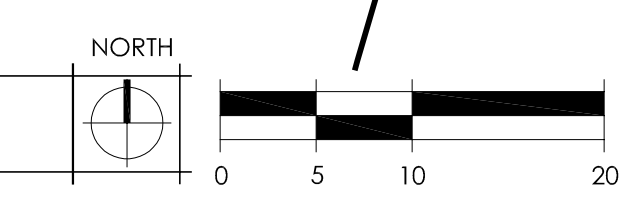


**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A2.4**



PROPOSED SIXTH FLOOR PLAN



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A2.5**

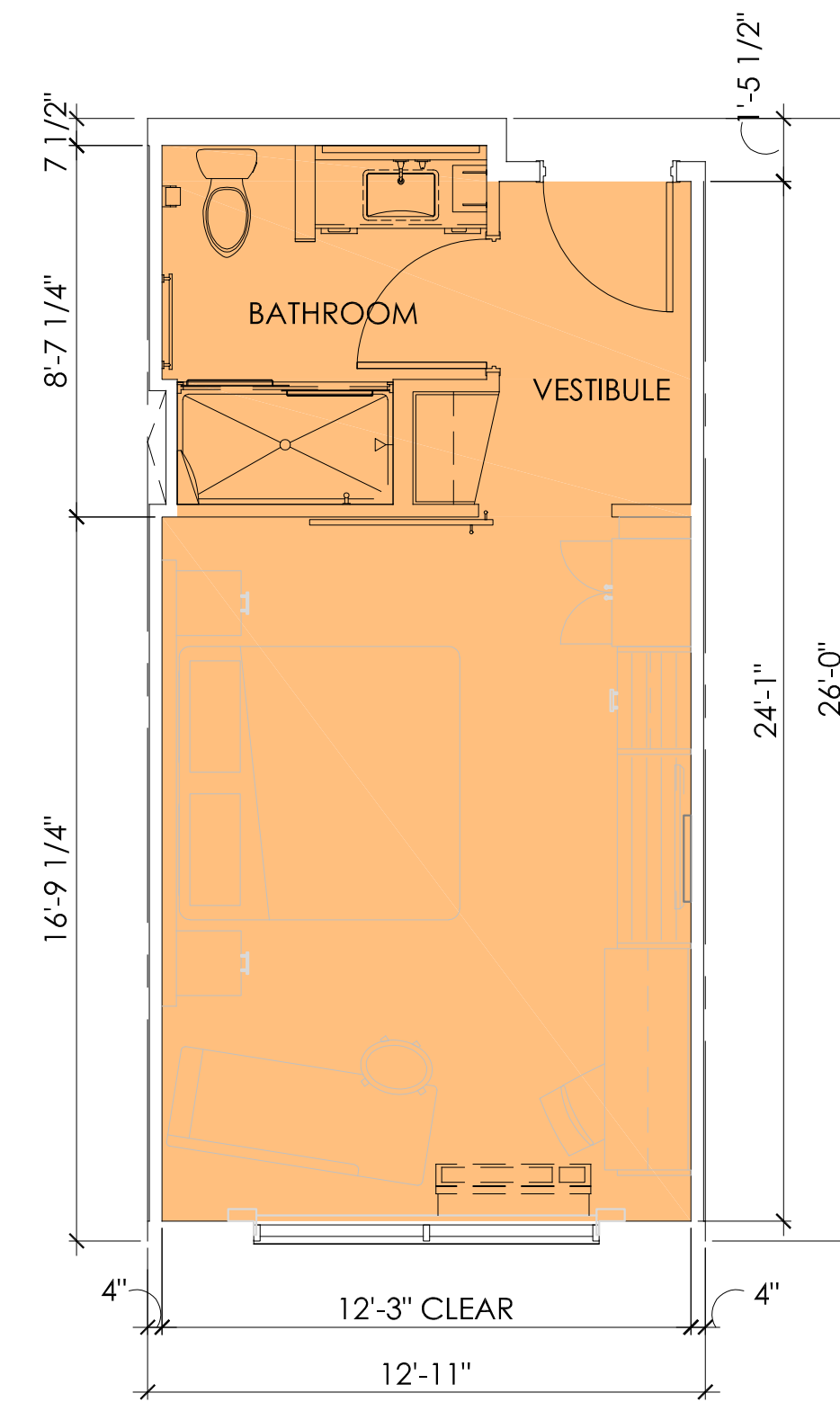
SETBACK CALCULATIONS

DOMINGUEZ STREET: FRONT YARD
PER CITY OF CARSON MUNICIPAL CODE SECTION 9136.23 FRONT YARD: EACH LOT SHALL HAVE A FRONT YARD WITH A REQUIRED DEPTH OF TWENTY (20) FEET OR TWENTY (20) PERCENT OF THE LOT DEPTH, WHICHEVER IS LESS. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE THE REQUIRED FRONT YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT SIXTH FLOOR 72'-8" > 30'-0"
REQ'D FRONT SETBACK: $(72'-8"-30'-0'')/2 + 20' = 41'-4"$
PROVIDED FRONT SETBACK: 41'-4 1/2"

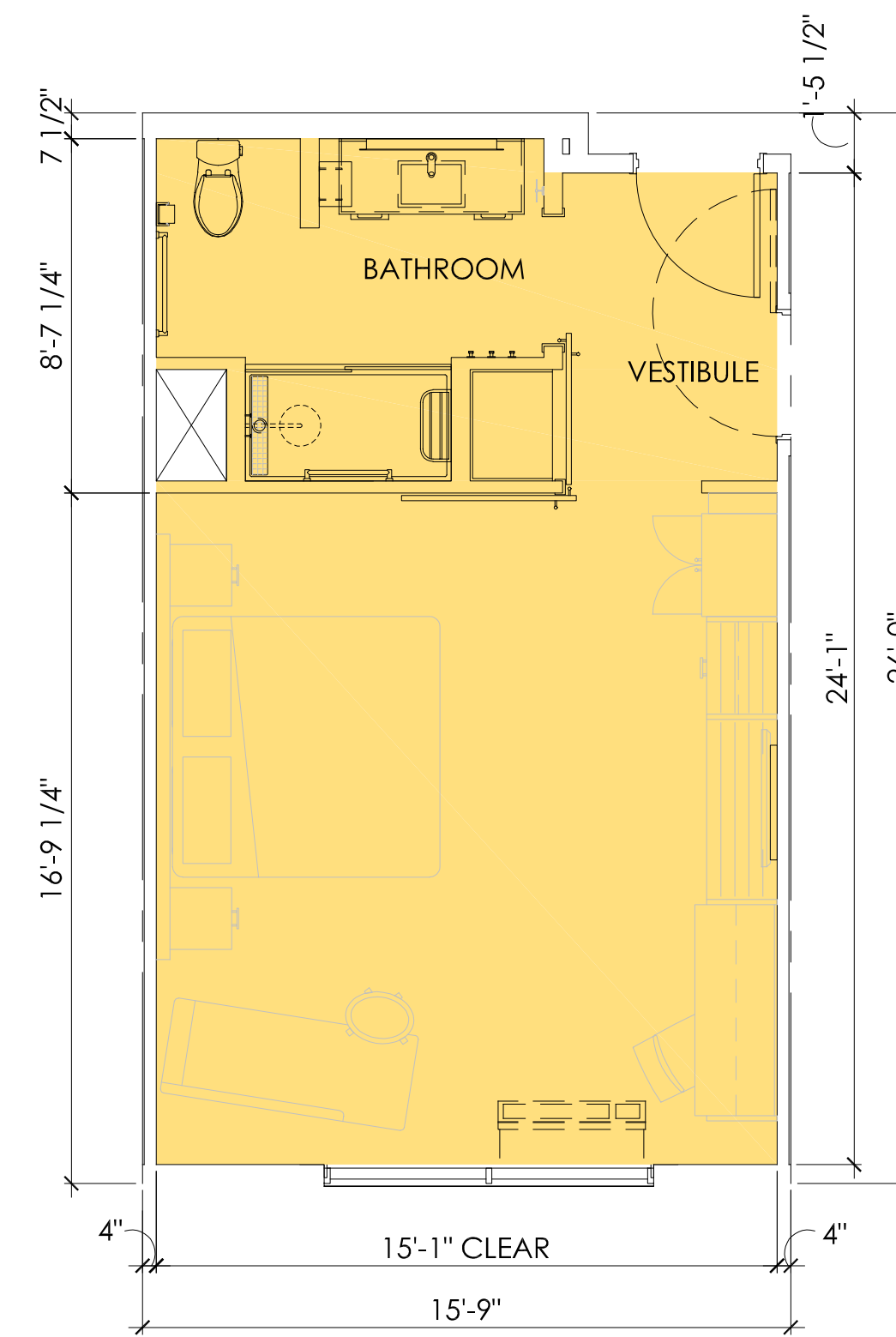
BONITA STREET: STREET SIDE YARD
WHERE THE SIDE OF A LOT ABUTS A STREET, THERE SHALL BE A SIDE YARD WITH A WIDTH OF AT LEAST TEN (10) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR ZONE, THE REQUIRED SIDE YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT SIXTH FLOOR 72'-8" > 30'-0"
REQ'D STREET SIDE SETBACK: $(72'-8"-30'-0'') + 10' = 52'-8"$
PROVIDED STREET SIDE SETBACK: 53'-8 1/2"

INTERNAL SIDE YARD
PROJECT SHARES THE PROPERTY WITH THE EXISTING MOTEL 6. THEREFORE NO SETBACK IS REQUIRED TO COMPLY WITH ZONING.
PER BUILDING CODE, PROPOSED PROJECT WILL NEED TO PROVIDE 20'-0" BUILDING SEPARATION FROM EXISTING MOTEL 6. AS DESIGNED, PROJECT WILL HAVE A MINIMUM SEPARATION OF 23'-11" FROM EXISTING MOTEL 6

