



CITY OF CARSON
PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 14, 2022

SUBJECT: Site Plan and Design Review (DOR) No. 1629-16
Conditional Use Permit (CUP) No. 1014-16
Tentative Parcel Map (TPM) No. 74135

APPLICANT: Comfort Properties LLC
2114 Manhattan Beach Blvd. Suite B
Redondo Beach, CA 90278

PROPERTY OWNER: Comfort Properties LLC
2114 Manhattan Beach Blvd. Suite B
Redondo Beach, CA 90278

REQUEST: Consider approval to develop two detached residential condominium units.

PROPERTY INVOLVED: 140 W. 223rd Street (APN 7341-014-025)

COMMISSION ACTION

| AYE | NO | | AYE | NO | |
|------------|-----------|-----------------------------|------------|-----------|---|
| | | Chairperson (Vacant) | | | Hernandez |
| | | Vice-Chair Palmer | | | Huff |
| | | Diaz | | | Monteclaro |
| | | Docdocil | | | Rashad |
| | | Guerra | | | D. Thomas |
| | | | | | Alt. (Vacant) Alt. Mfume Alt. Wilson |

Item No. 6A

I. Introduction

Property Owner
Comfort Properties LLC
2114 Manhattan Beach Blvd. #B
Redondo Beach, CA 90278

Applicant
Comfort Properties LLC
2114 Manhattan Beach Blvd. #B
Redondo Beach, CA 90278

II. Project Description

The applicant requests the approval of DOR No. 1629-16, CUP No. 1014-16 and TPM No. 74135 to develop two detached residential condominium units and related improvements on a .19-acre parcel. Each unit measures approximately 2,113 square feet with an attached two-car garage, private open space, private storage, and one guest parking space per unit. The future homeowner's association will manage the common areas as well as the interior driveway, landscaping, and perimeter walls.

III. Project Site and Surrounding Land Uses

The project site is 42.75 feet in width and 193.04 feet in length with a total lot area of 8,252 square feet (.19-acre). The project site is located at 140 W. 223rd Street between Moneta Street to the west and Main Street to the east.



Figure (a) Project Site in context to surrounding zoning

The following provides a summary of the site information:

| Site Information | |
|-----------------------------------|--|
| General Plan Land Use Designation | High Density |
| Zone District | RM-18-D (Multiple Dwelling Residential, up to 18 dwelling units per acre, with Design Overlay) |
| Site Size | 0.19 acre (8,252 sf) |
| Present Use and Development | Vacant undeveloped land |
| Surrounding Uses/ Zoning | Existing one and two-story multifamily residential and public industrial uses |

IV. Analysis

Site History/Public Safety Issues

From 2017 thru 2019, Code Enforcement Division issued warnings and notice of violations related to overgrown vegetation, trash, and abandoned vehicles on the subject property; (June 2, 2017, (CEV 15586), August 18, 2018 (CEV 181888) and February 15, 2019 (CEV 18699)). Development of the subject property will eliminate the potential for further incidences of attractive nuisance and such violations as overgrown vegetation, abandoned vehicles and furniture, etc.

Buildings and Architecture

The project proposes two separate structures with a single architectural craftsman type style. The two structures feature articulation, alternating materials and colors and varying fenestration, all of which breaks the massing of the building. The surrounding neighborhood consists primarily of one and two-story multifamily residential in variety of architectural styles. The proposed architectural style, material, colors, and quality finishes will not be detrimental and will allow the development to be in harmony with the existing community. The proposed two-unit detached condominium project with attached two-car garages are 2,113 square feet each with a maximum height of 25 feet.

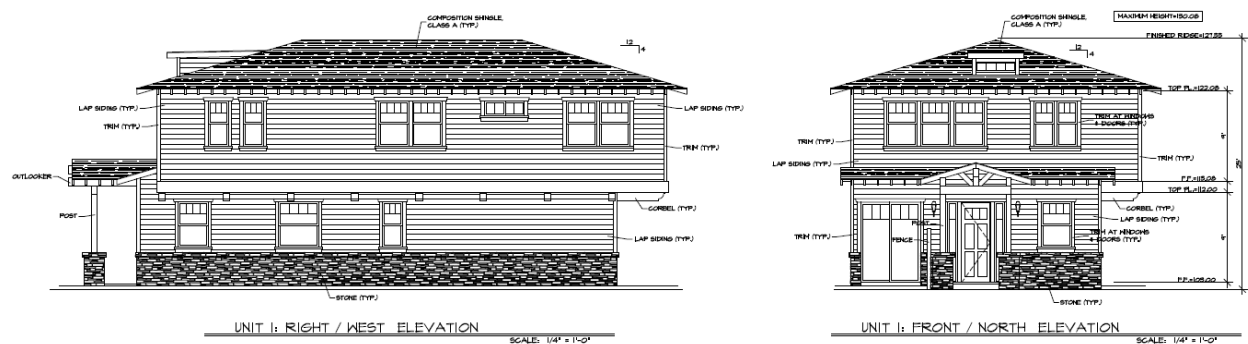


Figure (b) Proposed elevations – example

Site Plan

The project proposal consists of a single lot, with two detached condominium units. Each unit has its own private two-car garage, private storage area, private open space area, and one guest parking space.

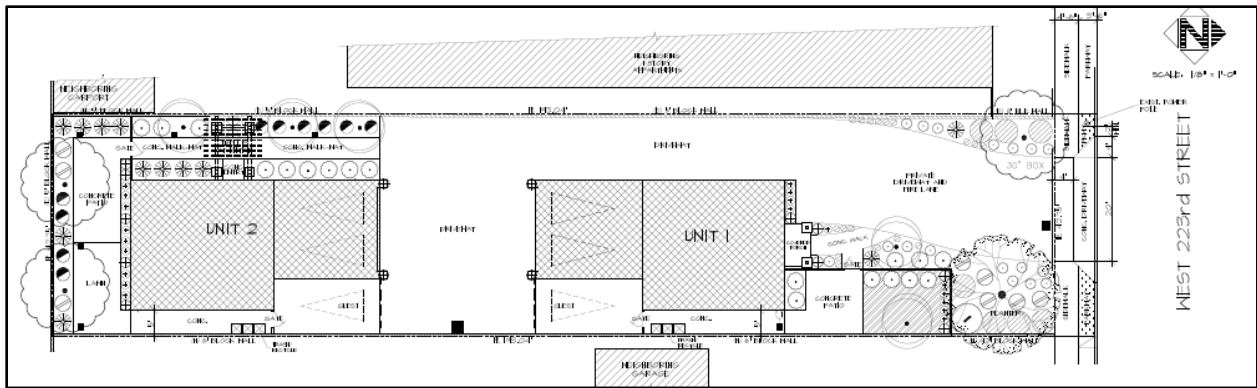


Figure (c) Proposed Site Plan

The applicant has oriented the units, so entries are private and has located the guest parking adjacent to the unit's private parking. The site features a public sidewalk and landscaped parkway on the northern edge of the site.

Private Open Space

Pursuant to Carson Municipal Code (CMC) Condominium Development Standards Section 9128.5, which requires 150 square feet of private open space per unit, the project is compliance the applicable development standard.

Useable Open Space

Pursuant to CMC Section 9126.28, for condominium projects of one (1) acre or less, at least thirty (30) percent of the net project areas shall be useable open space. Thirty percent of the net lot required in this case is 2,476 square feet (8,252 x 0.3 = 2,476 SF). The applicant has provided 3,319 square feet and exceeds the code requirement.

Landscape

The applicant has provided landscaping throughout the project site including on the outer edges of buildings, between walls, units, and driveway and pedestrian paths and at the property frontage for purposes of screening from the public right-of-way. Each landscape area is planted by hydro-zone. All planting and irrigation shall comply with the applicable State's Model Water Efficient Landscape Ordinance and complies with CMC Section 9128.19.

Block Walls and Fencing

A five-foot (5') high concrete masonry wall exists along the southern property line and a five foot (5') high concrete masonry wall exists along the western property line until the front setback where it drops to three-feet (3') in height. A new six-foot (6') concrete masonry wall will be constructed along the eastern property line until the front setback and then shall be lowered to the front setback limit of three and one-half feet (3 1/2') constructed at the northern, western, and southern perimeter of project site. The eastern elevation of the project site, at the property frontage, will include a six-foot (6') high wood fence with a security gate.

Access and Parking

The project will provide access via a private shared driveway from 223rd Street. The off-street parking meets the CMC Condominium Development Standards Section 9128.15. with two-car garages assigned to each condominium unit within the project. Resident parking is provided in attached garages, and one visitor parking is adjacent to each unit. The proposed project includes a total of 6 parking spaces: four resident spaces and two guest parking spaces.

Subdivision

The proposed site is subdivided into one lot for condominium purposes to accommodate two units, and common open space, a private driveway and fire lane. Tentative Parcel Map No. 74135 (Exhibit No. 3) was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Parcel Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map.

A subdivision committee review meeting was held on April 26, 2022, to discuss the subdivision map and draft conditions of approval with the applicant.

V. CFD/DIF Discussion

Developer is responsible for payment of interim development impact fees (IDIF) in accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code, as set forth in Condition of Approval No. 3. The current Fiscal Year 2021-2022 fees (effective July 1, 2021 through June 30, 2022) are set at the rate of \$15,087.23 per residential dwelling unit constructed. The Project contemplates a 2-unit residential condominium project, which at current rates would obligate the, Developer to pay IDIF in the amount of \$30,174.43 (2 units x \$15,087.23 = \$30,174.43). If the Project unit count increases or decreases, the IDIF amount will be adjusted accordingly at the applicable rate.

Final IDIF rates and amounts are calculated and due prior to issuance of building permit(s), in one lump sum installment. Fees are subject to adjustments every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment). If the IDIF for the project is not paid by the end of the 2021-22 fiscal year (i.e., by June 30, 2022), a new IDIF rate/amount will apply for the period of July 1, 2022 through June 30, 2023, based on the IDIF rate for Fiscal Year 2022-23, and so on for subsequent fiscal year(s). Specifically, the IDIF rate for Fiscal Year 2022-2023 is \$18,485.56 per residential dwelling unit constructed. Therefore, if impact fees are paid between July 1, 2022 to June 30, 2023, the required development impact fees for the project will be \$36,971.12 (2 units x \$18,485.56 = \$36,971.12. No building permits shall be issued prior to the full payment of the required development impact fee amount.

CFD is not applicable when there is less than five (5) residential units.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the Multi Dwelling Residential (RM-18-D) zoning designation and the High Density Residential 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, because the criteria set forth in CEQA Guidelines Section 15332 are met, as follows: (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; and (e) the site can be adequately served by all required utilities and public services.

VIII. Public Notice

Notice of public hearing was posted in the newspaper and to the project site on May 26, 2022. Notices were mailed to property owners and occupants within a 750' radius by May 26, 2022. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** RESOLUTION NO. 22-___, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN REVIEW NO. 1629-16, CONDITIONAL USE PERMIT NO. 1014-16, AND TENTATIVE PARCEL MAP NO. 74135 FOR A PROPOSED TWO-UNIT DETACHED RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 140 W. 223rd STREET / APN 7341-014-025.

X. Exhibits

1. Draft Resolution No. 22-___
 - Exhibit A – Legal Description
 - Exhibit B – Conditions of Approval
2. Development Plans
3. Tentative Parcel Map

Prepared by: Stefanie Edmondson, ACIP, Senior Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 22-XXX

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CARSON APPROVING SITE
PLAN AND DESIGN REVIEW NO. 1629-16,
CONDITIONAL USE PERMIT NO. 1014-16, AND
TENTATIVE PARCEL MAP NO. 74135 FOR A
PROPOSED TWO-UNIT DETACHED
RESIDENTIAL CONDOMINIUM DEVELOPMENT
LOCATED AT 140 W. 223rd ST. / APN 7341-014-025**

WHEREAS, on October 13, 2016, Department of Community Development received an application from Comfort Properties for Site Plan and Design Review No. 1629-16, Conditional Use Permit No. 1014-16, and Tentative Parcel Map No. 74135 to allow the construction of two unit detached residential condominium development located at 140 W. 223rd Street described in Exhibit "A" attached hereto; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the fourteenth day of June 2022, conduct a duly noticed public hearing as required by law to consider said design overlay application, conditional use permit and tentative parcel map. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site on May 26, 2022.

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. 1629-16** to permit the design of the proposed project to construct a two-unit residential condominium project:
 - a) The proposed map and design will be compatible with the General Plan Land Use Designation of High Density Residential, and surrounding uses. The High Density Residential will more than sufficiently accommodate the proposed two-units to be developed on a 0.19-acre site. The project is consistent with General Plan policies.
 - 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 and open spaces, and other features relative to a harmonious and attractive development of the area. The proposed project is within the Multi Dwelling Residential (RM-18-D) zoning district. The project proposes two separate structures with a single architectural craftsman type style. The two structures feature articulation, alternating materials and colors and varying fenestration, all of which breaks the massing of the building. The surrounding neighborhood consists primarily of one and two-story multifamily residential in variety of architectural styles.

The proposed architectural style, material, colors, and quality finishes will not be detrimental and will allow the development to be in harmony with the existing community. The proposed two-unit detached condominium project with attached two-car garages are 2,113 square feet each with a maximum height of 25 feet.