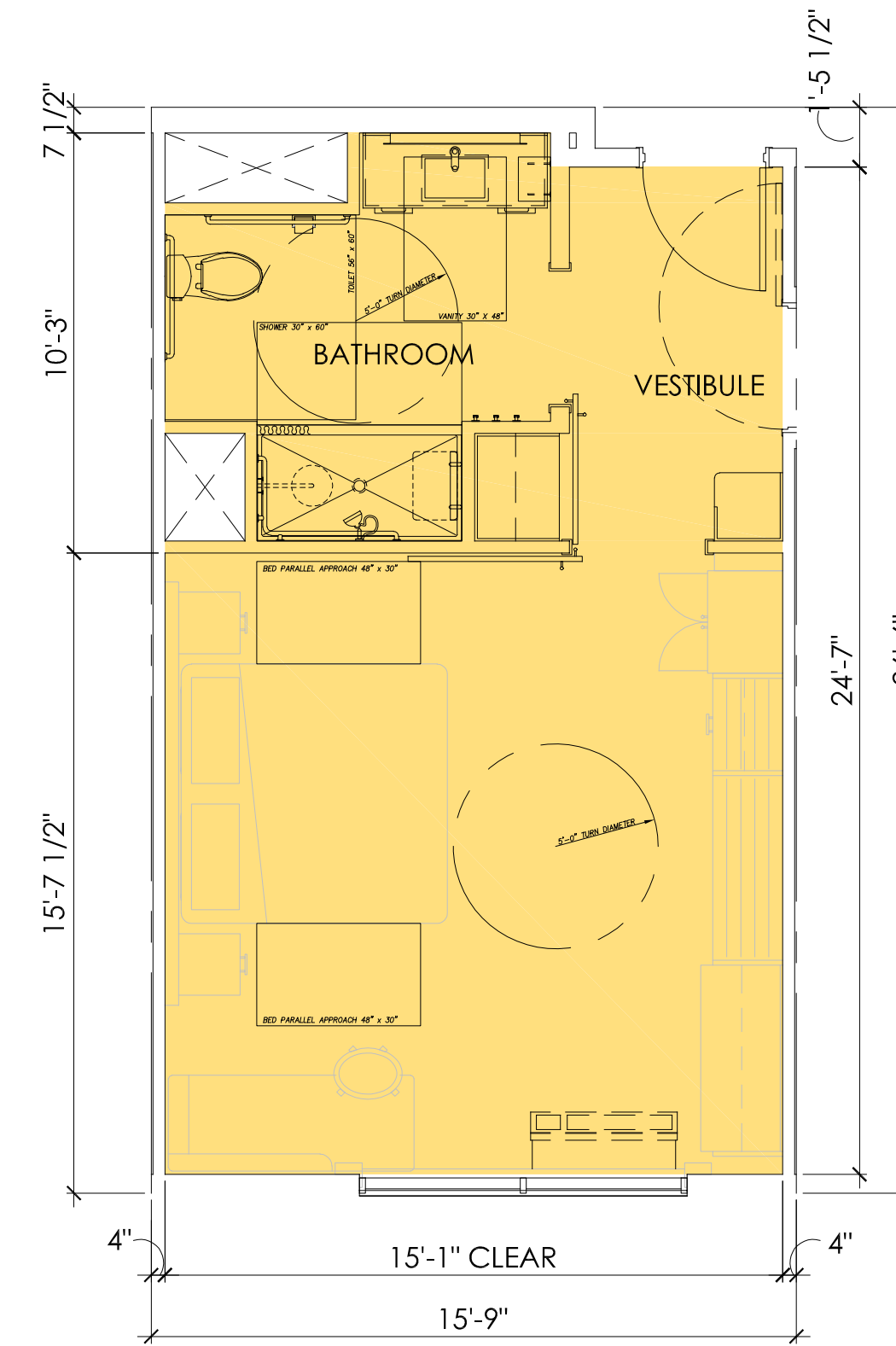
REAR YARD
WHERE THE REAR OF A LOT ABUTS A LOT IN OTHER THAN A RESIDENTIAL ZONE AND THE HEIGHT OF THE BUILDING OR STRUCTURE IS NOT OVER THIRTY (30) FEET, NO REAR YARD IS REQUIRED. IF ANY REAR YARD GREATER THAN APPROXIMATELY ONE (1) INCH IS REQUIRED OR PROVIDED, IT SHALL BE AT LEAST THREE (3) FEET. FOR ANY BUILDING OR STRUCTURE OVER THIRTY (30) FEET IN HEIGHT IN THE CR AND CA ZONES, THE REQUIRED REAR YARD SHALL BE THREE (3) FEET PLUS ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE THIRTY (30) FEET.
BUILDING HEIGHT AT SIXTH FLOOR 72'-8" > 30'-0"
REQ'D REAR SETBACK: $(72'-8"-30'-0'')/2 + 3' = 24'-4"$
PROVIDED REAR SETBACK: 30'-0"



KING STANDARD
 BASED OFF OF HIE PROTOTYPE
 DOCUMENTS DATED 08/08/14

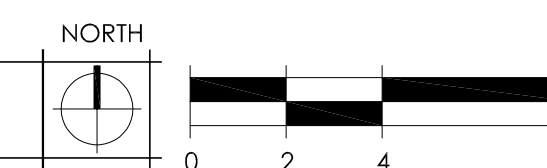


KING EXTRA WIDE
 BASED OFF OF HIE PROTOTYPE
 DOCUMENTS DATED 08/08/14



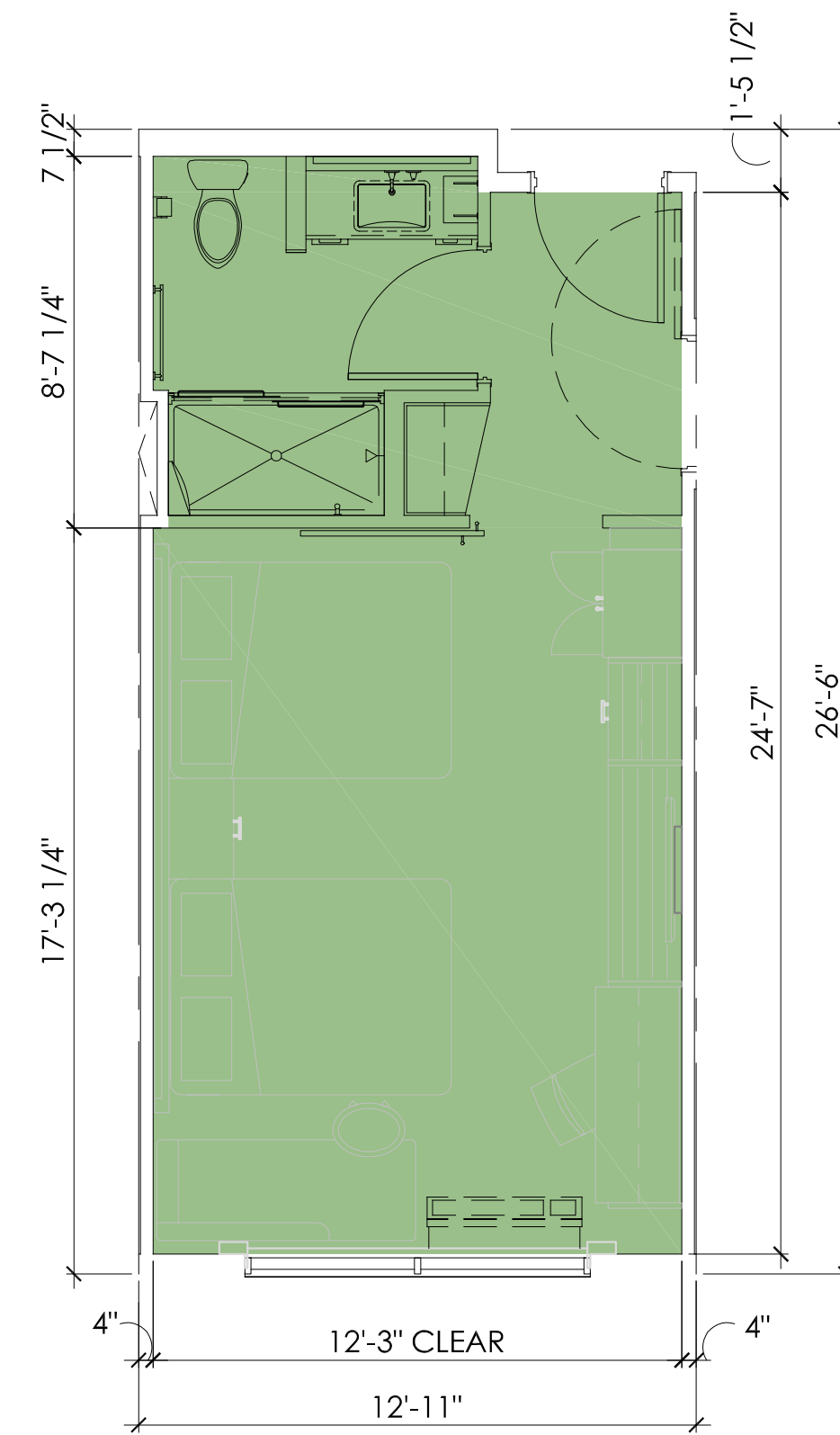
KING ACCESSIBLE
 BASED OFF OF HIE PROTOTYPE
 DOCUMENTS DATED 08/08/14

HOLIDAY INN EXPRESS & SUITES - KING GUESTROOM LAYOUTS

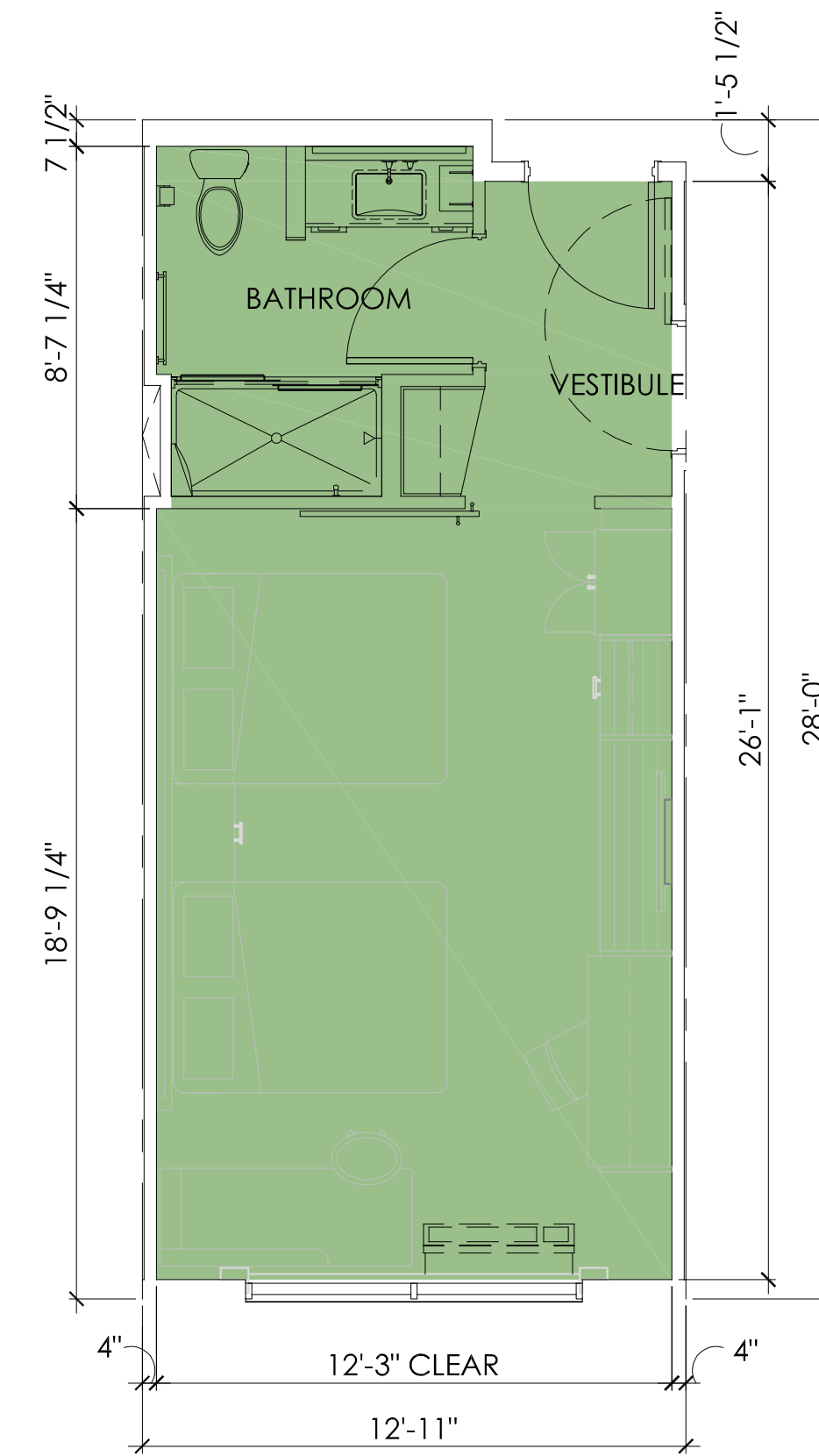


**PROPOSED HOTEL
 HOLIDAY INN EXPRESS**
 888 E. DOMINGUEZ STREET
 CARSON, CA

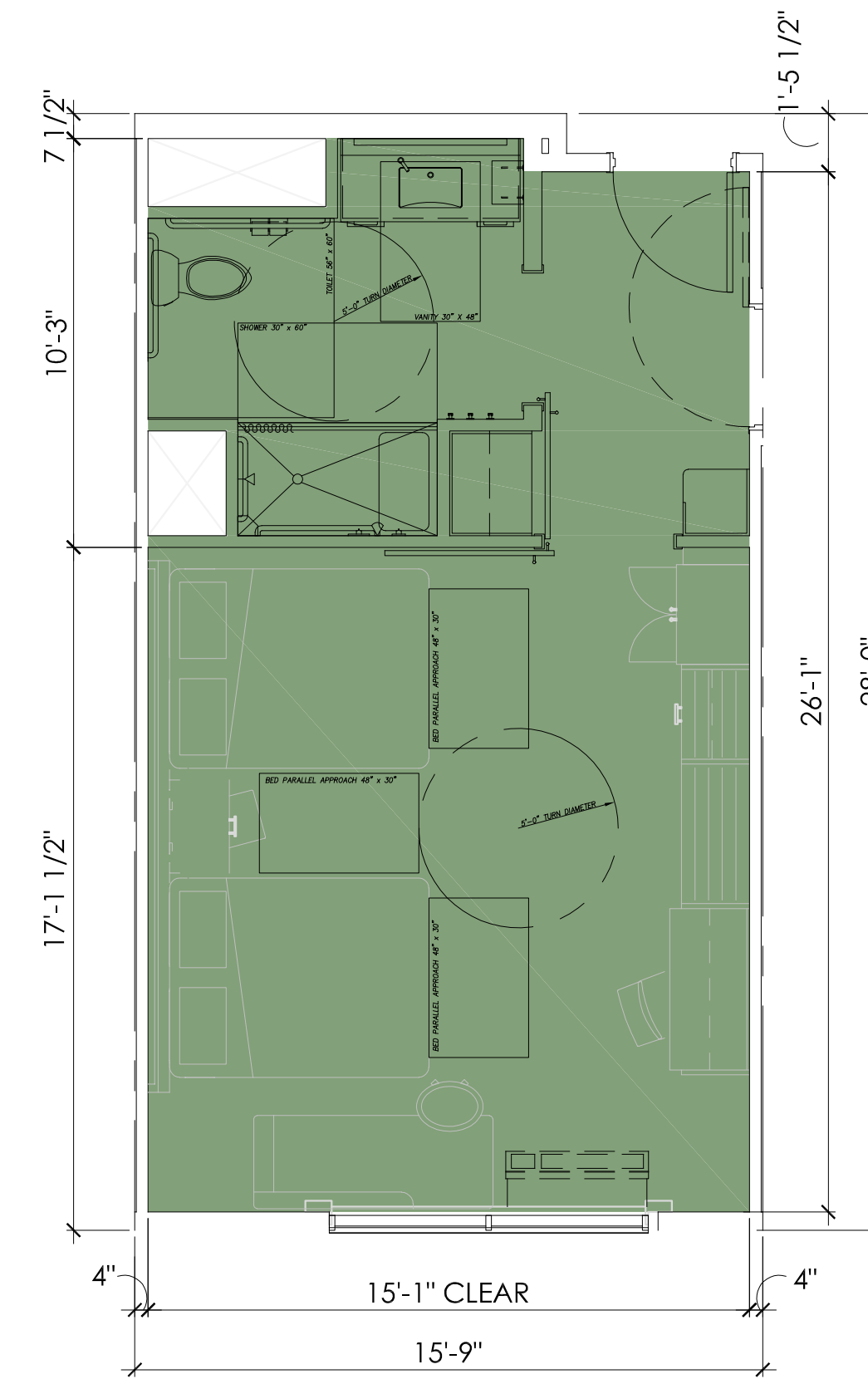
Date: **JUNE 29, 2020**
 Scale: 1/8" = 1'-0" @ 11x17
 1/4" = 1'-0" @ 24x36
A2.6



DOUBLE QUEEN STANDARD
 BASED OFF OF HIE PROTOTYPE
 DOCUMENTS DATED 08/08/14

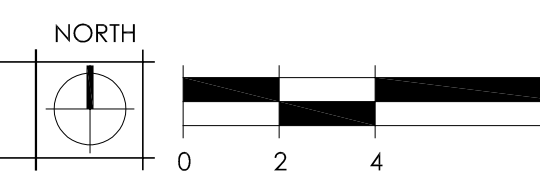


DOUBLE QUEEN LONG
 BASED OFF OF HIE PROTOTYPE
 DOCUMENTS DATED 08/08/14



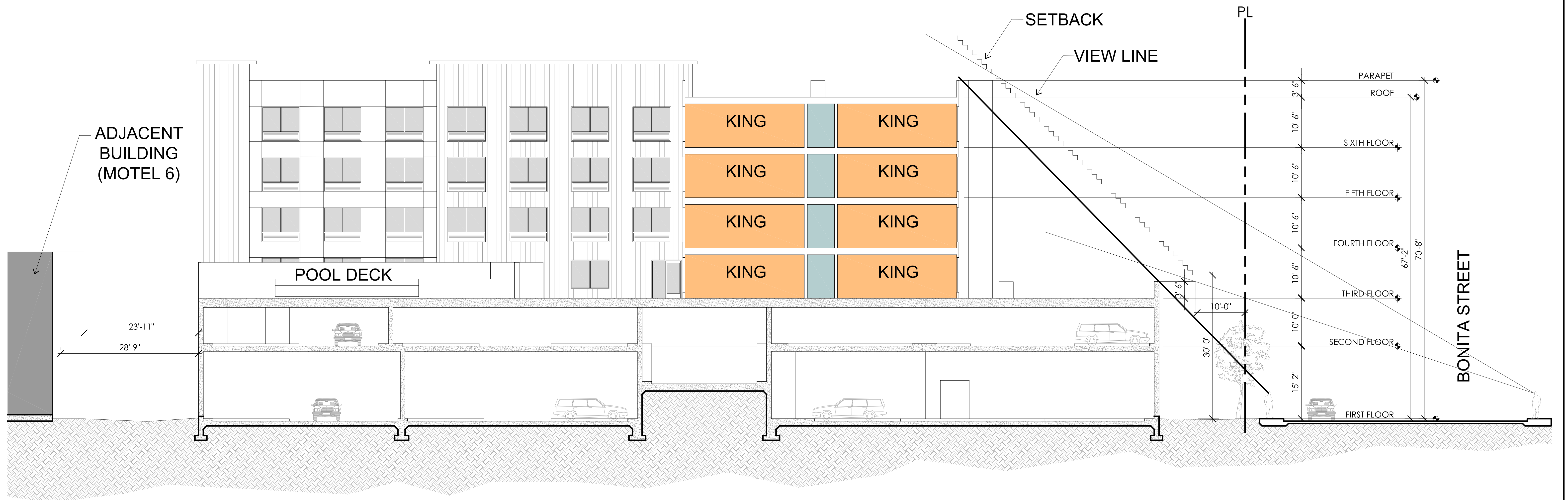
DOUBLE QUEEN ACCESSIBLE
 BASED OFF OF HIE PROTOTYPE
 DOCUMENTS DATED 08/08/14

HOLIDAY INN EXPRESS & SUITES - DOUBLE QUEEN GUESTROOM LAYOUTS



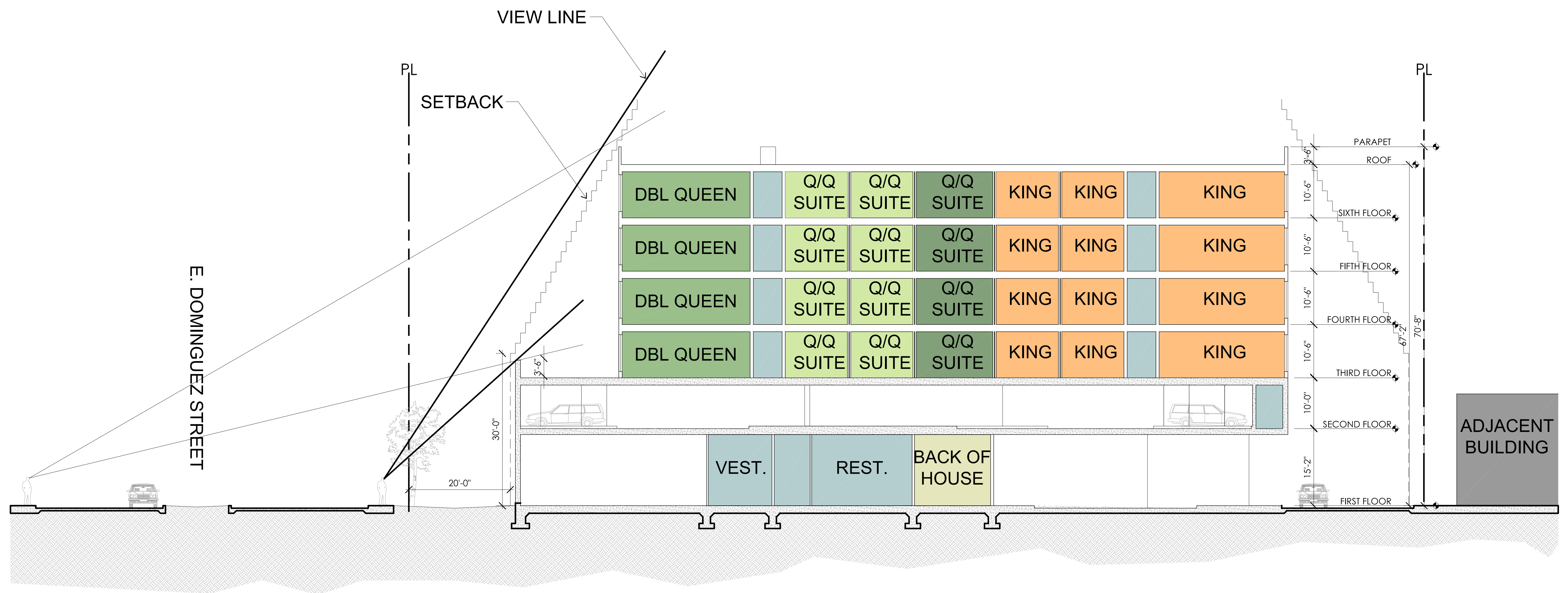
**PROPOSED HOTEL
 HOLIDAY INN EXPRESS**
 888 E. DOMINGUEZ STREET
 CARSON, CA

Date: **JUNE 29, 2020**
 Scale: 1/8" = 1'-0" @ 11x17
 1/4" = 1'-0" @ 24x36
 Sheet: **A2.7**