- c) The project design provides for convenience and safety of circulation for pedestrians and vehicles. The proposed project will provide access via a private shared driveway from 223rd Street. The off-street parking meets the Carson Municipal Code Condominium Development Standards Section 9128.5 two-car garages assigned to each condominium unit and additional guest parking for units with three or more bedrooms. The project provides resident parking in attached garages, and one visitor parking adjacent to each unit. The proposed project includes a total of six (6) parking spaces: four (4) resident spaces and two (2) guest parking spaces and complies with required parking.
 - d) Any signage associated with this project, typically addressing and directional, will comply with the applicable Carson Municipal Code provisions, will be reviewed, and approved by the Planning Division prior to building occupancy, and will exhibit attractiveness, effectiveness, and restraint in signing graphics and color.
 - e) The proposed development will be in one phase (i.e., will not be a phased development).
 - f) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review," can be made in the affirmative.
2. With respect to the **Conditional Use Permit (CUP) No. 1014-16** to permit a new multiple-family residential condominium project:
- a) The proposed use and development will be consistent with the General Plan, including the General Plan Land Use Designation of High Density Residential. The High-Density Residential Land Use Designation will accommodate up to 18 dwelling units per acre, and the proposed two-units to be developed on a 0.19-acre site falls within that limit. The project is consistent with General Plan policies.
 - b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development of a two-unit residential condominium project.
 - g) The proposed development will have adequate street access and traffic capacity, and adequate onsite parking. The proposed project will provide access via a private shared driveway from 223rd Street. The off-street parking meets the Carson Municipal Code Condominium Development Standards Section 9128.15c two-car garages assigned to each condominium unit and additional guest parking for units with three or more bedrooms. The project provides resident parking in attached garages, and one visitor parking adjacent to each unit. The proposed project includes a total of six (6) parking spaces: four (4) resident spaces and two (2) guest parking spaces and complies with required parking.
 - c) The Los Angeles County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire protection/suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval attached as Exhibit "B."
 - d) The proposed multi-family residential condominium development will be compatible with the intended character of the area. The proposed project is within the Multi Dwelling Residential (RM-18-D) zoning district. The project proposes two separate structures with a single architectural craftsman type style. The two structures feature articulation,

alternating materials and colors and varying fenestration, all of which breaks the massing of the building. The surrounding neighborhood consists primarily of one and two-story multifamily residential in variety of architectural styles. The proposed architectural style, material, colors, and quality finishes will not be detrimental and will allow the development to be in harmony with the existing community. The proposed two-unit detached condominium project with attached two-car garages are 2,113 square feet each with a maximum height of 25 feet.

- e) The criteria specified in CMC Sections 9128.11-9128.17 pertaining to special requirements for residential condominium uses are met with respect to the proposed project, as conditioned by the Conditions of Approval attached as Exhibit “B.”
3. With respect to the **Tentative Parcel Map (TPM) No. 74135**, to subdivide the subject property into one lot for condominium purposes to allow for the development of two (2) residential condominium units:
- a) Tentative Parcel Map No. 74135 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Parcel Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map. The Commission finds it appropriate to approve the Tentative Parcel Map conditioned upon resolution of the outstanding items subject to the conditions, as stated in the conditions of approval attached hereto as Exhibit “B”.
 - b) The Tentative Parcel Map complies with the City’s Zoning Ordinance and General Plan and is consistent with the requirements of Article IX, Chapter 2, Part 3 (Tentative Maps) of the Carson Municipal Code. The proposed subdivision, together with the provisions for its design and improvement, is consistent and compatible with the General Plan, including the General Plan objectives, policies, general land uses, and programs. The proposed project advances the goals and policies related to land use, transportation, housing, and economic development.
 - c) The discharge of waste from the proposed subdivision will not result in any violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.
 - d) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made.
 - e) The project is an infill project and 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. 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.
 - f) The project design of the subdivision will not conflict with existing easements on the project site.

SECTION 3. The proposed project is categorically exempt under Class 32 (In-Fill Development Projects) Section 15332 of the California Environmental Quality Act. 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. Based on the findings and conclusions set forth above, the Planning Commission hereby approves Site Plan and Design Review No. 1629-16, Conditional Use Permit No. 10141-16, and Tentative Parcel Map No. 74135, subject to the Conditions of Approval attached hereto as Exhibit “B.”

SECTION 5. This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant,

APPROVED and **ADOPTED** this 14th of June 2022.

CHAIRPERSON

ATTEST:

SECRETARY

Exhibit A: Legal Description [to be attached]

Exhibit B: Conditions of Approval [to be attached]

SCHEDULE A - CONTINUED

4. The land referred to in this policy is described as follows:

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

The East 42.75 feet of the West 598.50 feet of Lot 73 of Tract No. 3612, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 40, Pages 5 and 6 of Maps, in the office of the County Recorder of said County.

Except the South 241.96 feet thereof.

Also except the North 35 feet thereof.

CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT “B”

CONDITIONS OF APPROVAL -140 W. 223rd Street / APN 7341-014-025

SITE PLAN AND DESIGN REVIEW NO. 1629-16
CONDITIONAL USE PERMIT NO. 1014-16
TENTATIVE PARCEL MAP NO. 74135

GENERAL CONDITIONS

1. The applicant and property owner shall sign an Affidavit of Acceptance of these conditions of approval in a form provided by the Director and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
2. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code (“CMC”), the applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible for payment of one-time interim development impact fees (“IDIF”) at the applicable rate detailed below for each residential unit constructed for the project. If the project increases or decreases regarding the number of residential units constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

Per CMC 11504, the IDIF shall be paid prior to issuance of the building permit(s), and the applicable IDIF rate (detailed below) shall be that in effect at the time of such payment. No building permit shall be issued prior to the full payment of the required IDIF amount, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500.

IDIF amounts/rates for residential dwelling units have been set at \$15,087.23 for Fiscal Year 2021-22, effective July 1, 2021 through June 30, 2022. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$30,174.43 for the proposed project, calculated as follows: 2 units X \$15,087.23 per unit = \$30,174.43. However, if the IDIF for the project is not paid by the end of the 2021-22 fiscal year (i.e., by June 30, 2022), a new IDIF rate/amount will apply for the period of July 1, 2022 through June 30, 2023, based on the IDIF rate for Fiscal Year 2022-23, and so on for subsequent fiscal year(s). The fee for Fiscal Year 2022-23 is set at \$18,485.56 per residential dwelling unit constructed. Therefore, if IDIF are paid for the project between July 1, 2022 to June 30, 2023, the required amount will be \$36,971.12, calculated as follows: 2 units X \$18,485.56 per unit = \$36,971.12. Subsequent fiscal year IDIF rates have not yet been determined.

To understand the requirements in more detail, please visit the City’s IDIF webpage at <https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx> and/or contact James Nguyen at jnguyen@carsonca.gov or 310-952-1700 ext. 1310.

Notice of Imposition of Interim Development Impact Fees; Right to Protest

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective date of the City's approval/conditional approval of Site Plan and Design Overlay Review No. 1629-16, Conditional Use Permit No. 1014-16, and Tentative Parcel Map No. 74135.

If you have any questions or comments regarding this notice, please contact James Nguyen at jnguyen@carsonca.gov or (310) 952-1700 ext. 1310.

3. If a building permit for Site Plan and Design Review No. 1629-16, Conditional Use Permit No. 1014-16, and Tentative Parcel Map No. 74135 is not issued within **two years** of their effective date, the entitlements shall be declared null and void unless an extension of time is approved by the Planning Commission.
4. Site Plan and Design Review No. 1629-16 and Conditional Use Permit No. 941-13 are contingent upon recordation of Tentative Parcel Map No. 74135 or subsequent map relating to the condominium subdivision of the property located at 140 West 223rd Street. Conditions of approval for Tentative Parcel Map No. 74135 or subsequent map shall apply unless specifically superseded herein.
5. The approved Resolution, including these Conditions of Approval, 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.
6. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Minor revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
7. A modification of these conditions of approval, 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 Sections 9172.21(G), 9172.23(G), and 9173.1 of the Zoning Ordinance, as applicable.
8. If any of these conditions of approval is violated, or if any applicable law is violated, then except as otherwise provided in Section 9172.28 of the Zoning Ordinance, the subject entitlement(s) may be revoked by the Planning Commission or City Council, as may be applicable, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days,
9. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.

10. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits, and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
14. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest (“Indemnitors”), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, “Claims”) against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees’ review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors’ operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees’ associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors’ consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City’s estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys’ fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

15. There shall be no deviation of architectural design or details from the approved set of plans. The Planning Division shall first approve any alteration.
16. Prior to Issuance of Building and Safety plan check submittal, the specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division.

CONDOMINIUMS

17. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval
18. The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) shall comply with all requirements of Section 9128.17 of the Zoning Ordinance and this condition of approval. The proposed Declaration of CC&Rs shall be submitted to the Planning Division for review and shall require acceptance in final form by the Planning Division in consultation with the City Attorney prior to recordation. The CC&Rs shall contain statements that the project will comply with applicable City, county, and state laws and regulations. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map (townhomes).
 - a. The CC&Rs shall provide that all ground-mounted equipment including air conditioners and transformers shall be screened from public view.
 - b. The CC&Rs shall prohibit parking in any parking in any fire lane or any other not designated as a parking area. The City shall have specific enforcement authority to enforce this provision.
 - c. The CC&Rs shall include language that prohibits the Homeowner's Association (HOA) from ceasing professional property management without obtaining City of Carson City Council approval.

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

LANDSCAPE/IRRIGATION

19. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

LIGHTING

20. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
21. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

22. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
23. All areas used for the movement parking, loading, repair, or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or

- b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

TRASH

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

BUILDING AND SAFETY DIVISION

25. Submit development plans for plan check review and approval.
26. Obtain all appropriate building permits and an approved final inspection for the proposed project.
27. The Developer shall comply with applicable LID requirements (Carson Municipal Code 5809) and shall include Best Management Practices necessary to control storm water pollution from construction activities to the satisfaction of Building and Safety.

PUBLIC WORKS DEPARTMENT- CITY OF CARSON

28. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted. The following are required as a part of the project's improvement plans.
 - a) Repair any broken, raised/sagged sidewalk or non-compliant curb and gutter within the public right of way along 223rd Street directly abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b) The Developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 26 feet.
 - c) Plant approved parkway trees on locations where trees in the public right of way along 223rd Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
 - d) Install a private irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 223rd Street abutting this proposed development.
29. Install striping and pavement legend per City of Carson PW Standard Drawings.
30. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
31. Off-site improvements (*e.g., driveways, sidewalk, parkway drains, trees, curb/gutter etc.*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.

32. The Developer shall submit drainage/grading plan prepared by a registered Civil Engineer, to the satisfaction of the Los Angeles County Department of Public Works.
33. If required and necessary, provide CC&R's to address drainage responsibilities.
34. The Developer shall submit the plans any applicable fees to the Los Angeles County Department of Public Works showing the sewer laterals to serve the proposed project, a soils report, sewer area study, hydrology study or applicable studies as required, prior to building permit issuance.
 - a) Comply with mitigation measures recommended in the approved reports as applicable.
35. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
36. 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. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
37. 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.
38. 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.
39. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation.
40. A Final Map shall be prepared by a Licensed Civil Engineer or Licensed Land Surveyor, processed through the City Engineer, approved by the City Council, and filed/recorded with the Los Angeles County Recorder.

FIRE DEPARTMENT

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

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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

PROPOSED:

NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS

ADDRESS:

140 W 223RD STREET
CARSON, CA 90745

OWNER:

COMFORT PROPERTIES LLC,
2114 MANHATTAN BEACH BLVD., SUITE B
REDONDO BEACH, CA 90278
TEL: (310) 291-4488

LEGAL DISCRPTION:

LOT: 8
BLOCK: 6325
TRACT: 7143
ASSESSOR'S ID #: 7314-014-025

ZONING:

RM-18-D

TYPE OF OCCUPANCY:

UNIT 1: R-3 / U
UNIT 2: R-3 / U

TYPE OF CONSTRUCTION:

UNIT 1: V-B
UNIT 2: V-B

NUMBER OF STORIES:

UNIT 1: TWO
UNIT 2: TWO

LOT:

42.75' X 193.04' = 8,252 S.F.
COVERAGE = 2,962 S.F. = 35.8%

PARKING:

REQUIRED:
(2) PER UNIT PLUS (2) GUEST
TOTAL REQUIRED = (6) SPACES
PROVIDED: (6) SPACES

SQUARE FOOTAGE:

UNIT 1:
1ST FLOOR LIVING: 690 S.F.
2ND FLOOR LIVING: 1,423 S.F.
TOTAL LIVING: 2,113 S.F.
GARAGE: 390 S.F.
COVERED PORCH: 32 S.F.
PRIVATE OPEN SPACE: 416 S.F.
PRIVATE STORAGE: 210 C.F.

UNIT 2:
1ST FLOOR LIVING: 690 S.F.
2ND FLOOR LIVING: 1,423 S.F.
TOTAL LIVING: 2,113 S.F.
GARAGE: 390 S.F.
TRELLIS: 44 S.F.
PRIVATE OPEN SPACE: 641 S.F.
PRIVATE STORAGE: 210 C.F.