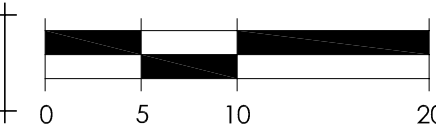


SECTION (EAST TO WEST)

	PROPOSED HOTEL HOLIDAY INN EXPRESS		Date: JUNE 29, 2020
	888 E. DOMINGUEZ STREET CARSON, CA		Scale: 1" = 20' @ 11x17 1" = 10' @ 24x36
			Sheet: A3.0



EAST ELEVATION (BONITA STREET)



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A3.1**



PROPOSED HOTEL PERSECTIVE: VIEW ALONG E. DOMINGUEZ STREET



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: JUNE 29, 2020
Scale:
Sheet: **A4.0**

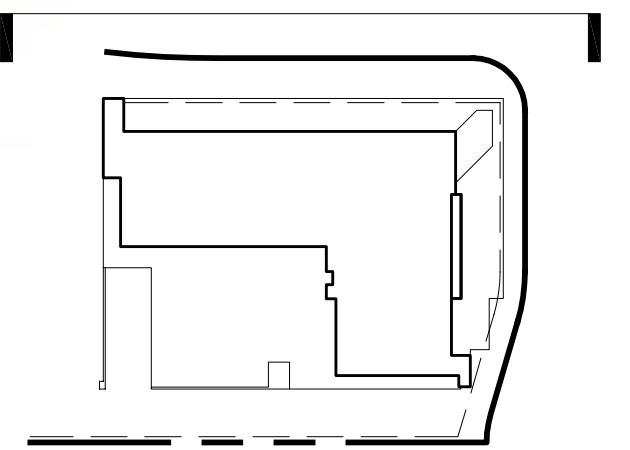


PROPOSED HOTEL PERSECTIVE: REAR ACCESS VIEW

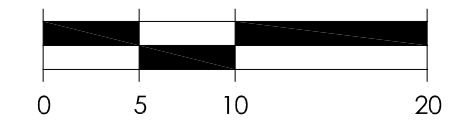


**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: JUNE 29, 2020
Scale:
Sheet: **A4.1**

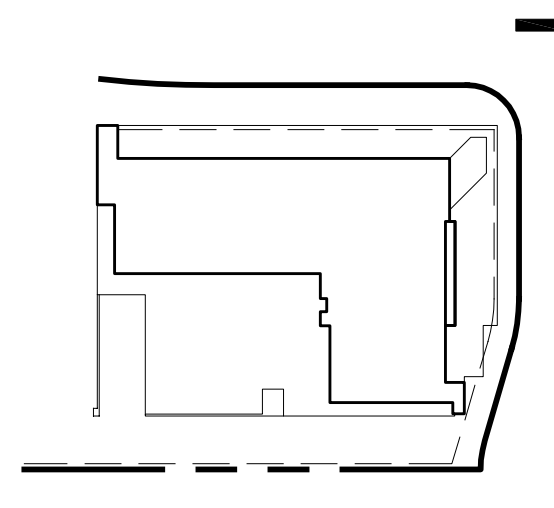


NORTH ELEVATION (EAST DOMINGUEZ STREET)

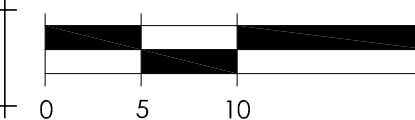


**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A5.0**



EAST ELEVATION (BONITA STREET)

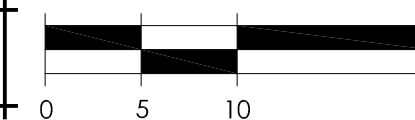


**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: JUNE 29, 2020
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A5.1**



SOUTH ELEVATION

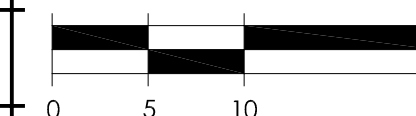


**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A5.2**

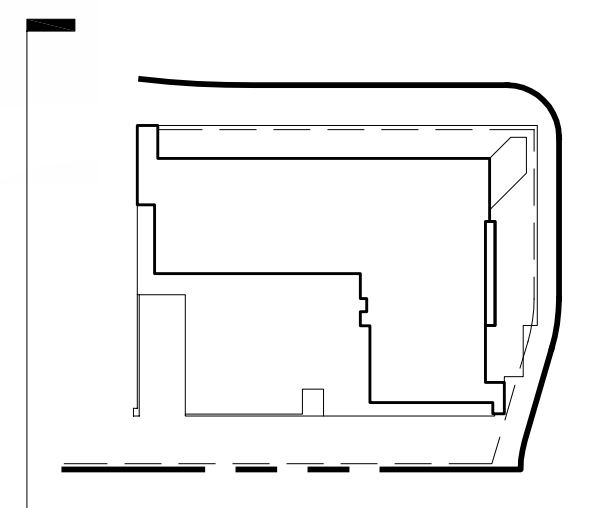


WEST ELEVATION



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E. DOMINGUEZ STREET
CARSON, CA

Date: JUNE 29, 2020
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A5.3**





ALLOWABLE SIGNAGE AREA

THE TOTAL SIGN AREA PER LOT SHALL NOT EXCEED AN AREA IN SQUARE FEET EQUAL TO TWO TIMES THE LINEAR FEET OF LOT FRONTAGE ON A PUBLIC STREET OR STREETS.

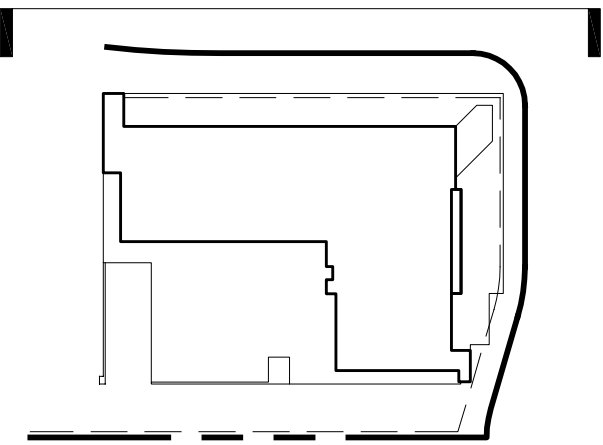
LINEAR SF ALONG E. DOMINGUEZ STREET:	208'-7"
LINEAR SF ALONG BONITA STREET:	145'-7"
TOTAL LINEAR SQUARE FEET:	354'-2"
TOTAL ALLOWABLE SIGNAGE AREA:	708 SF

PROPOSED SIGNAGE AREA

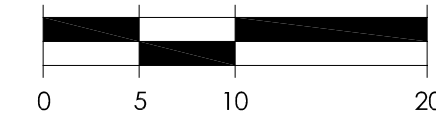
NORTH ELEVATION:	
SIGNAGE (A)	95 SF
EAST SIGNAGE	
SIGNAGE (B)	228 SF
SOUTH ELEVATION	
NO SIGNAGE PROPOSED	
WEST ELEVATION	
SIGNAGE (C)	160 SF
SIGNAGE (D)	95 SF
SIGNAGE (E)	20 SF
TOTAL PROPOSED SIGNAGE AREA:	598 SF

SIGNAGE NOTES

- SIGNAGE PER HOLIDAY INN EXPRESS BRAND STANDARDS.
- BACKING FOR MONOGRAMS AND LETTER SETS TO CONSIST OF 3/4" PLYWOOD.
- WALL SIGNS WILL CONSIST OF A SQUARE MONOGRAM CABINET SIGN ACCOMPANIED BY INDIVIDUALLY POWERED LETTERS. ALL WALL SIGNS TO BE ILLUMINATED FROM SUNSET TO SUNRISE.



NORTH ELEVATION (EAST DOMINGUEZ STREET)



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E.DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A6.0**



EAST ELEVATION (BONITA STREET)



**PROPOSED HOTEL
HOLIDAY INN EXPRESS**
888 E.DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A6.1**

ALLOWABLE SIGNAGE AREA

THE TOTAL SIGN AREA PER LOT SHALL NOT EXCEED AN AREA IN SQUARE FEET EQUAL TO TWO TIMES THE LINEAR FEET OF LOT FRONTAGE ON A PUBLIC STREET OR STREETS.

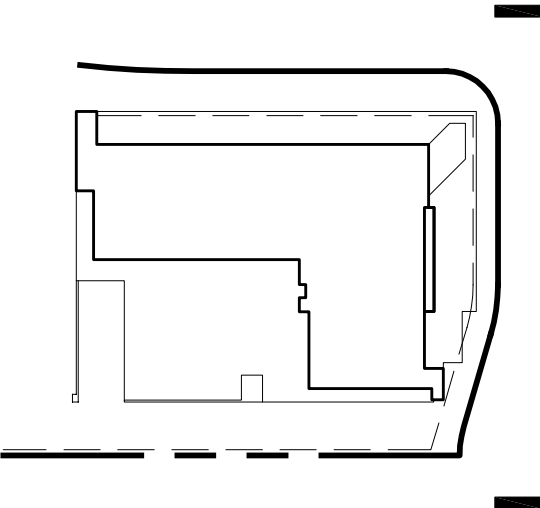
LINEAR SF ALONG E. DOMINGUEZ STREET:	208'-7"
LINEAR SF ALONG BONITA STREET:	145'-7"
TOTAL LINEAR SQUARE FEET:	354'-2"
TOTAL ALLOWABLE SIGNAGE AREA:	708 SF

PROPOSED SIGNAGE AREA

NORTH ELEVATION:	
SIGNAGE (A)	95 SF
EAST SIGNAGE	
SIGNAGE (B)	228 SF
SOUTH ELEVATION	
NO SIGNAGE PROPOSED	
WEST ELEVATION	
SIGNAGE (C)	160 SF
SIGNAGE (D)	95 SF
SIGNAGE (E)	20 SF
TOTAL PROPOSED SIGNAGE AREA:	598 SF

SIGNAGE NOTES

- SIGNAGE PER HOLIDAY INN EXPRESS BRAND STANDARDS.
- BACKING FOR MONOGRAMS AND LETTER SETS TO CONSIST OF 3/4" PLYWOOD.
- WALL SIGNS WILL CONSIST OF A SQUARE MONOGRAM CABINET SIGN ACCOMPANIED BY INDIVIDUALLY POWERED LETTERS. ALL WALL SIGNS TO BE ILLUMINATED FROM SUNSET TO SUNRISE.





ALLOWABLE SIGNAGE AREA

THE TOTAL SIGN AREA PER LOT SHALL NOT EXCEED AN AREA IN SQUARE FEET EQUAL TO TWO TIMES THE LINEAR FEET OF LOT FRONTAGE ON A PUBLIC STREET OR STREETS.

LINEAR SF ALONG E. DOMINGUEZ STREET:	208'-7"
LINEAR SF ALONG BONITA STREET:	145'-7"
TOTAL LINEAR SQUARE FEET:	354'-2"
TOTAL ALLOWABLE SIGNAGE AREA:	708 SF

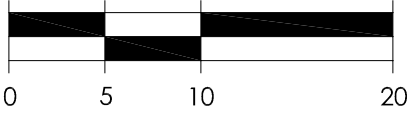
PROPOSED SIGNAGE AREA

NORTH ELEVATION:	
SIGNAGE (A)	95 SF
EAST SIGNAGE	
SIGNAGE (B)	228 SF
SOUTH ELEVATION	
NO SIGNAGE PROPOSED	
WEST ELEVATION	
SIGNAGE (C)	160 SF
SIGNAGE (D)	95 SF
SIGNAGE (E)	20 SF
TOTAL PROPOSED SIGNAGE AREA:	598 SF

SIGNAGE NOTES

- SIGNAGE PER HOLIDAY INN EXPRESS BRAND STANDARDS.
- BACKING FOR MONOGRAMS AND LETTER SETS TO CONSIST OF 3/4" PLYWOOD.
- WALL SIGNS WILL CONSIST OF A SQUARE MONOGRAM CABINET SIGN ACCOMPANIED BY INDIVIDUALLY POWERED LETTERS. ALL WALL SIGNS TO BE ILLUMINATED FROM SUNSET TO SUNRISE.

SOUTH ELEVATION



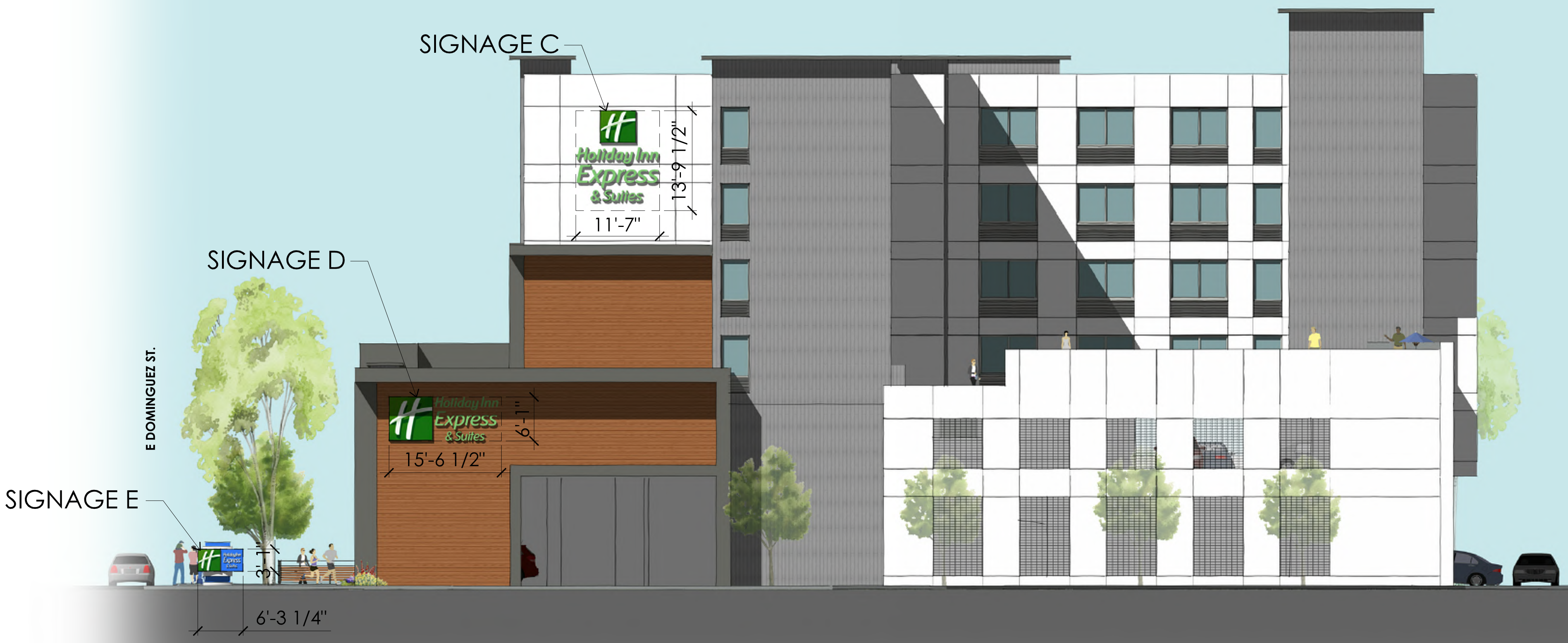
**PROPOSED HOTEL
HOLIDAY INN EXPRESS**

888 E. DOMINGUEZ STREET
CARSON, CA

Date **JUNE 29, 2020**

Scale 1" = 20' @ 11x17
1" = 10' @ 24x36

Sheet **A6.2**



ALLOWABLE SIGNAGE AREA

THE TOTAL SIGN AREA PER LOT SHALL NOT EXCEED AN AREA IN SQUARE FEET EQUAL TO TWO TIMES THE LINEAR FEET OF LOT FRONTAGE ON A PUBLIC STREET OR STREETS.

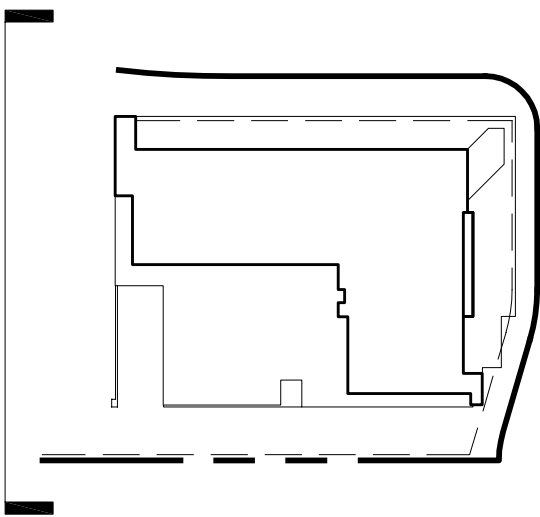
LINEAR SF ALONG E. DOMINGUEZ STREET:	208'-7"
LINEAR SF ALONG BONITA STREET:	145'-7"
TOTAL LINEAR SQUARE FEET:	354'-2"
TOTAL ALLOWABLE SIGNAGE AREA:	708 SF

PROPOSED SIGNAGE AREA

NORTH ELEVATION:	
SIGNAGE (A)	95 SF
EAST SIGNAGE	
SIGNAGE (B)	228 SF
SOUTH ELEVATION	
NO SIGNAGE PROPOSED	
WEST ELEVATION	
SIGNAGE (C)	160 SF
SIGNAGE (D)	95 SF
SIGNAGE (E)	20 SF
TOTAL PROPOSED SIGNAGE AREA:	598 SF

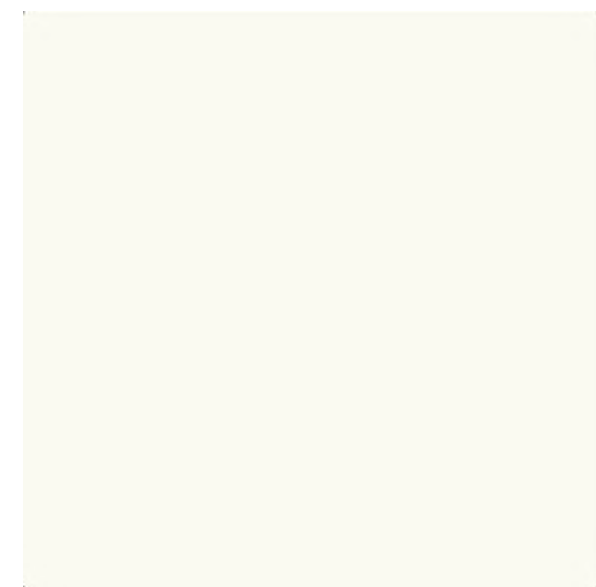
SIGNAGE NOTES

- SIGNAGE PER HOLIDAY INN EXPRESS BRAND STANDARDS.
- BACKING FOR MONOGRAMS AND LETTER SETS TO CONSIST OF 3/4" PLYWOOD.
- WALL SIGNS WILL CONSIST OF A SQUARE MONOGRAM CABINET SIGN ACCOMPANIED BY INDIVIDUALLY POWERED LETTERS. ALL WALL SIGNS TO BE ILLUMINATED FROM SUNSET TO SUNRISE.



WEST ELEVATION

	PROPOSED HOTEL	Date JUNE 29, 2020
	HOLIDAY INN EXPRESS	Scale 1" = 20' @ 11x17
	888 E.DOMINGUEZ STREET	1" = 10' @ 24x36
	CARSON, CA	Sheet A6.3



S-1
PAINTED STUCCO
BENJAMIN MOORE
2143-70: SIMPLY WHITE



C-1
FIBER CEMENT PANEL
NICHHA
VINTAGE WOOD - REDWOOD

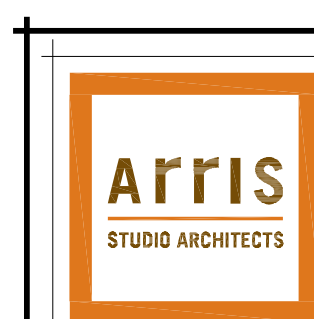
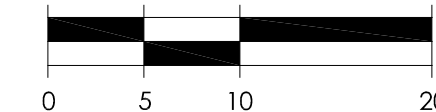


C-2
FIBER CEMENT PANEL
NICHHA
TUFFBLOCK - STEEL



P-1
PAINTED TRIM
BENJAMIN MOORE
2120-20: BLACK IRON

NORTH ELEVATION (EAST DOMINGUEZ STREET)



PROPOSED HOTEL
HOLIDAY INN EXPRESS
888 E. DOMINGUEZ STREET
CARSON, CA

Date: **JUNE 29, 2020**
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A7.0**