LANDSCAPING:

LANDSCAPING AREA: 1,467 S.F. = 17.8%

OPEN SPACE: (SEE PAGE A1.2)

LOT AREA: 8,252 S.F.
- BUILDING AREA: 2,160 S.F.
= PROJECT AREA: 6,092 S.F.

USEABLE REQUIRED (GREATER THAN 30% OF PROJECT AREA): 1,828 S.F.
USEABLE PROVIDED: 2,262 S.F.

PRIVATE REQUIRED (MIN. 150 S.F. PER UNIT): 300 S.F.

PRIVATE PROVIDED - UNIT 1: 416 S.F.
PRIVATE PROVIDED - UNIT 2: 641 S.F.
TOTAL PRIVATE PROVIDED: 1,057 S.F.

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A1.1 JOB DATA, SITE & DRAINAGE PLAN
A1.2 OPEN SPACE AREA PLAN
A1.3 UNIT 1 - VEHICULAR ACCESS
A1.4 UNIT 2 - VEHICULAR ACCESS
A2.1 UNIT 1 - FLOOR PLANS
A2.2 UNIT 2 - FLOOR PLANS
A3.1 UNIT 1 - ELEVATIONS
A3.2 UNIT 2 - ELEVATIONS
A4.1 UNIT 1&2 - ROOF PLANS
A5.1 UNIT 1&2 - SECTIONS
L-1 LANDSCAPE PLAN
II TOTAL PAGES

REVISIONS:

CHAMBERLAIN ASSOCIATES

RESIDENTIAL DESIGN
PROFESSIONAL DRAFTING

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REDONDO BEACH, CA 90277
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ENGINEER:

PROPOSED:
NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS

AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:

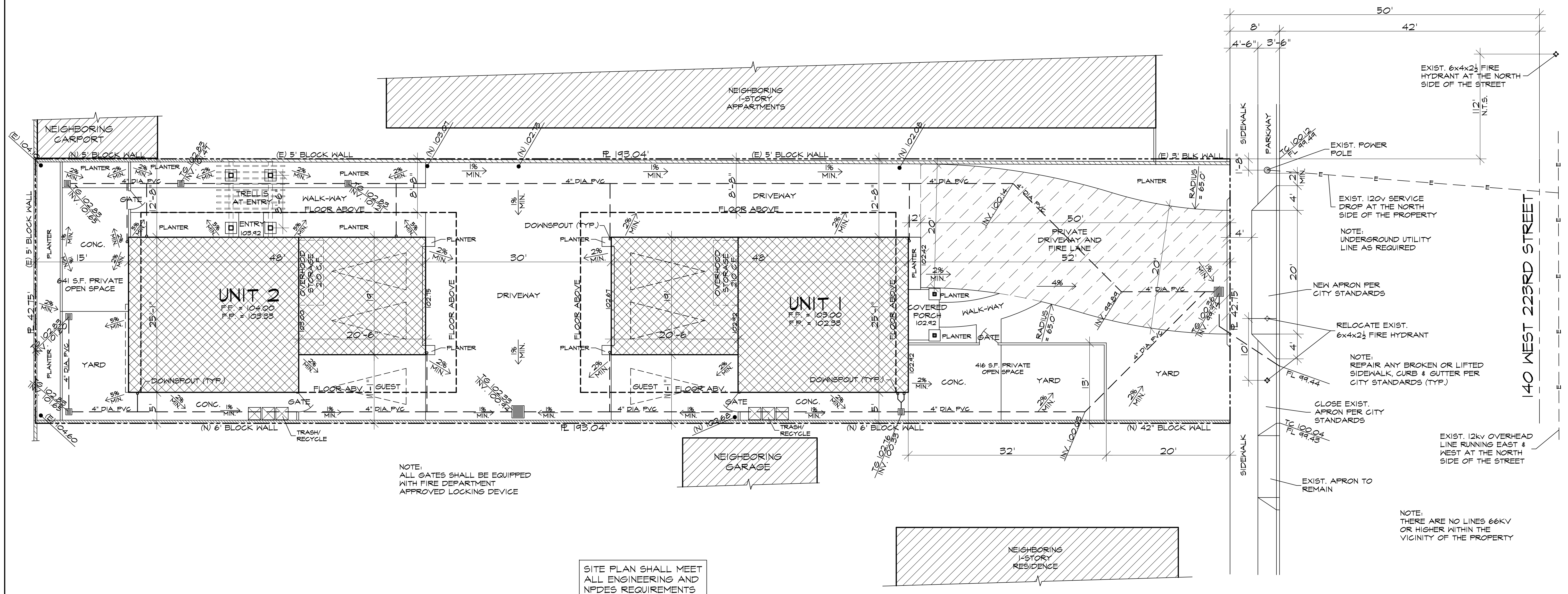
7-19-18

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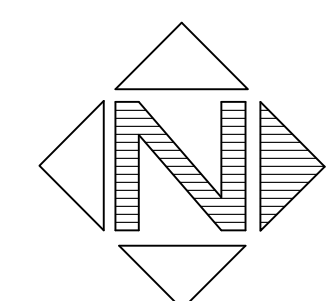
A1.1



SITE & DRAINAGE PLAN

EXHIBIT NO. 2

SCALE: 1/8" = 1'-0"



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ENGINEER:

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RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:

7-19-18

INDEX:

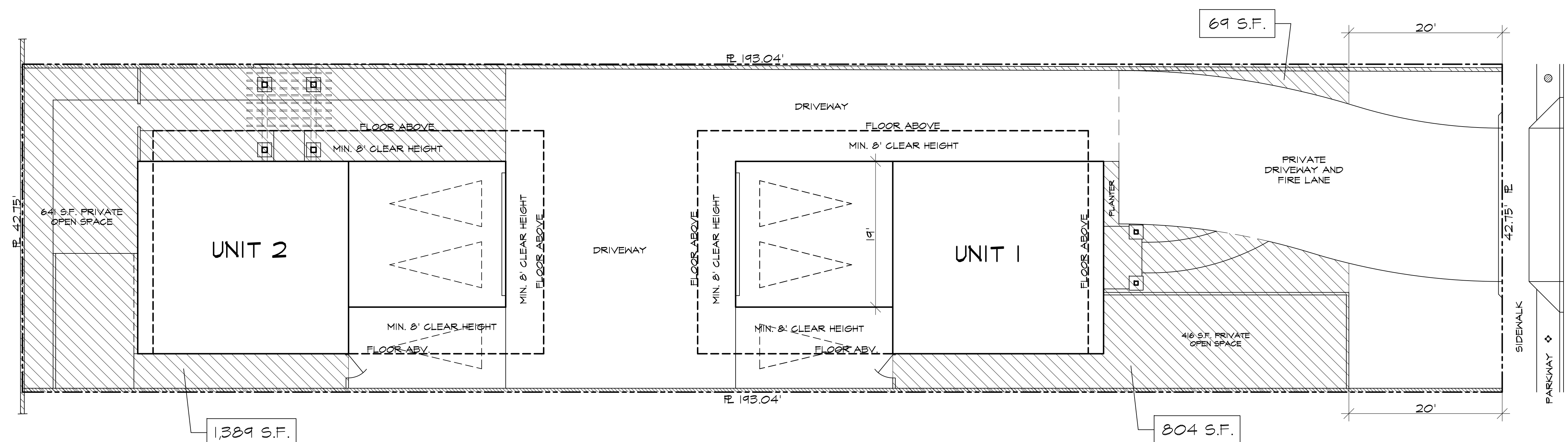
OPEN SPACE AREA
PLAN

PAGE:

A1.2

| OPEN SPACE: | |
|--|------------|
| LOT AREA: | 8,252 S.F. |
| - BUILDING AREA: | 2,160 S.F. |
| = PROJECT AREA: | 6,092 S.F. |
| USEABLE REQUIRED (GREATER THAN 30% OF PROJECT AREA): | 1,828 S.F. |
| USEABLE PROVIDED: | 2,262 S.F. |
| PRIVATE REQUIRED (MIN. 150 S.F. PER UNIT): | 300 S.F. |
| PRIVATE PROVIDED - UNIT 1: | 416 S.F. |
| PRIVATE PROVIDED - UNIT 2: | 641 S.F. |
| TOTAL PRIVATE PROVIDED: | 1,057 S.F. |

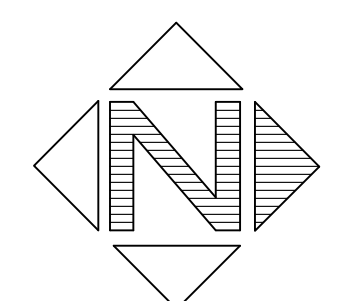
 = USEABLE OPEN SPACE



OPEN SPACE AREA PLAN

SCALE: 1/8" = 1'-0"

EXHIBIT "A"
TENTATIVE PARCEL MAP NO. 74135



| |
|------------|
| REVISIONS: |
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| |
| |