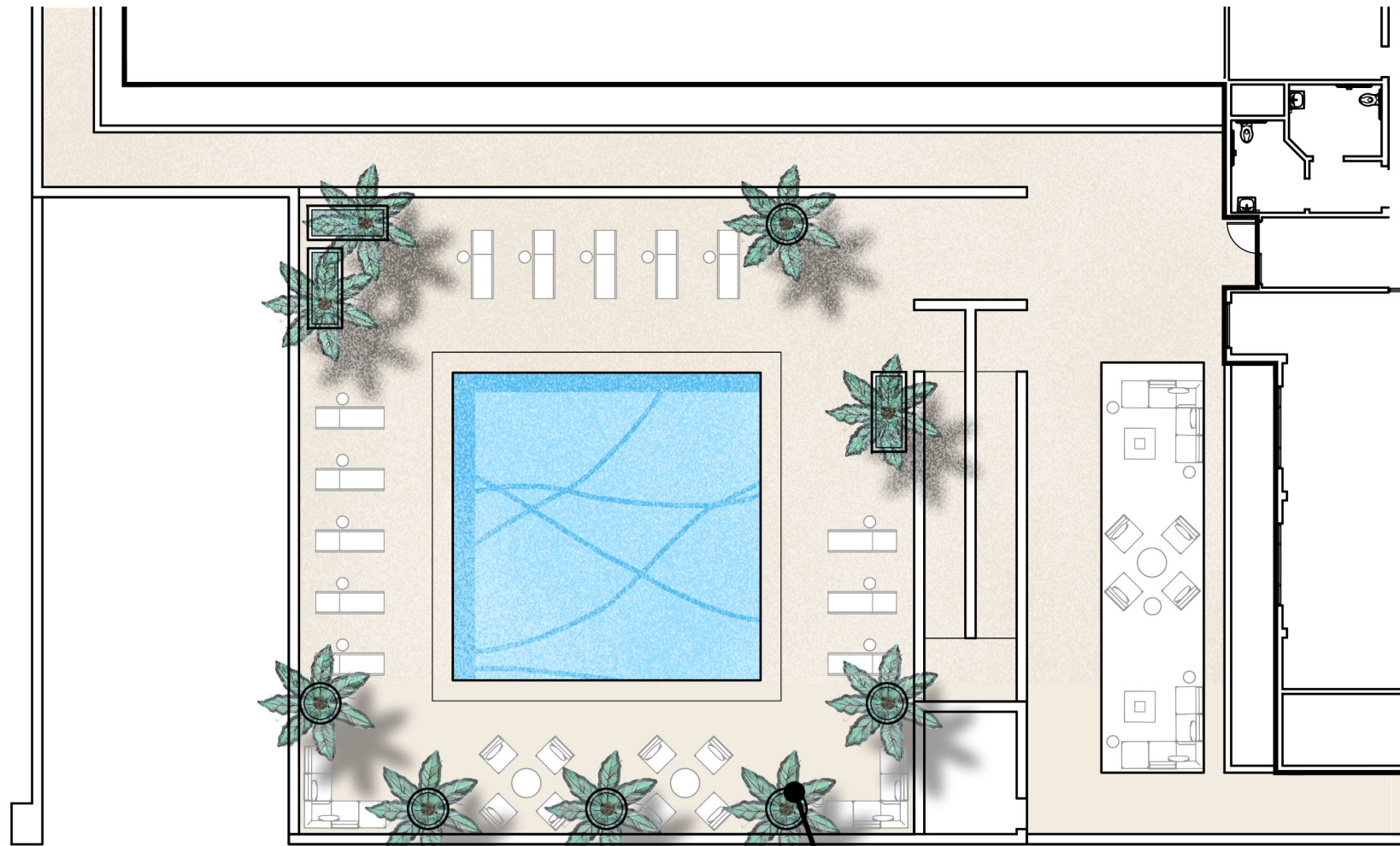
Plant Material List

Plant material list is based upon consultation with the City of Carson "Parkway Tree Master Plan" and Carson Municipal Code. Plant material species along streets shall be approved by the Parks and Recreation Director. A soils test may be required and recommendations from the Soils Testing Laboratory may be incorporated into the requirements for the project.

BOTANICAL NAME	COMMON NAME	*WUCOLS RATING
STREET TREES		
15 Gallon Minimum Size		
<i>Cassia leptophylla</i>	Golden Medallion Tree	L
<i>Lagerstroemia indica</i> x <i>Faurei</i>	Crape Myrtle	L
<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree	M
ACCENT PATIO TREES		
15 Gallon Minimum Size		
<i>Arbutus unedo</i>	Strawberry Tree	L
<i>Bauhinia variegata</i>	Purple Orchid Tree	M
<i>Cassia leptophylla</i>	Golden Medallion Tree	L
<i>Eriobotrya deflexa</i>	Bronze Loquat	L
<i>Lagerstroemia indica</i> 'Tuscarora'	Crape Myrtle (Coral Pink)	L
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	M
<i>Pistacia chinensis</i>	Chinese Pistache	L
PALM TREES		
15 Gallon Minimum Size		
<i>Phoenix roebelinii</i>	Pygmy Date Palm	L
<i>Syagrus romanzoffiana</i>	Queen Palm	L

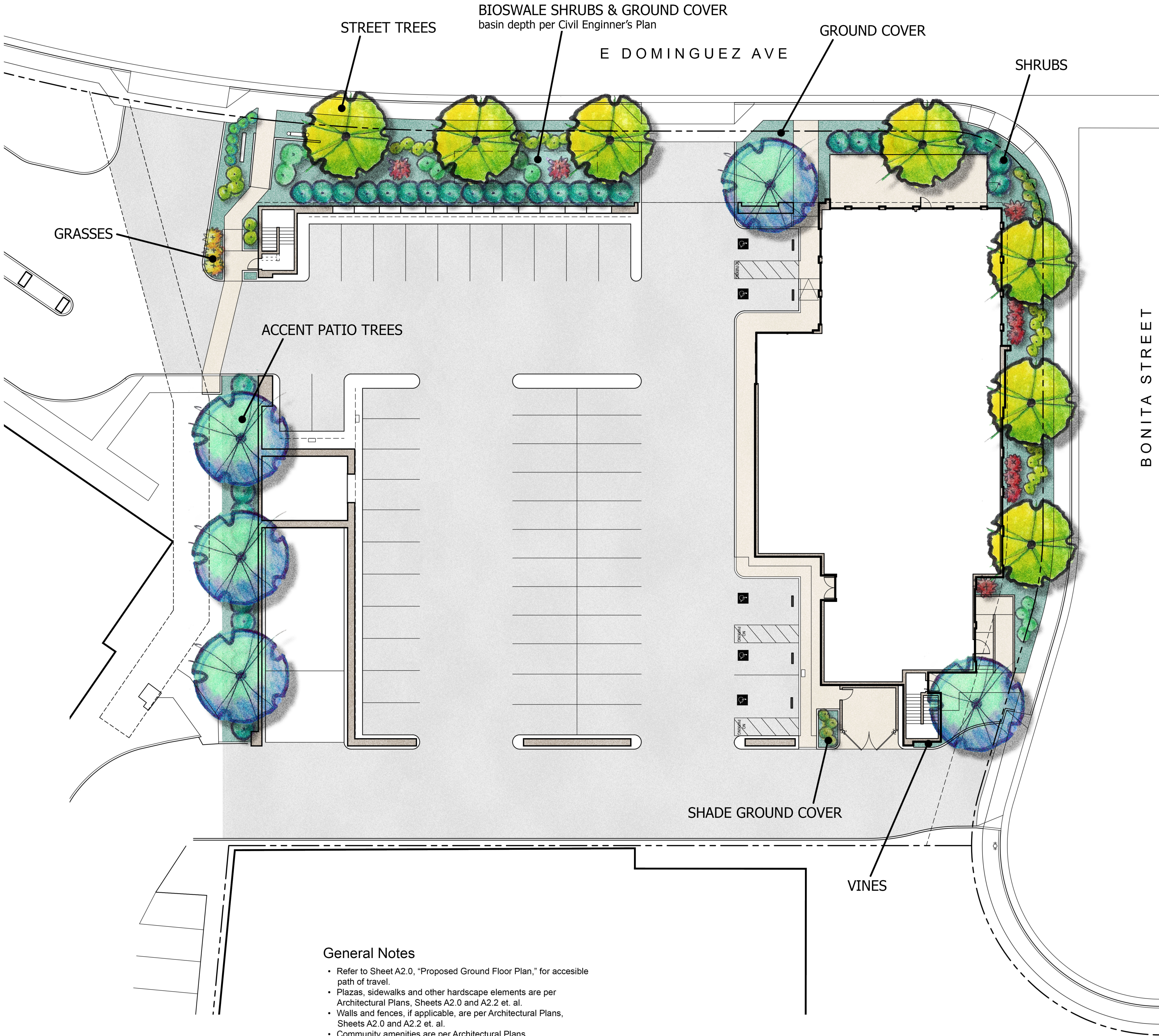


POOL DECK PLANTERS



POOL DECK PLANTERS
THIRD FLOOR - 1ST HOTEL LEVEL

PALM TREES
in decorative planters



- General Notes
- Refer to Sheet A2.0, "Proposed Ground Floor Plan," for accessible path of travel.
 - Plazas, sidewalks and other hardscape elements are per Architectural Plans, Sheets A2.0 and A2.2 et. al.
 - Walls and fences, if applicable, are per Architectural Plans, Sheets A2.0 and A2.2 et. al.
 - Community amenities are per Architectural Plans, Sheets A2.0 and A2.2 et. al.
 - Primary and secondary entry points are per Architectural Plans, Sheets A2.0 and A2.2 et. al.
 - Lawn / turf is not used.



HOLIDAY INN EXPRESS
S.W.C. E. DOMINGUEZ AVE. & BONITA STREET
CARSON CALIFORNIA

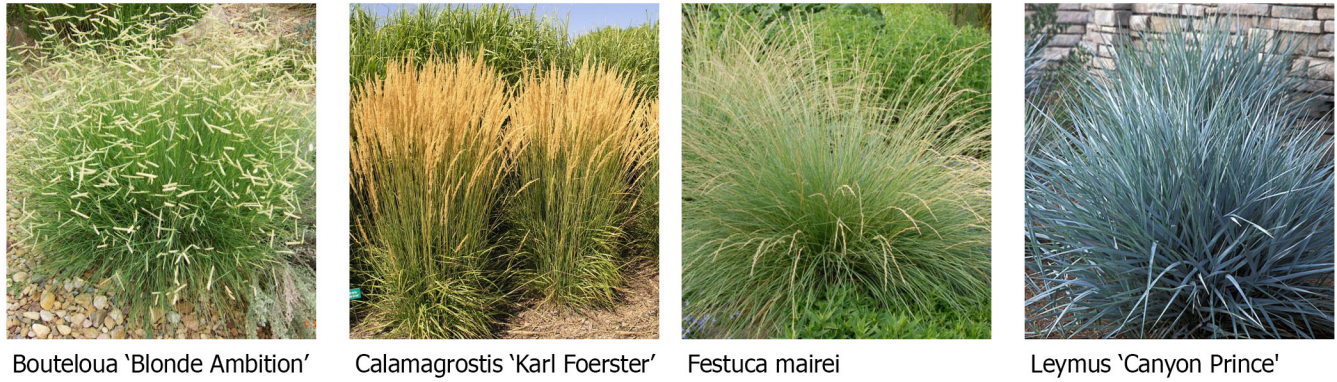
CONCEPTUAL
LANDSCAPE PLAN

Date 04/03/2020
Scale 24x36:
11x17:
Sheet

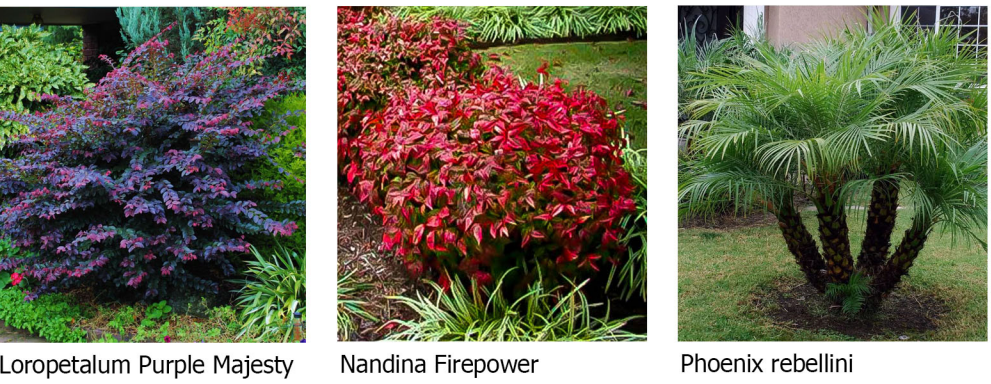
L1.0

JBLA JOB NO. 20-104

Grasses



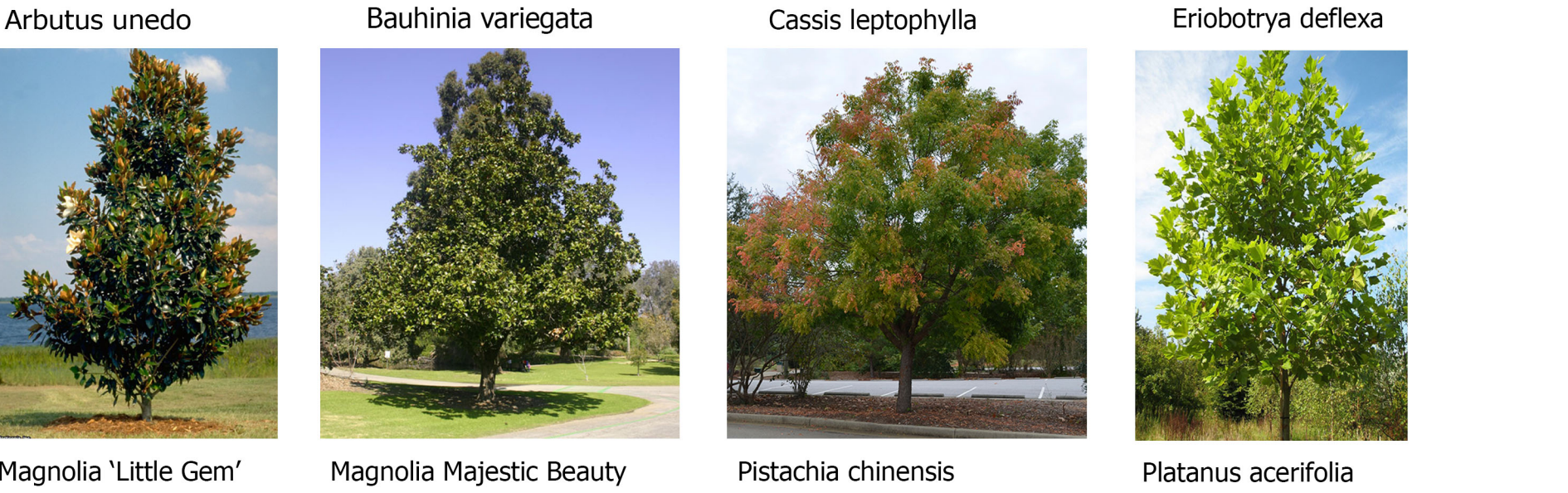
Shrubs



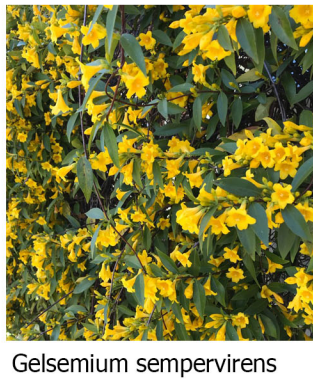
Ground Covers



Trees



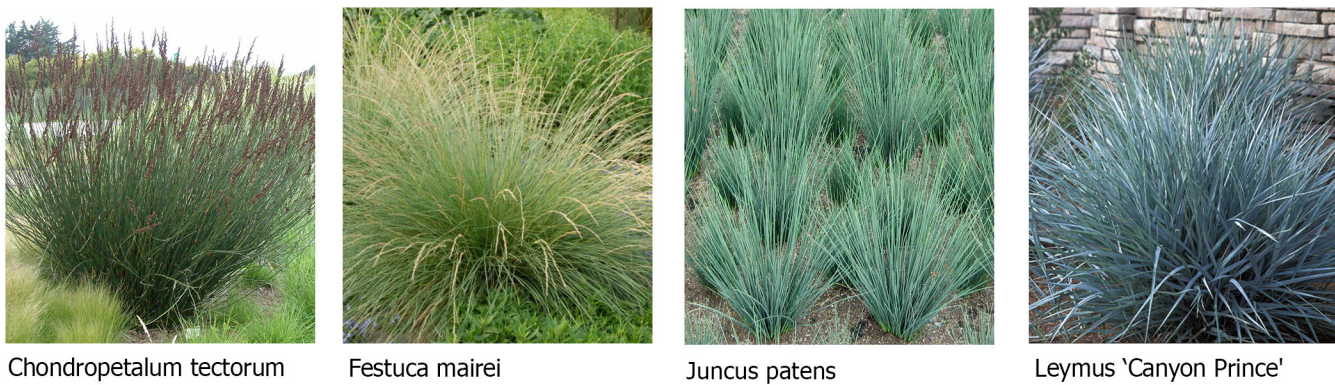
Vines



Shade Ground Covers



Bioswale Shrubs & Ground Covers



PROPOSED TREES – Design Notes

		WATER USE*
ARBUTUS UNEDO	STRAWBERRY TREE	L
Height: 20-35'; Spread: 20-35'; erect or spreading canopy. Moderate growth rate (1-2' per year). Branch strength: strong. Drought tolerant. Good parking lot tree (root intrusion: low). Resists oak root rot. Evergreen. Flowers: showy white (Fall-Winter). Bark Striking Red Brown, Exfoliating or Smooth Biogenic Volatile Organic Compounds emissions (BVOC): Low.		
BAUHINIA VARIEGATA	PURPLE ORCHID TREE	M
Height: 20-35'; Spread: 20-35'; spreading, low canopy. Moderate growth rate (1-2' per year). Branch strength: medium. Good parking lot tree (root intrusion: low). Litter issue: dry fruit pods. Partly deciduous. Leaves: Two-lobed, light green. Flowers: fragrant lavender to pink (Spring, Winter) Biogenic Volatile Organic Compounds emissions (BVOC): Moderate.		
CASSIA LEPTOPHYLLA	GOLDEN MEDALLION TREE	L
Height: 15'; Spread: 15-20'; broad crown form. Fast growth (3' per year). Branch strength: medium. Attractive dark green foliage. Drought tolerant. Good parking lot tree (root intrusion: low). Litter issue: dry fruit pods. Semi-evergreen. Flowers: long spikes of deep yellow, 3" wide flowers (July-August)		
ERIBOTRYA DEFLEXA	BRONZE LOQUAT	L
Height: 15'; Spread: 15-20'; multi-branching form. Fast-growing with broad crown. Attractive large, leathery green leaves, new growth copper colored. Evergreen. Flowers: garlands of creamy white flowers (fall) Drought tolerant.		
LAGERSTROEMIA x FAURIEI	HYBRID CRAPE MYRTLE	L
Height: 20-25'; Spread: 15-20'; upright form. Drought tolerant. Moderate growth rate (1-2' per year). Good parking lot tree (root intrusion: low). high mildew resistance. Branch strength: medium. Deciduous. Flowers: 4" clusters of showy white flowers (summer). Litter issue: dry fruit. Biogenic Volatile Organic Compounds emissions (BVOC): Low.		
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	M
Height: 20'; Spread: 10'; oval form, attractive large, white fragrant flowers. Moderate growth rate (1' per year). Good parking lot tree (root intrusion: low). Resists oak root rot. Evergreen. Drought tolerant.		
PISTACIA CHINENSIS	CHINESE PISTACHE	L
Height: 30-40' (rarely 60' locally). Spread: 30-50'. Good parking lot tree (root intrusion: low) Slow to moderate growth. Resists oak root rot, excellent parking lot tree (little root intrusion) Deciduous. Fall color brilliant orange to red, reliable fall color. Drought tolerant.		
PLATANUS ACERIFOLIA	LONDON PLANE TREE	M
Height: 40-80'; Spread: 30-40'. Fast-growing. Resists oak root rot, tolerates any soil type, can have aggressive roots (root intrusion: high) Deciduous. Handsome, large leaves and attractive bark and branching habit. Hardy.		

*WATER-USE EVALUATION OF PLANT MATERIALS
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

BIOGENIC VOLATILE ORGANIC COMPOUNDS EMISSION (BVOC):
Biogenic Volatile Organic Compounds (BVOCs) emissions lead to fine particulate matter and ground-level ozone pollution and may be harmful to human health. BVOCs are emissions from natural sources, such as plants and trees. BVOCs emitted from plants are the dominant source of reduced carbon chemicals to the atmosphere and are important precursors to the photochemical production of ozone and secondary organic aerosols. The California Air Resources Board (CARB) estimates emissions of BVOCs from vegetation. Adopting proactive management (e.g. adjusting tree species composition) can reduce 61% of the BVOCs emissions and 50% of the health damage related to BVOCs emissions by 2050.

References: <https://selectree.calpoly.edu/>
<https://www.arb.ca.gov/ei/biogenic/bi.html>
<https://www.nrs.fs.fed.us/units/urban/local-resources/downloads/vocrates.pdf>

Plant Material List

BOTANICAL NAME	COMMON NAME	*WUCOLS RATING
SHRUBS		
Anigozanthos 'Big Red'	Red Kangaroo Paw	L
Callistemon 'Little John'	Dwarf Bottlebrush	L
Cordylina australis 'Red Sensation'	New Zealand Cabbage Tree	L
Loropetalum chinensis 'Purple Majesty'	Red Fringe Flower	L
Nandina domestica 'Fire Power'	Heavenly Bamboo	L
Phoenix roebelinii	Pygmy Date Palm	L
Phormium tenax 'Yellow Wave'	Dwarf New Zealand Flax	L
Salvia microphylla 'Hot Lips'	Hot Lips Sage	L
Strelitzia reginae	Bird Of Paradise	L
VINES		
Bougainvillea 'San Diego Red'	Bougainvillea (Red)	L
Campsis radicans	Common Trumpet Creeper	L
Gelsemium sempervirens	Carolina Jessamine	L
GROUND COVER		
Anigozanthos 'Bush Ranger'	Red Kangaroo Paw	L
Baccharis pilularis 'Twin Peaks'	Prostrate Coyote Brush	VL
Berberis thunbergii 'Crimson Pigmy'	Dwarf Japanese Barberry	L
Bougainvillea 'Roseoka'	Bougainvillea (Orange-Pink)	L
Lavendula X 'Hidcote Superior'	Hidcote Superior Lavender	L
Myoporum parviflorum 'Pink'	Pink Groundcover Myoporum	L
GRASSES		
Bouteloua gracilis 'Blonde Ambition'	Blue Gramma Grass	L
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	L
Festuca mairei	Atlas Fescue	L
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	VL
SHADE GROUND COVER		
Aspidistra elatior	Cast-Iron Plant	L
Clivia miniata	Kaffir Lily	M
Liriope muscari	Big Blue Lily Turf	M
BIOSWALE SHRUBS & GROUND COVER		
Chondropetalum tectorum	Cape Rush	L
Festuca mairei	Atlas Fescue	L
Juncus patens	Common Rush	L
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	VL
MULCH		
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK OR DECORATIVE COBBLE.		

NOTE
PLANT LIST IS FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.

LEGEND
VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE
G = GALLONS
B = BOX
STD. = STANDARD FORMS
LB = LOW BRANCHING FORM
DRB = DEEP ROOT BARRIER- FOR ALL TREES WITHIN 6' OF CURBS AND/OR PAVING

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Planting and irrigation design shall conform to the city of Carson "Water Efficient Landscape Ordinance" (WELO).
- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 90% of the total planting area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Recommendations shall be given for annual irrigation schedule at project completion.
- Lawn is not used.

Statement of Water Conserving Irrigation Design

The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozone application shall be adjusted according to water needs and weather.
- Irrigation system master valve shall be used.
- Irrigation system "Smart controller" with water budgeting feature shall be used.
- Irrigation system flow sensor shall be used.
- Irrigation system of rain shut-off device connected to irrigation controller shall be used.