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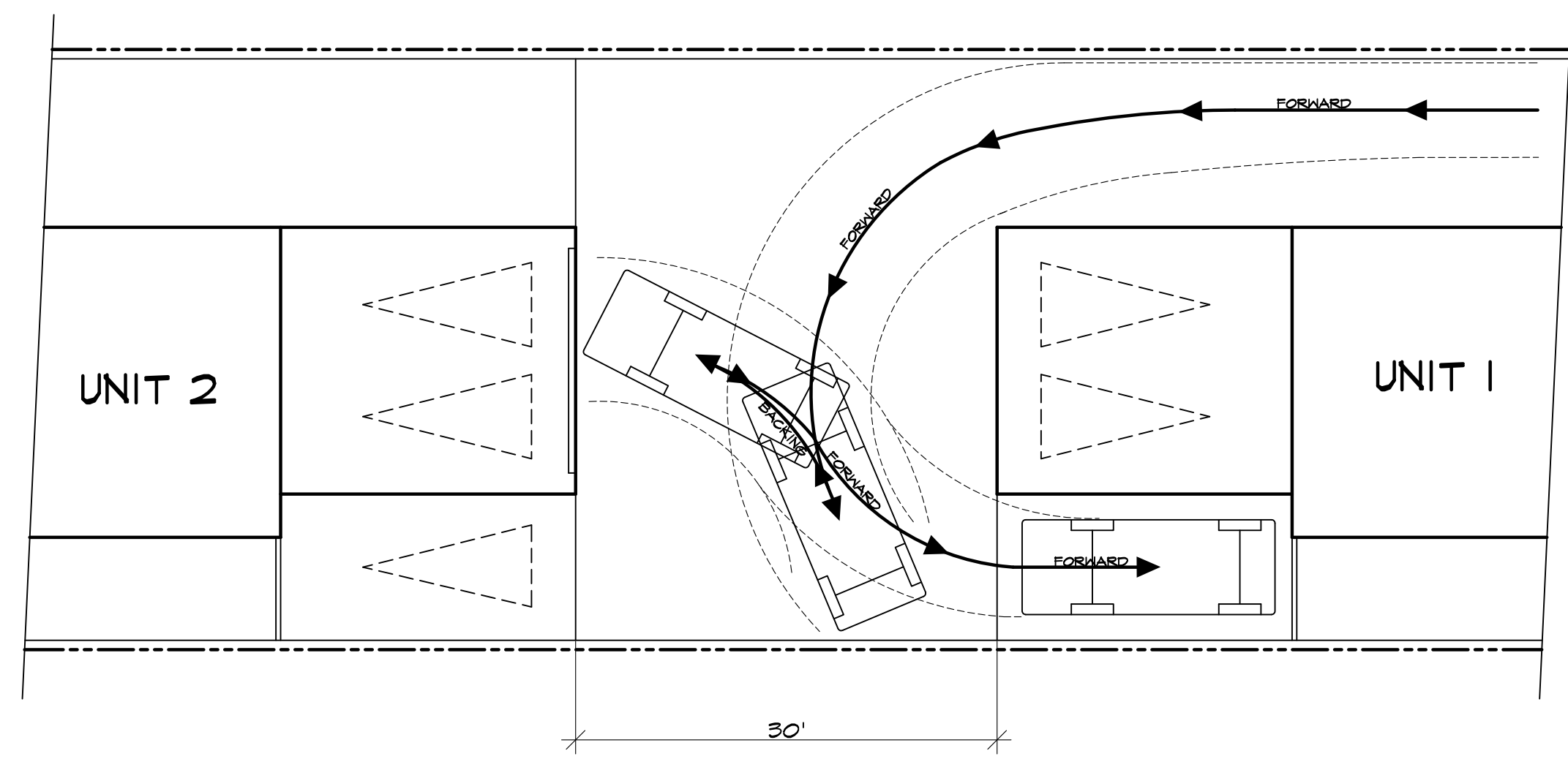
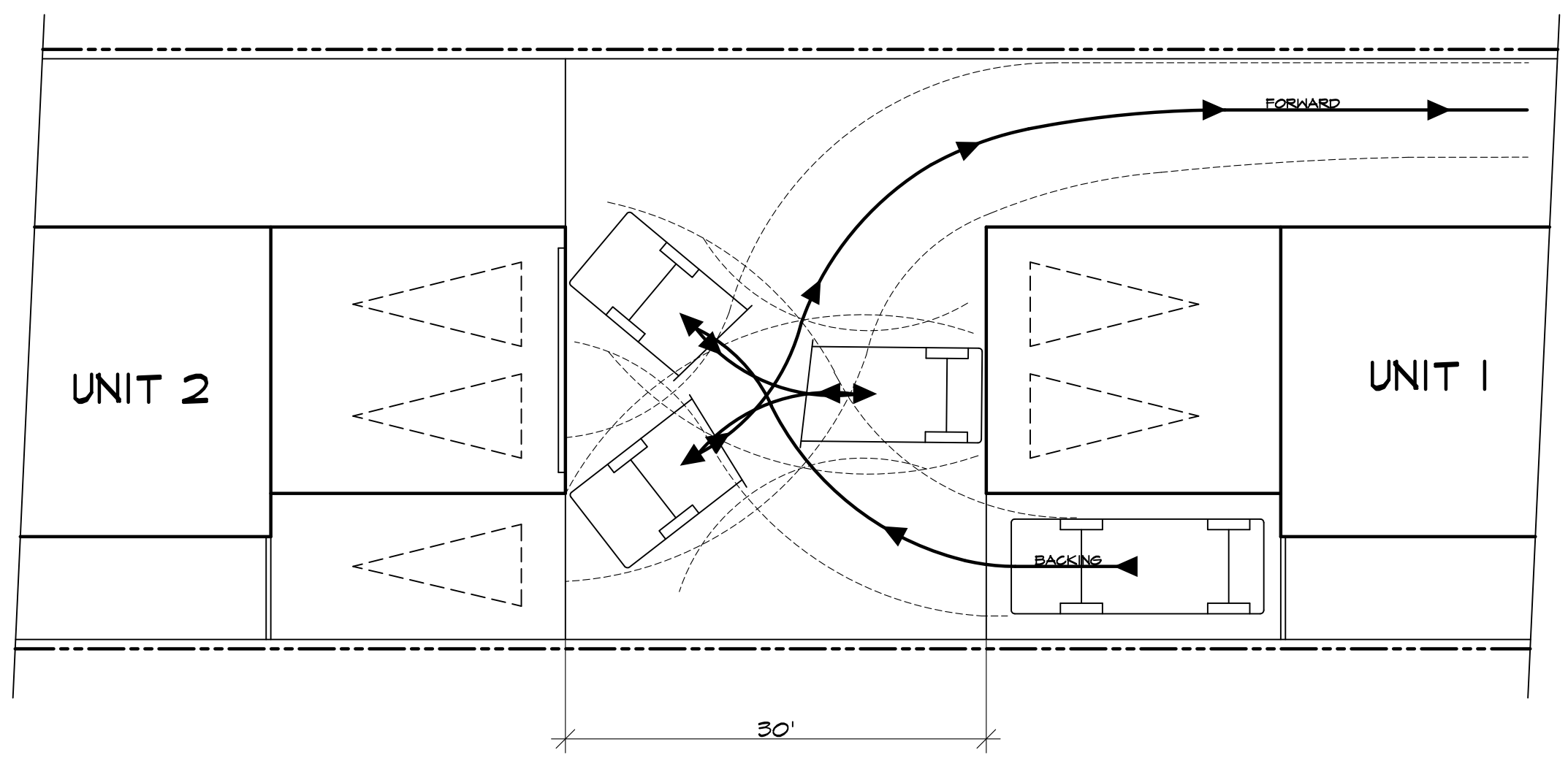
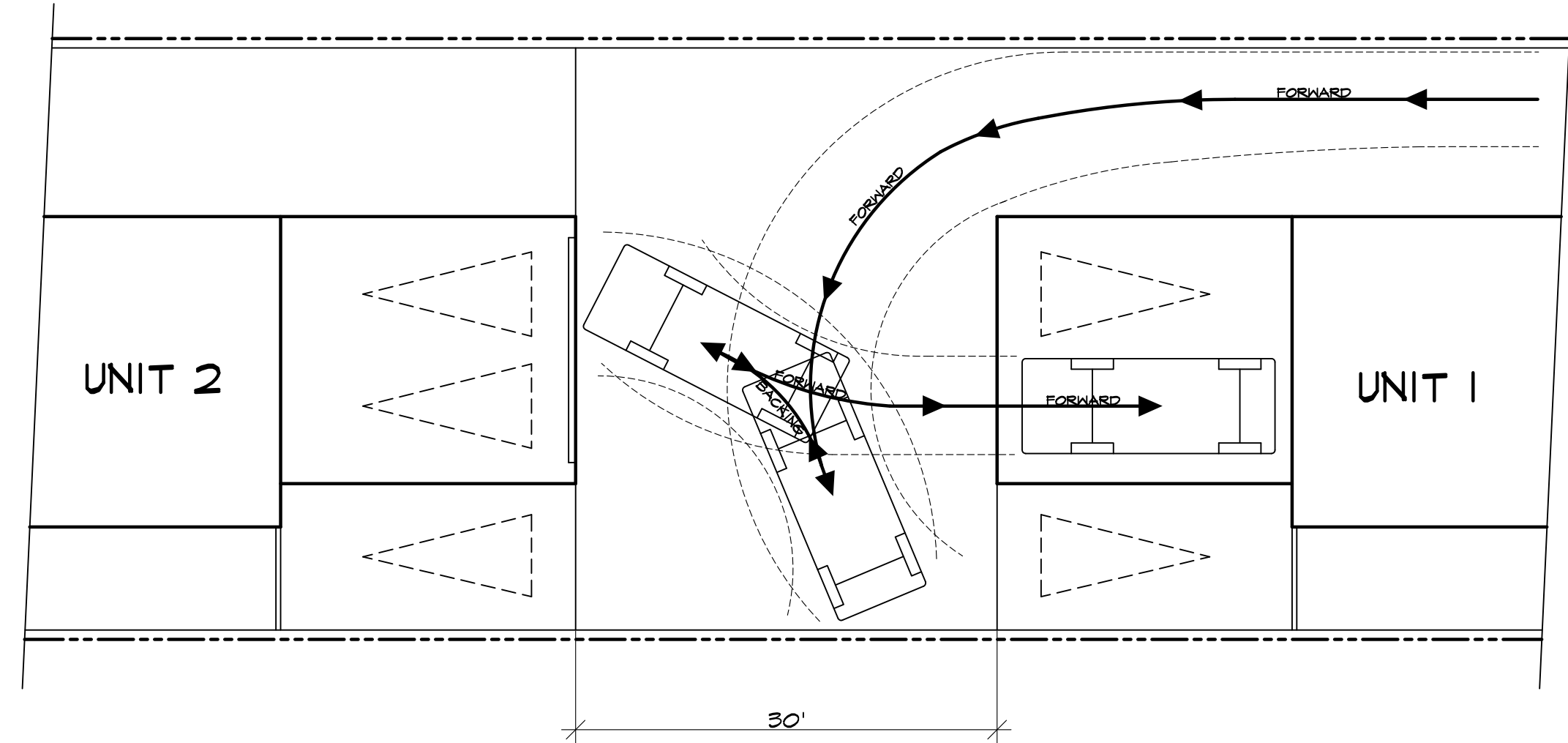
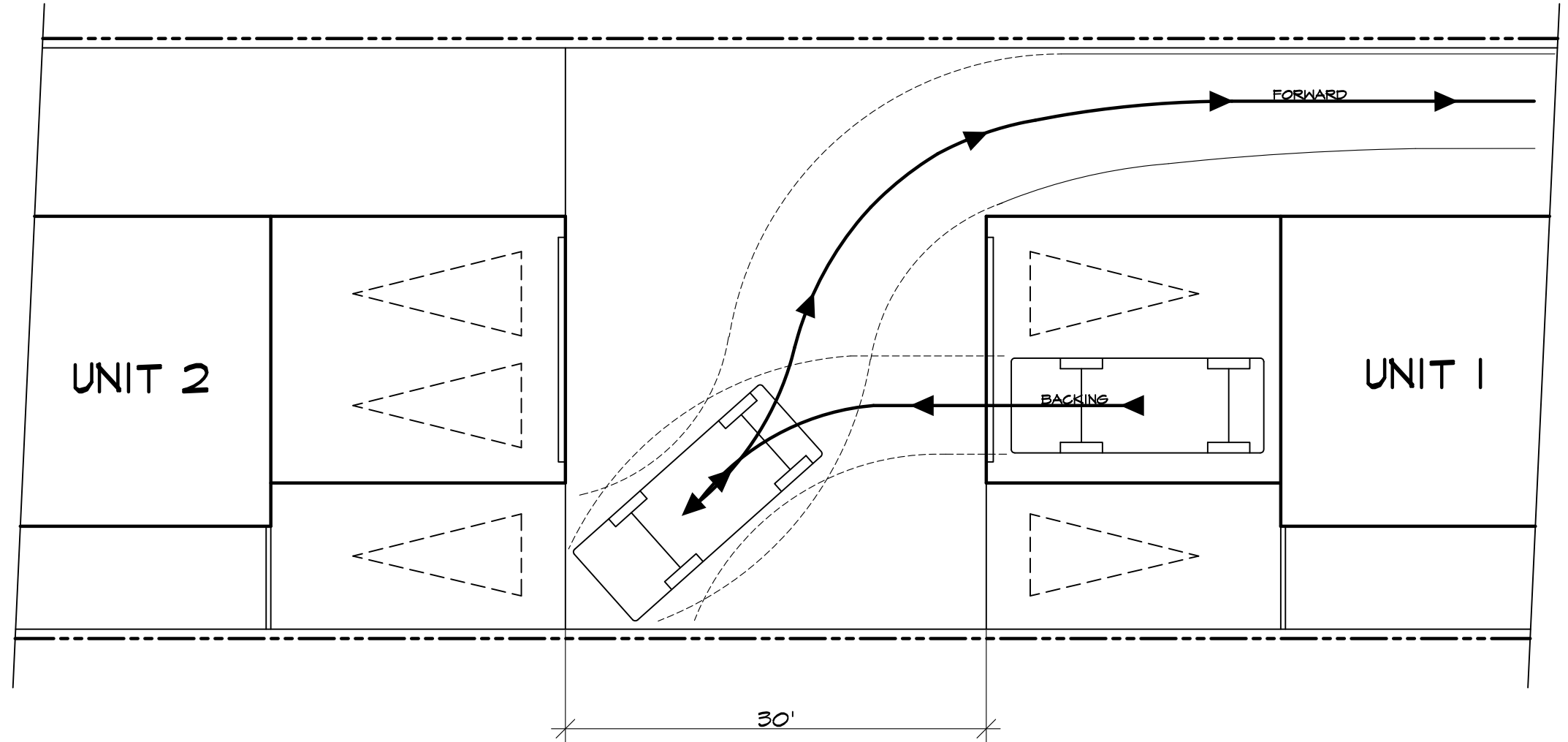
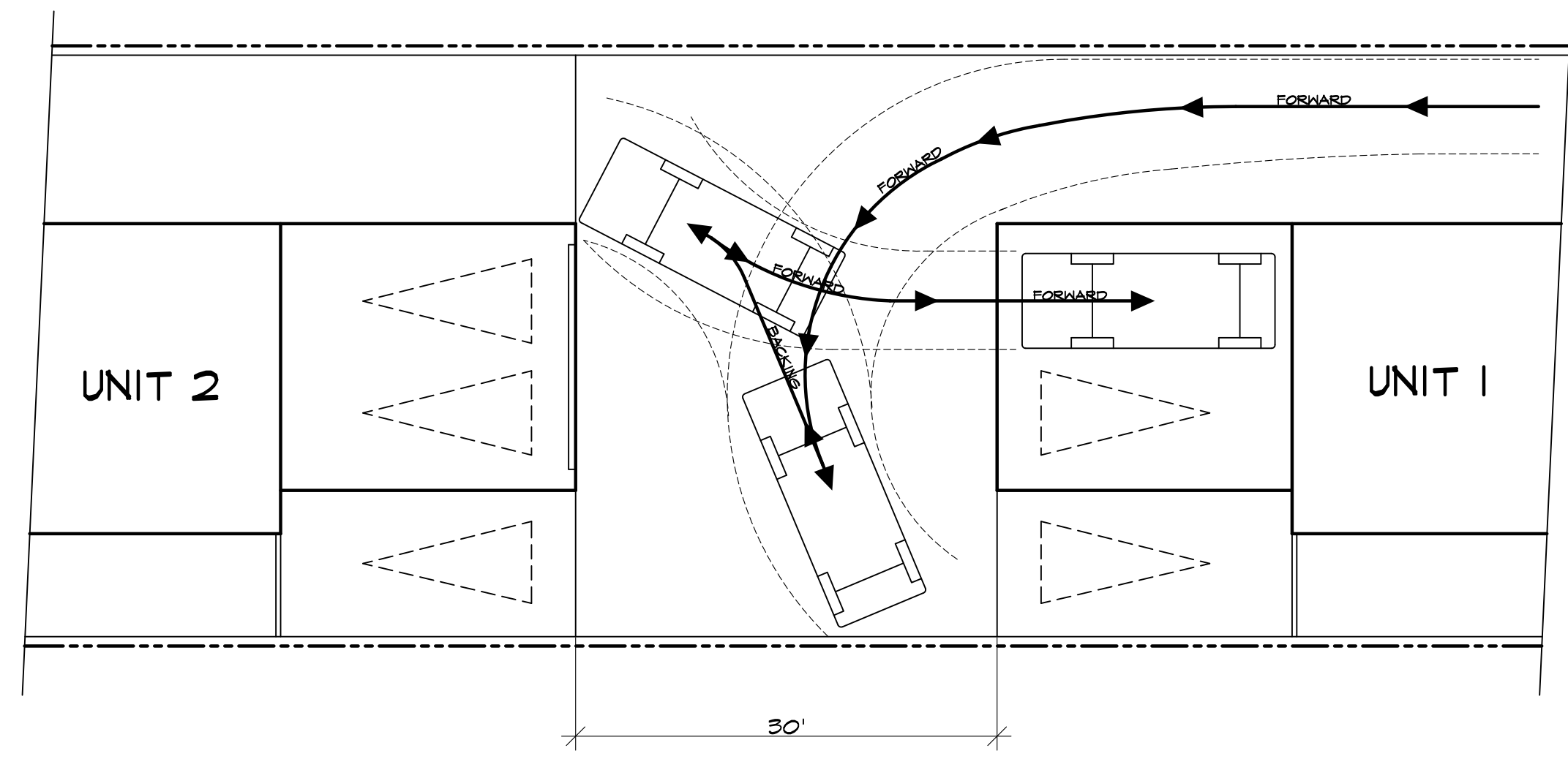
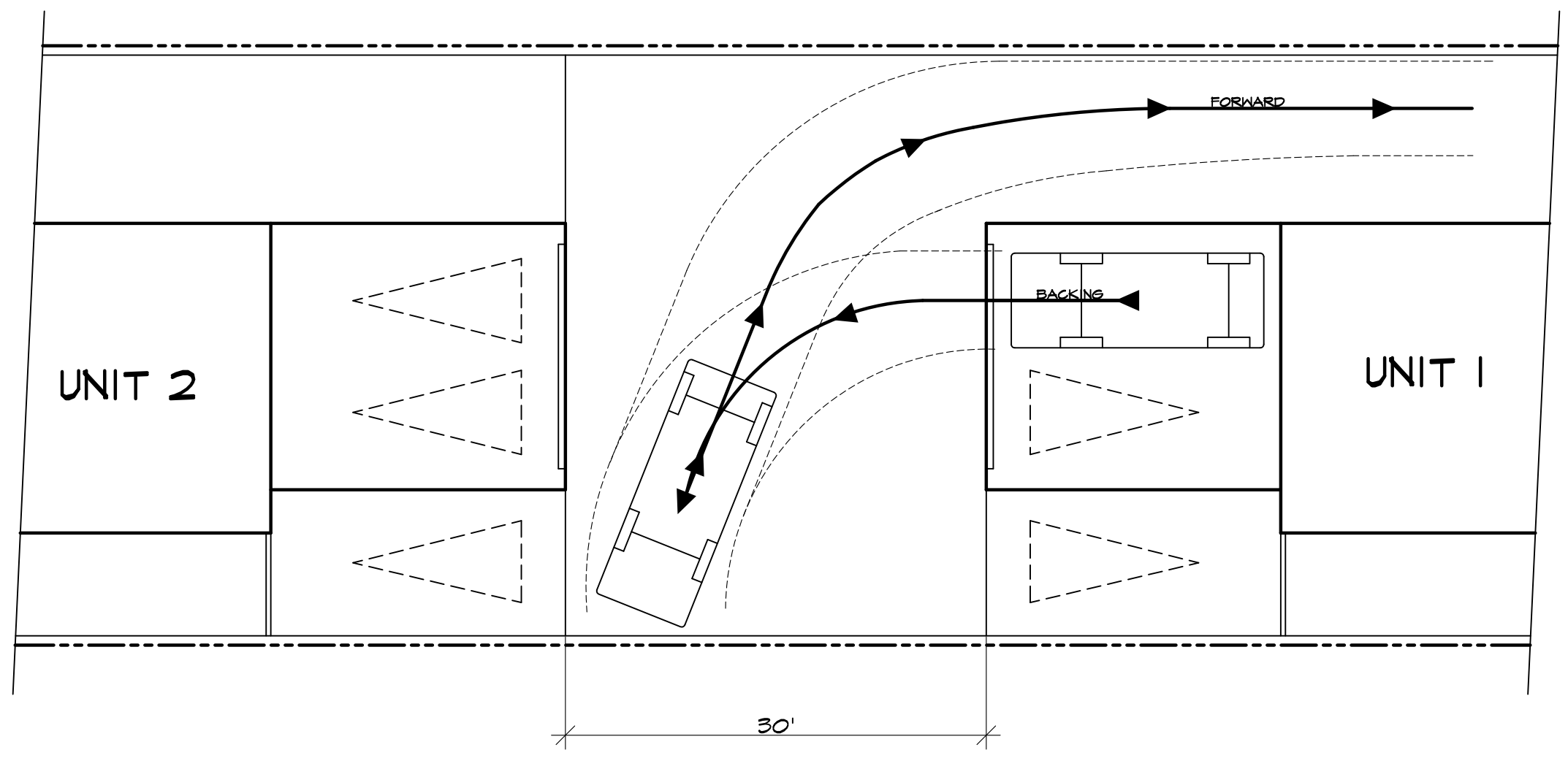
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PROPOSED:
 NEW 2-DETACHED SINGLE-FAMILY
 RESIDENTIAL CONDOMINIUMS
 AT:
 140 W. 223RD STREET
 CARSON, CA 90745

DATE:
 7-19-18

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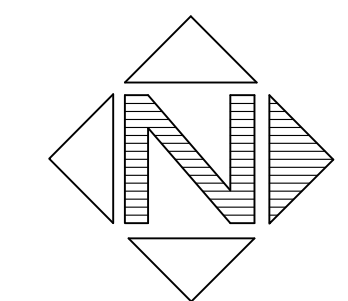


EXITING

ENTERING

UNIT 1: VEHICULAR ACCESS

SCALE: 1" = 10'



REVISIONS:

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NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:

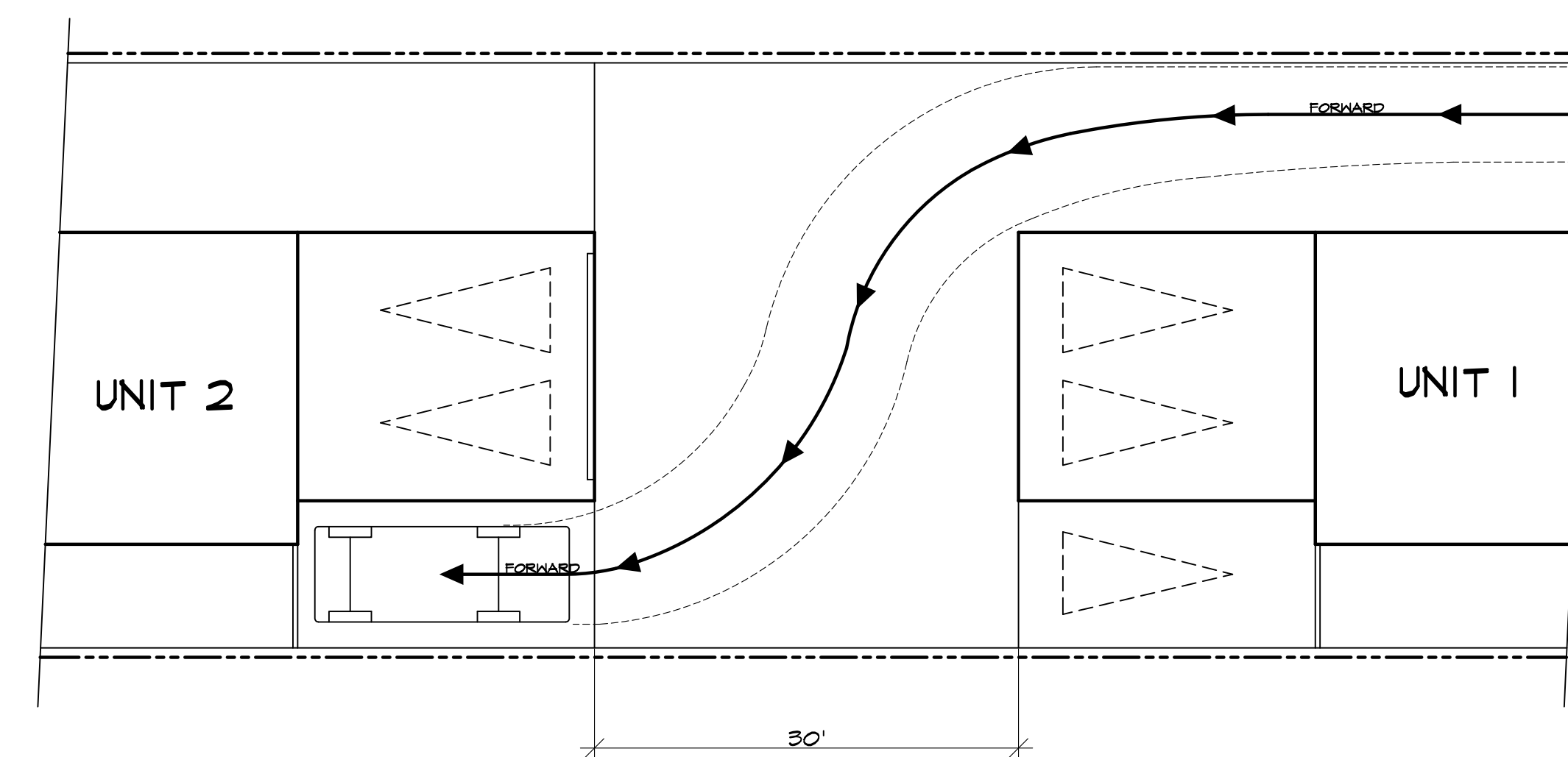
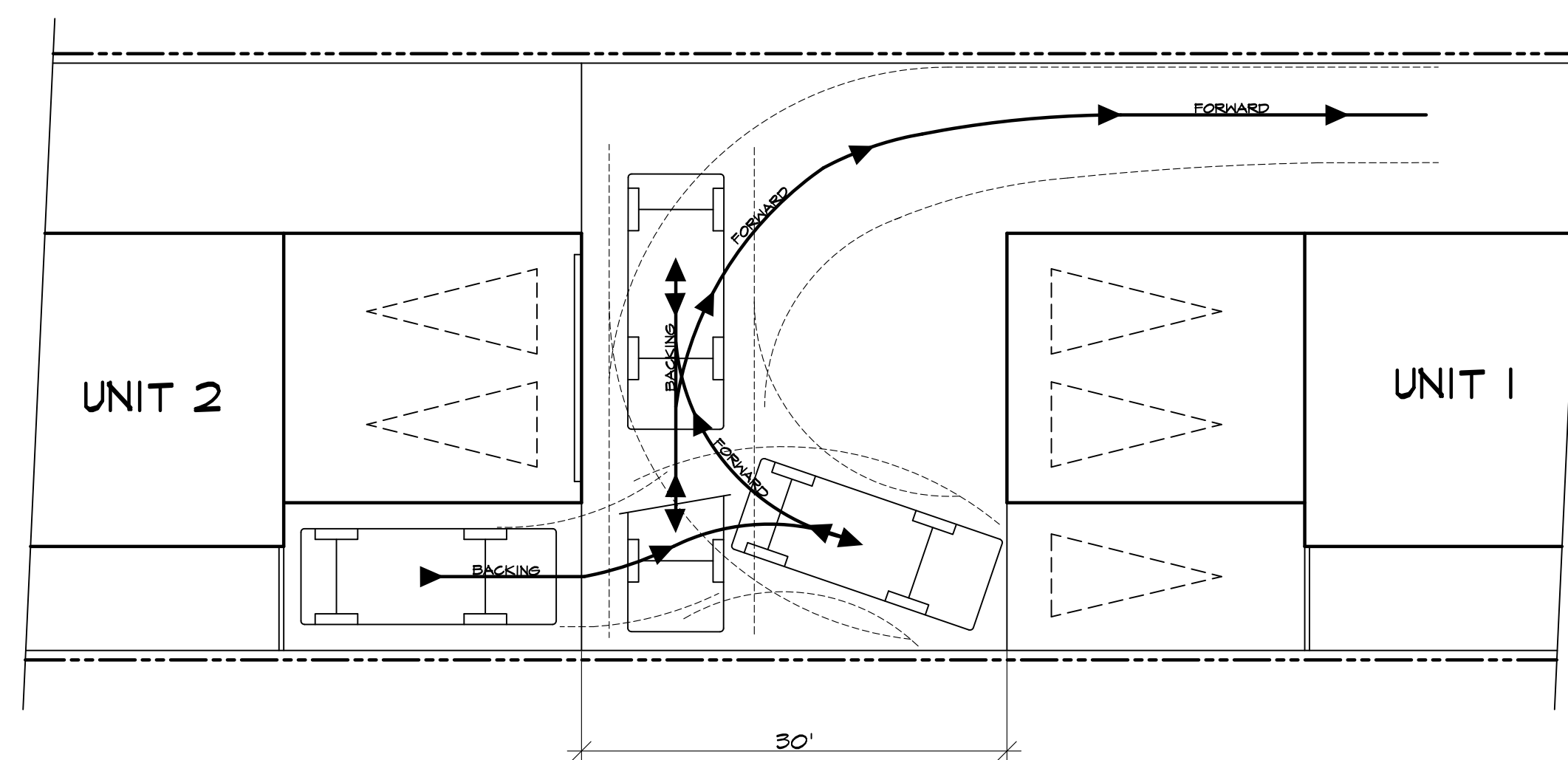
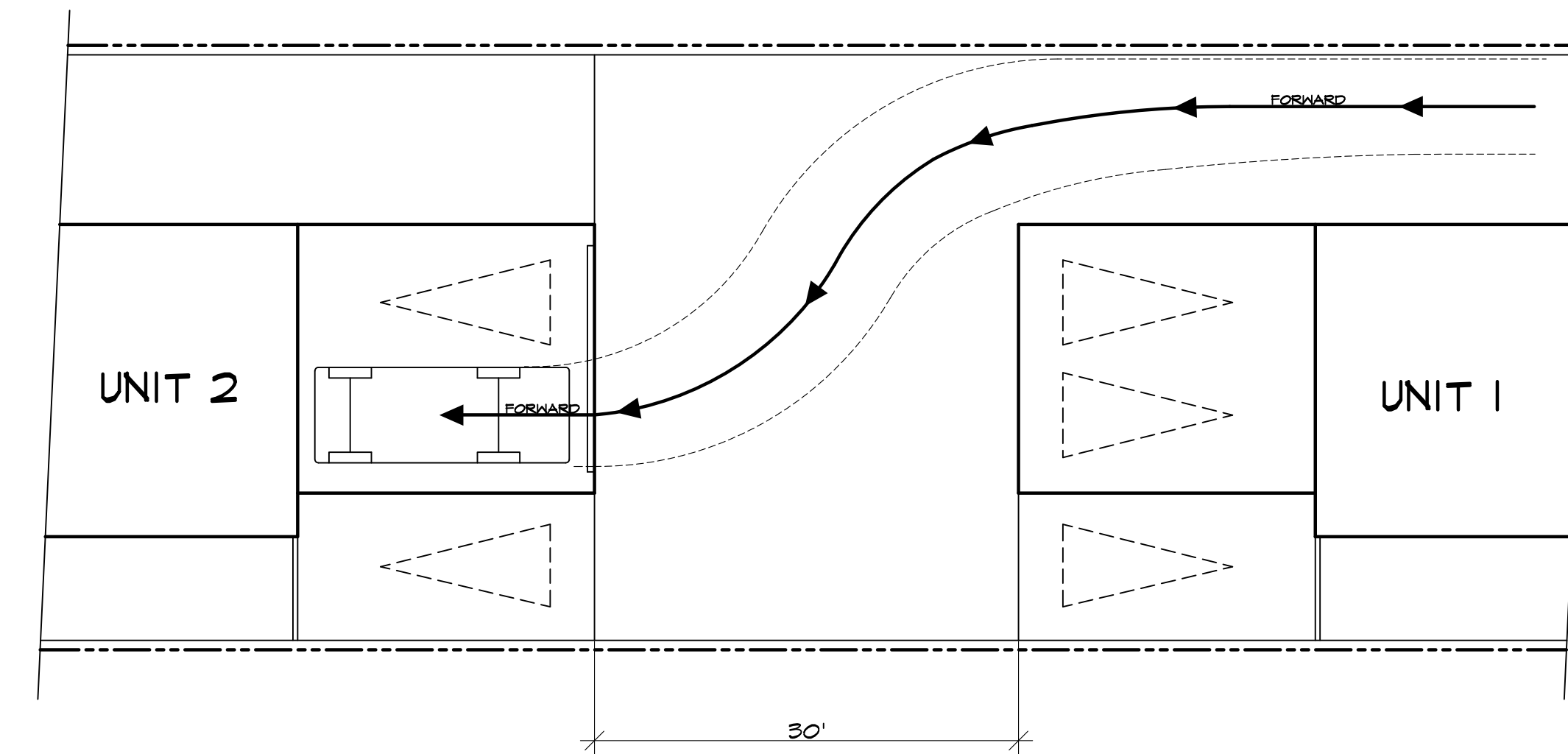
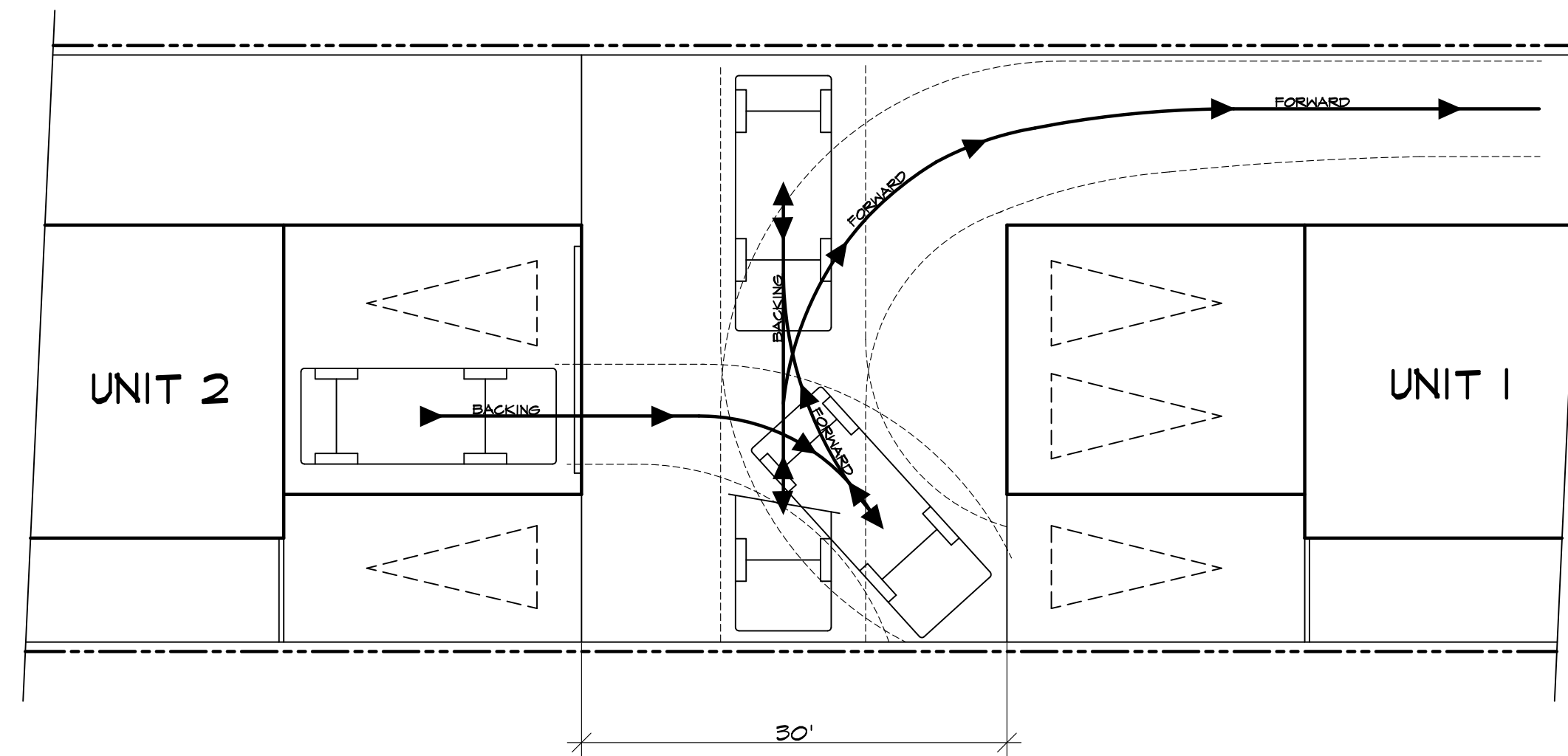
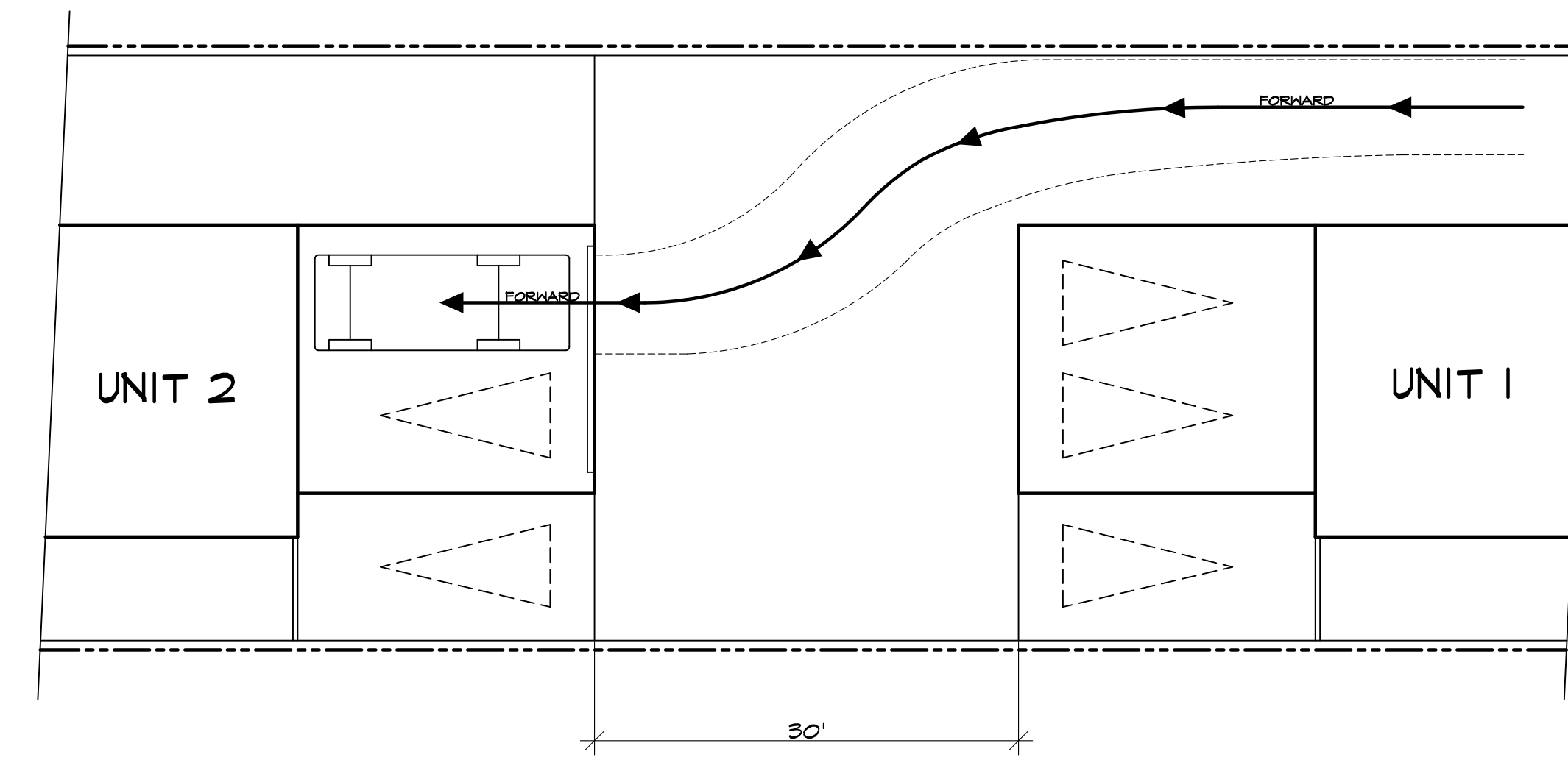
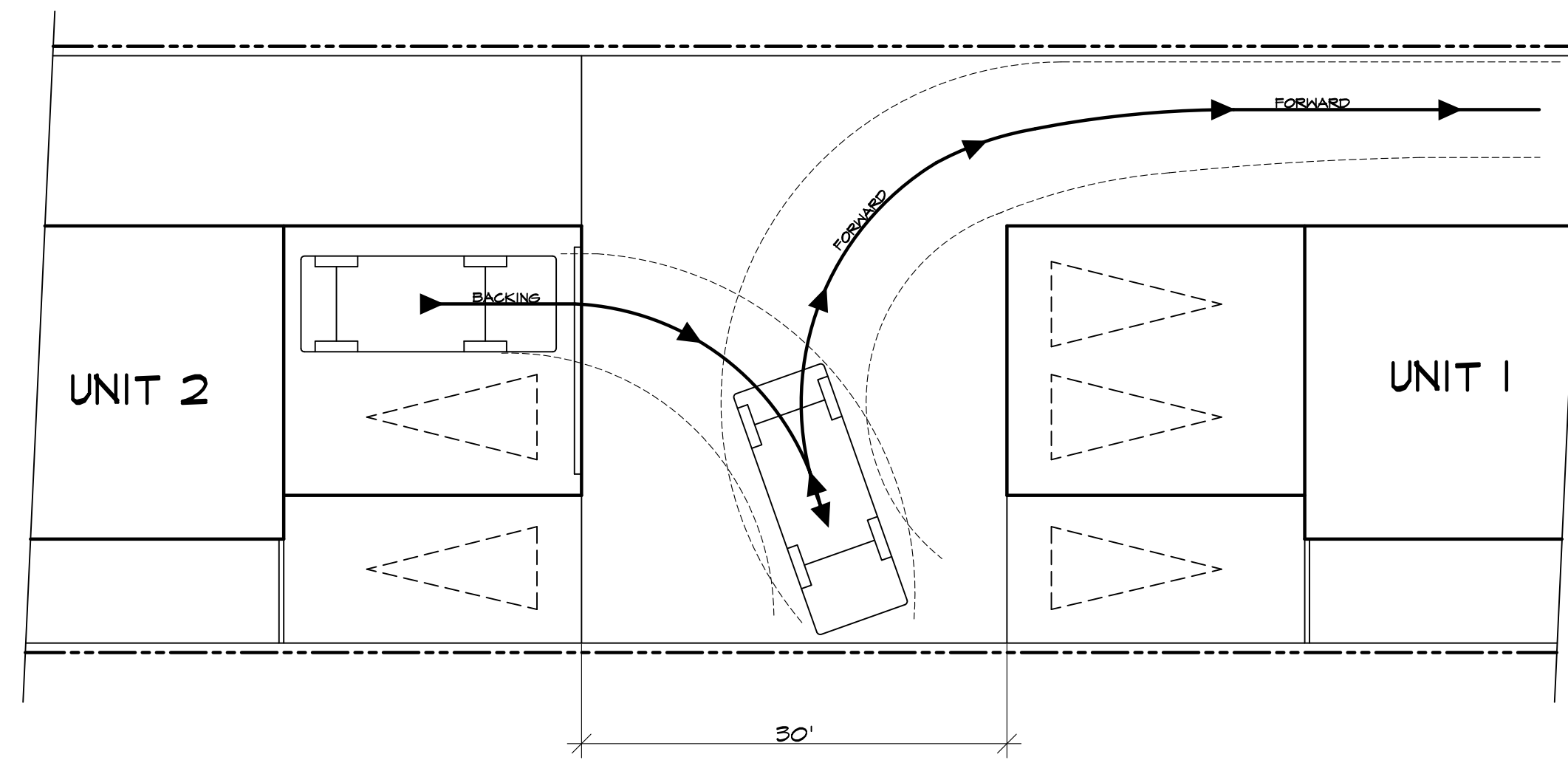
7-19-18