To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a regular basis by maintenance staff.

Water Efficient Landscape Worksheet										
This worksheet is filled out by the project applicant and is a required item of the Landscape Documentation Package. One worksheet complete for point of connection (water meter)*.										
Select your city:		CARSON		Project name or address: HOLIDAY INN EXPRESS, CARSON						
Reference Evapotranspiration (ET ₀):		32.7		Landscape Area Sector Type: Non-Residential						
California Water Efficient Landscape Worksheet										
Reference Evapotranspiration (ET ₀):		30.7		Project Type: Non-Residential		Landscape Area (Sq. Ft.)		ETAF x Area		
Hydrozone # / Planting Description*		Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)* (IE)	ETAF (PF) (IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*		
Regular Landscape Areas										
Low Water Use Trees		0.2	Bubbler	0.77	0.26	-	0	0		
Low Water Use		0.2	Drip	0.81	0.25	6,896	1,703	41,911		
Med Water Use		0.4	Drip	0.81	0.49	-	0	0		
High Water Use		0.8	Overhead	0.75	1.07	-	0	0		
		Average				Total	Total			
						0.25	6,896	1,703		
Average ETAF for Regular Landscape Areas : In Compliance										
Special Landscape Areas										
SLA-1		1		-		0		0		
		Totals		0		0				
							Total Landscape Area			
							Statewide ETAF			
							0.25			
							ETWU Total			
							41,911			
							Maximum Allowed Water Allowance (MAWA)*			
							78,382			
ETAF calculations										
Regular Landscape Areas		Average ETAF for Regular Landscape Areas must be 0.65 or below for residential areas, and 0.45 or below for non-residential areas.						Percentage of MAWA		
Total ETAF x Area		1,703							55%	
Total Area		6896								
Average ETAF		0.25								
All Landscape Areas		0.45 Non-Residential								
Total ETAF x Area		1,703	0.55 Residential							
Total Area		6896	0.81 Drip							
Average ETAF		0.25	0.75 Overhead							

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

JBLA JOB NO. 20-104



HOLIDAY INN EXPRESS
S.W.C. E. DOMINGUEZ AVE. & BONITA STREET
CARSON CALIFORNIA

WELO WORKSHEET
& LANDSCAPE DESIGN NOTES

Date: 04/03/2020
Scale: 24x36;
11x17;
Sheet

L2.0



Traffic, Transportation, and Parking Consultants

833 Americana Way, Suite 505

Glendale, CA 91210

Jano@JBATraffic.com

Ph: 818-694-2880

Fax: 818-888-4541

**880 E. Dominguez (Holiday Inn Express)
Trip Generation Memorandum**

City of Carson

August 14, 2020



Jano Baghdanian

Prepared by:

Jano Baghdanian, P.E., T.E., PTOE
Jano Baghdanian & Associates
Traffic, Transportation & Parking Consultants

EXHIBIT NO. 3



Traffic, Transportation, and Parking Consultants
833 Americana Way, Suite 505.
Glendale, CA 91210
Jano@JBATraffic.com
Ph: 818-694-2880
Fax: 818-888-4541

To: Sanjay Patel, Carson Hospitality Group, Inc.
From: Jano Baghdanian, JB & Associates
Date: August 14, 2020
Subject: 880 E. Dominguez Street (Holiday Inn Express) Technical Memorandum

JB & Associates is pleased to present the Holiday Inn Express Project (“the Project”) trip generation memorandum. The purpose of this memorandum is to document the proposed Project trip generation & illustrate that the Project will not require further traffic analysis.

Project Overview

The proposed Project is on the southwest corner of the intersection of Dominguez Street and Bonita Street. The Project consists of the following:

- Construct a 118 guest room business hotel
- Demolish the existing 12,000 square foot restaurant (including 3,400 square feet of associated banquet area)

Access to and from the Project will be through two driveways that lead to the Project’s surface parking lot. The primary access point will be provided off of Dominguez Street while the secondary access point will be provided off of the Bonita Street cul-de-sac. Please refer to **Exhibit A** for an illustration of the Project’s site plan.

Project Trip Generation Methodology

Trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual 10th Edition* were used in this analysis. The following land use codes were used in the analysis:

- Land Use Code 312: Business Hotel
- Land Use Code 931: Quality Restaurant

To determine the number of trips forecasted to be generated by the proposed land use, trip rates from the manual (including directional splits during each peak hour period) were multiplied by the land use size.

Table 1 summarizes the trip generation findings.

TABLE 1: PROJECT TRIP GENERATION¹

Land Use (ITE Code)	Size	Units	AM Peak Hour Trips				PM Peak Hour Trips				Daily Trips	
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total
New Project Land Use Added												
Business Hotel (312)	118	rms	0.39	46	19	27	0.32	38	21	17	4.02	478
Existing Land Use Removed												
Quality Restaurant (931)	12 ²	tsf	0.73	-9	-9	0	7.8	-94	-63	-31	83.84	-1006
Net Trip Generation				37	10	27	-	-56	-42	-14	-	-528

¹ ITE "Trip Generation" Manual, 10th Edition

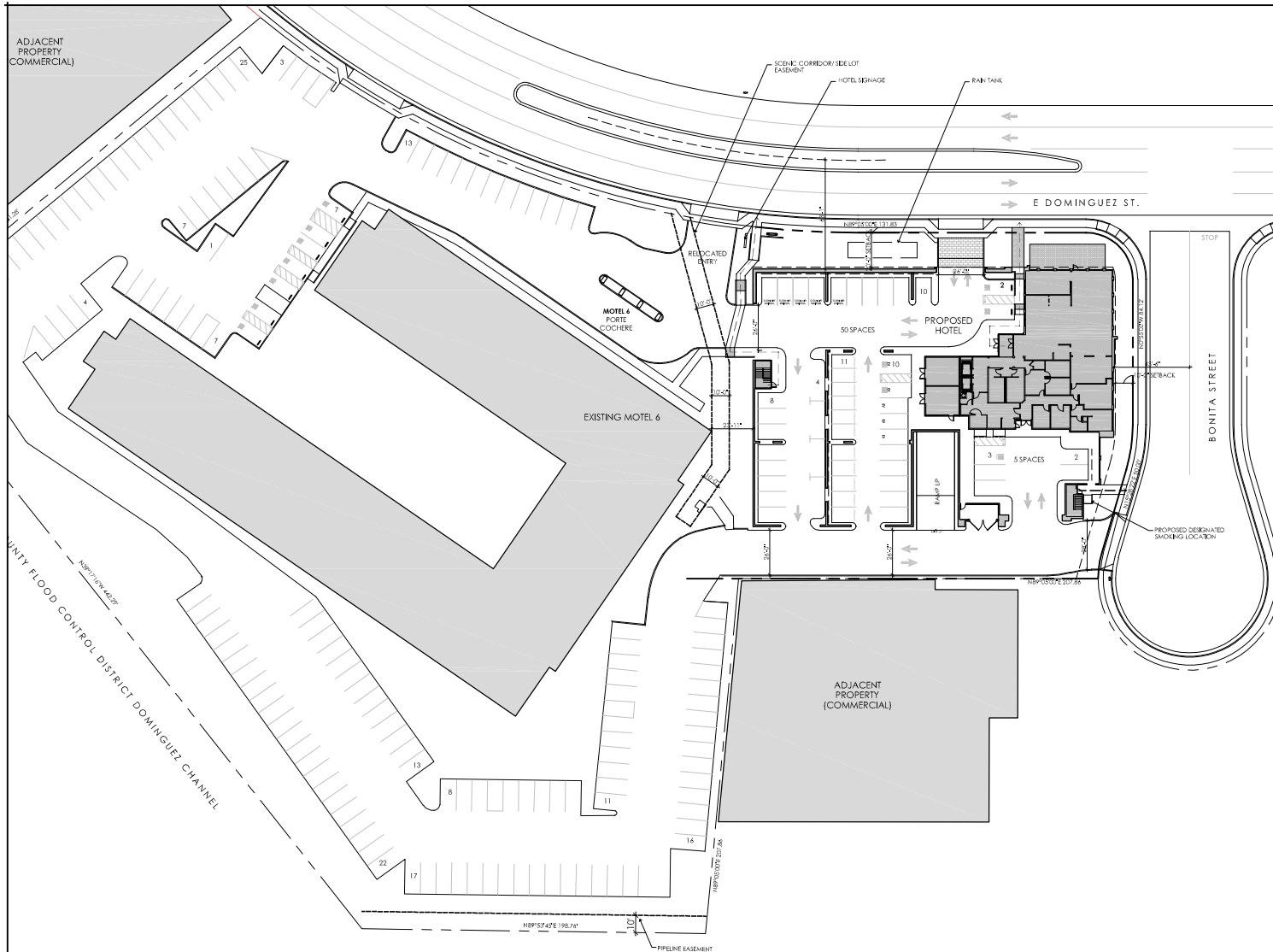
² Includes 3,800 sqft of associated banquet area

As shown in **Table 1**, the Project will result in 37 AM peak-hour trips, 56 fewer PM peak-hour trips and 528 fewer daily trips.

Conclusion

Based on the above trip generation analysis, the net change in trips generated by the proposed Project is less than 50 trips in both the AM and PM peak periods. In fact, the Project is expected to result in 56 fewer PM peak-hour trips and 528 less daily trips. Therefore the proposed Project does not exceed the City's thresholds for the preparation of a full traffic impact analysis nor does it generate enough trips to require further analysis based on the requirements set forth by the Los Angeles County Congestion Management Program.

EXHIBIT A –SITE PLAN



PROJECT DATA

PROPOSED BUILDING AREA

PROPOSED HOLIDAY INN

FIRST FLOOR	6,210 SF
SECOND FLOOR (OPEN PARKING GARAGE, NOT INCLUDED IN F.A.R.)	0 SF
THIRD FLOOR	12,620 SF
FOURTH FLOOR	12,620 SF
FIFTH FLOOR	12,620 SF
SIXTH FLOOR	12,280 SF
TOTAL PROPOSED HOLIDAY INN BUILDING AREA	56,350 SF

PROPOSED GUEST ROOM MATRIX

FLOOR	KING	DOUBLE QUEEN	TOTAL
THIRD	10 ROOMS	16 ROOMS	26 ROOMS
FOURTH	15 ROOMS	16 ROOMS	31 ROOMS
FIFTH	15 ROOMS	16 ROOMS	31 ROOMS
SIXTH	15 ROOMS	15 ROOMS	30 ROOMS
TOTALS	55 ROOMS (46%)	64 ROOMS (54%)	118 ROOMS

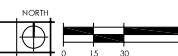
REQUIRED PARKING:

1 SPACE PER GUESTROOM:	118 SPACES
2 ADDITIONAL SPACES:	2 SPACES
TOTAL REQUIRED FOR HOTEL:	120 SPACES

PROPOSED PARKING:

FIRST FLOOR (COVERED):	50 SPACES
SECOND FLOOR (COVERED):	70 SPACES
TOTAL REQUIRED:	120 SPACES

PROPOSED OVERALL SITE PLAN



	PROPOSED HOTEL		SITE 54
	HOLIDAY INN EXPRESS		
	888 E. DOMINGUEZ STREET		
	CARSON, CA		

DATE: JUNE 29, 2020
 DRAWN BY: 11117
 CHECKED BY: 24326