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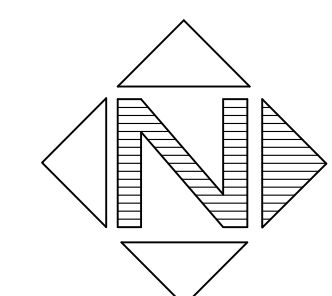


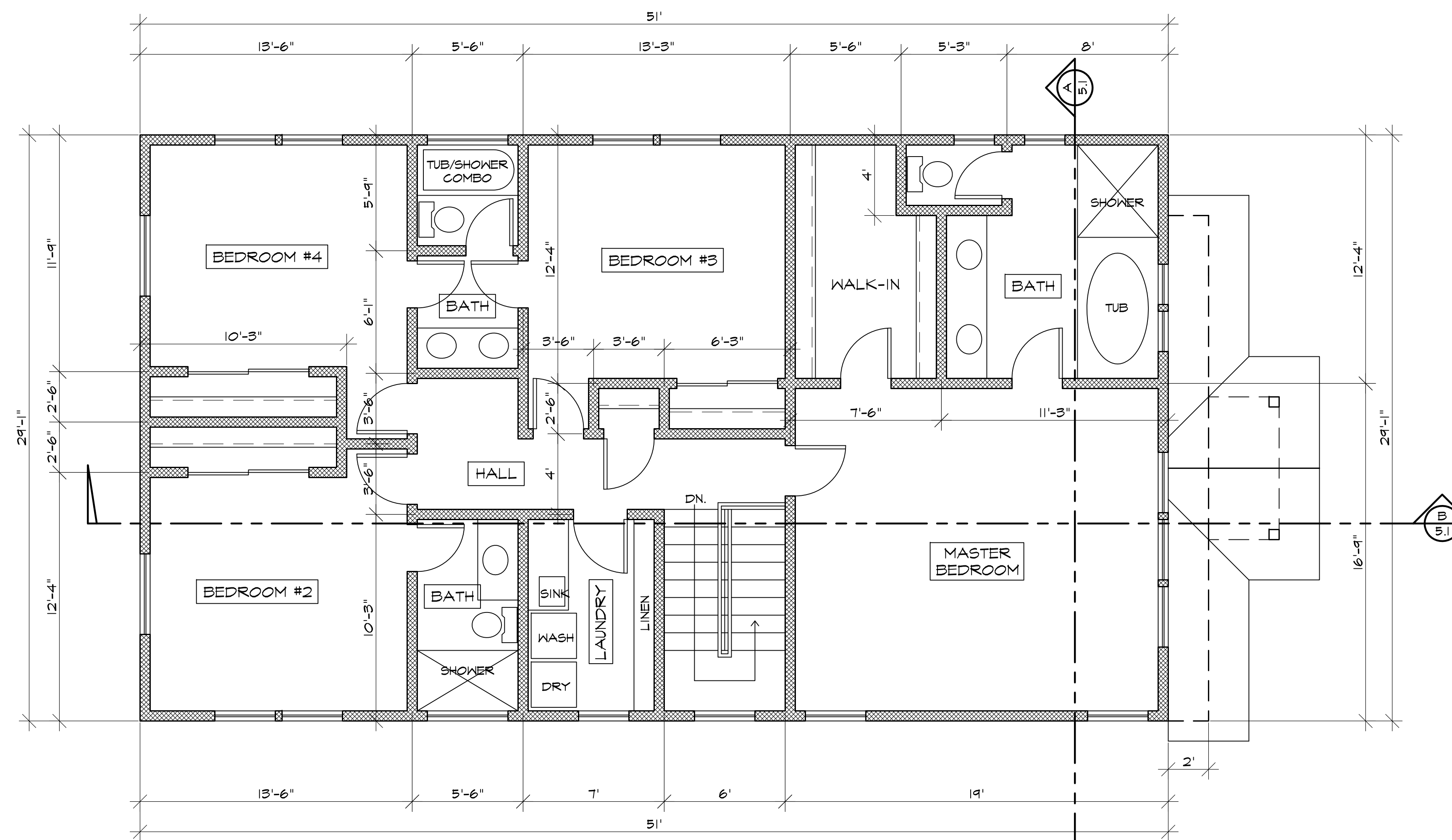
EXITING

ENTERING

UNIT 2: VEHICULAR ACCESS

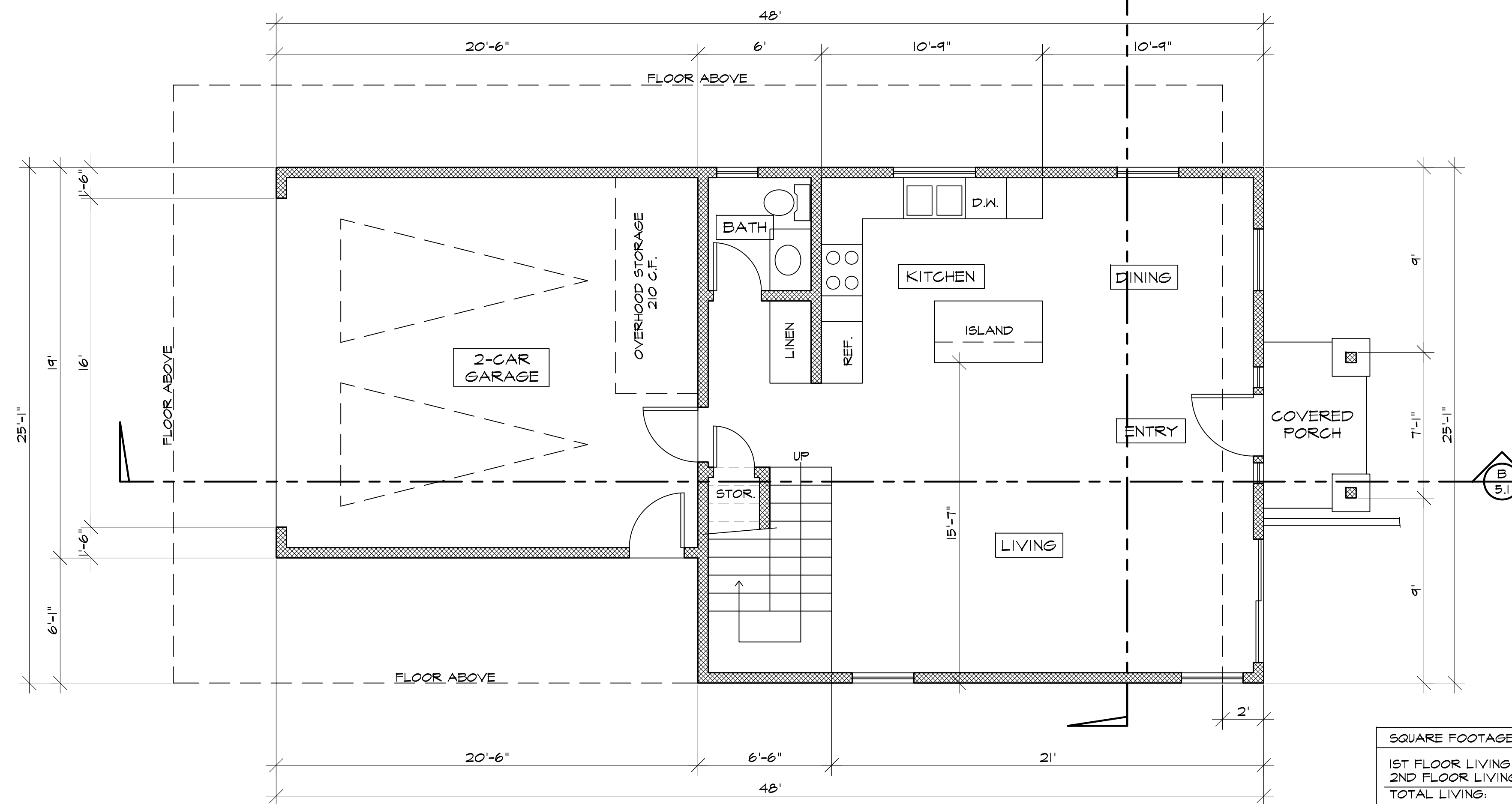
SCALE: 1" = 10'





UNIT 1: 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT 1: 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

| SQUARE FOOTAGE - UNIT 1: | |
|--------------------------|------------|
| 1ST FLOOR LIVING: | 690 S.F. |
| 2ND FLOOR LIVING: | 1,423 S.F. |
| TOTAL LIVING: | 2,113 S.F. |
| GARAGE: | 340 S.F. |

EXHIBIT "A"
TENTATIVE PARCEL MAP NO. 74135

REVISIONS:

CHAMBERLAIN ASSOCIATES

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PROPOSED:
NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:

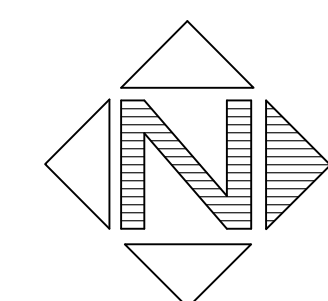
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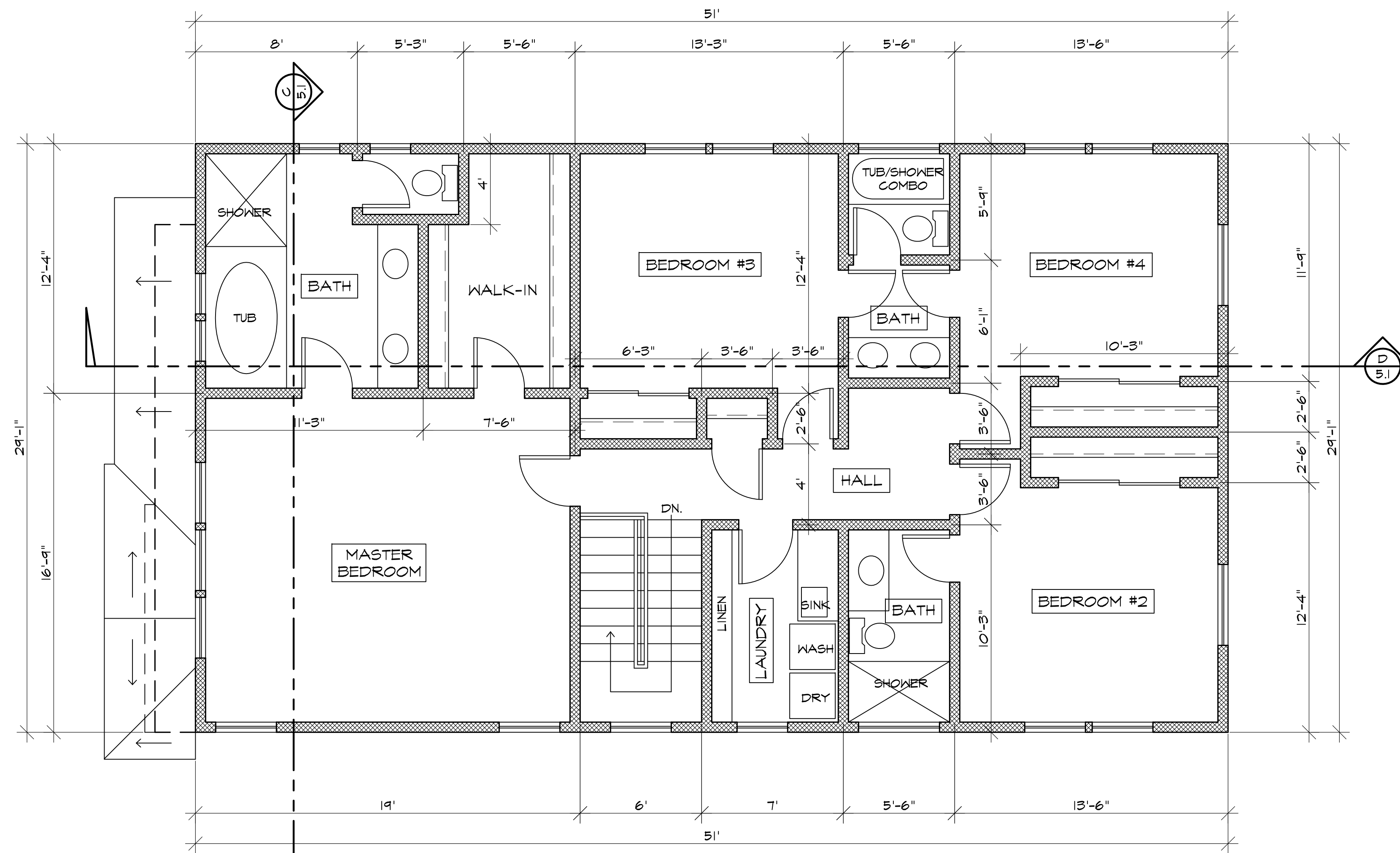
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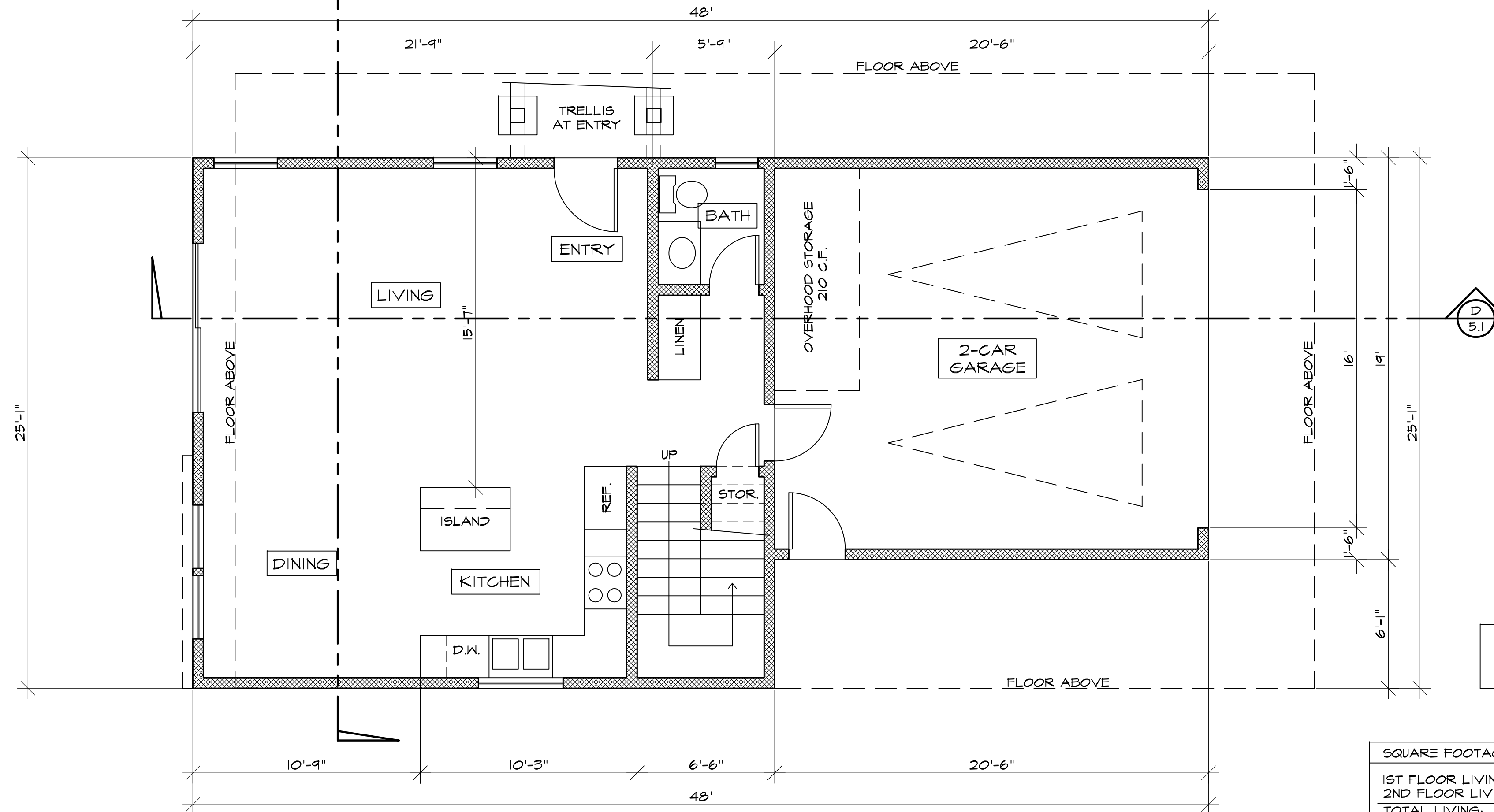
A2.1





UNIT 2: 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT 2: 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

| SQUARE FOOTAGE - UNIT 2: | |
|--------------------------|------------|
| 1ST FLOOR LIVING: | 690 S.F. |
| 2ND FLOOR LIVING: | 1,423 S.F. |
| TOTAL LIVING: | 2,113 S.F. |
| GARAGE: | 340 S.F. |

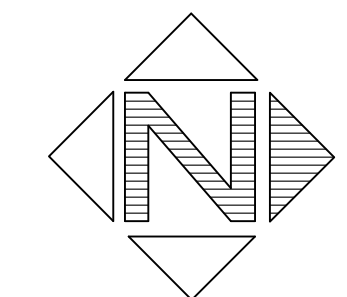


EXHIBIT "A"
TENTATIVE PARCEL MAP NO. 74135

REVISIONS:

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PROPOSED:
NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:

7-19-18

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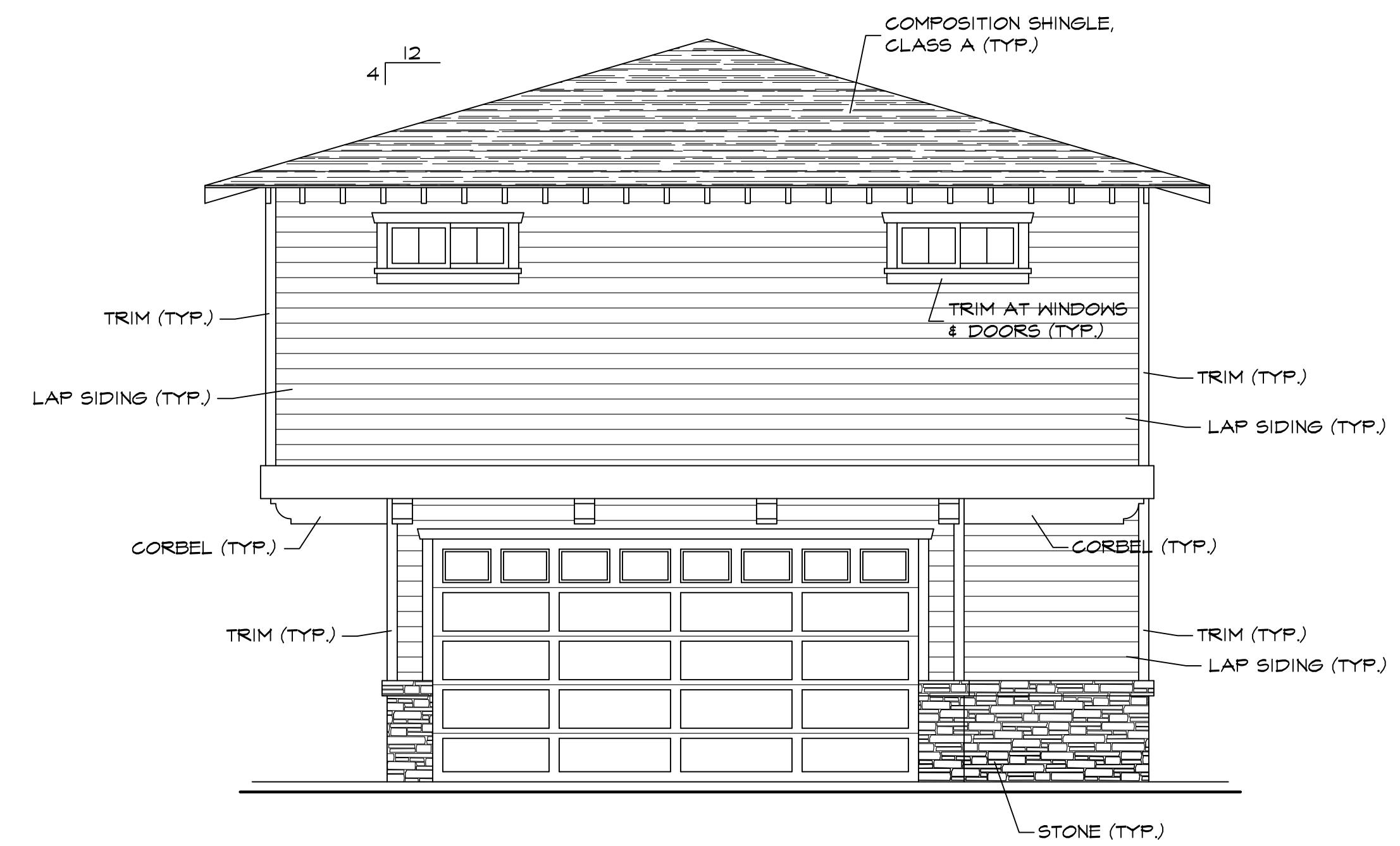
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A2.2



UNIT 1: LEFT / EAST ELEVATION

SCALE: 1/4" = 1'-0"

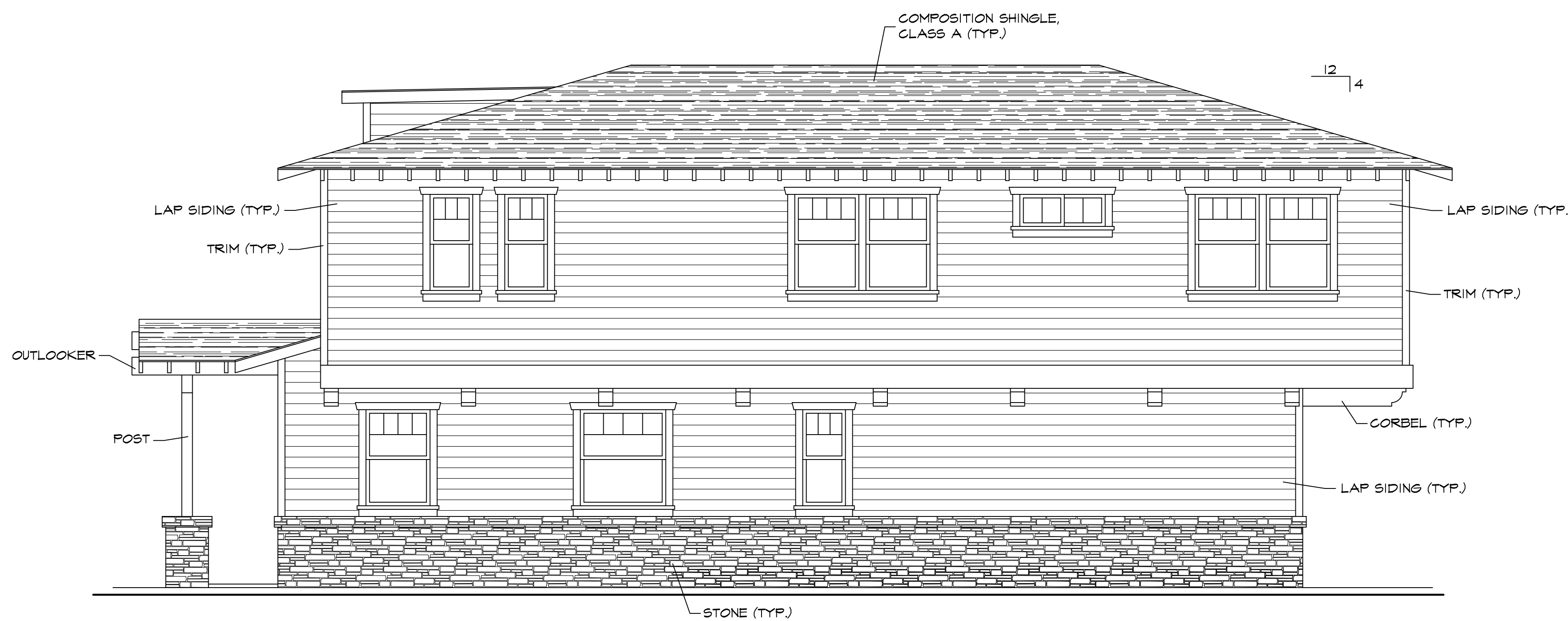


UNIT 1: REAR / SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

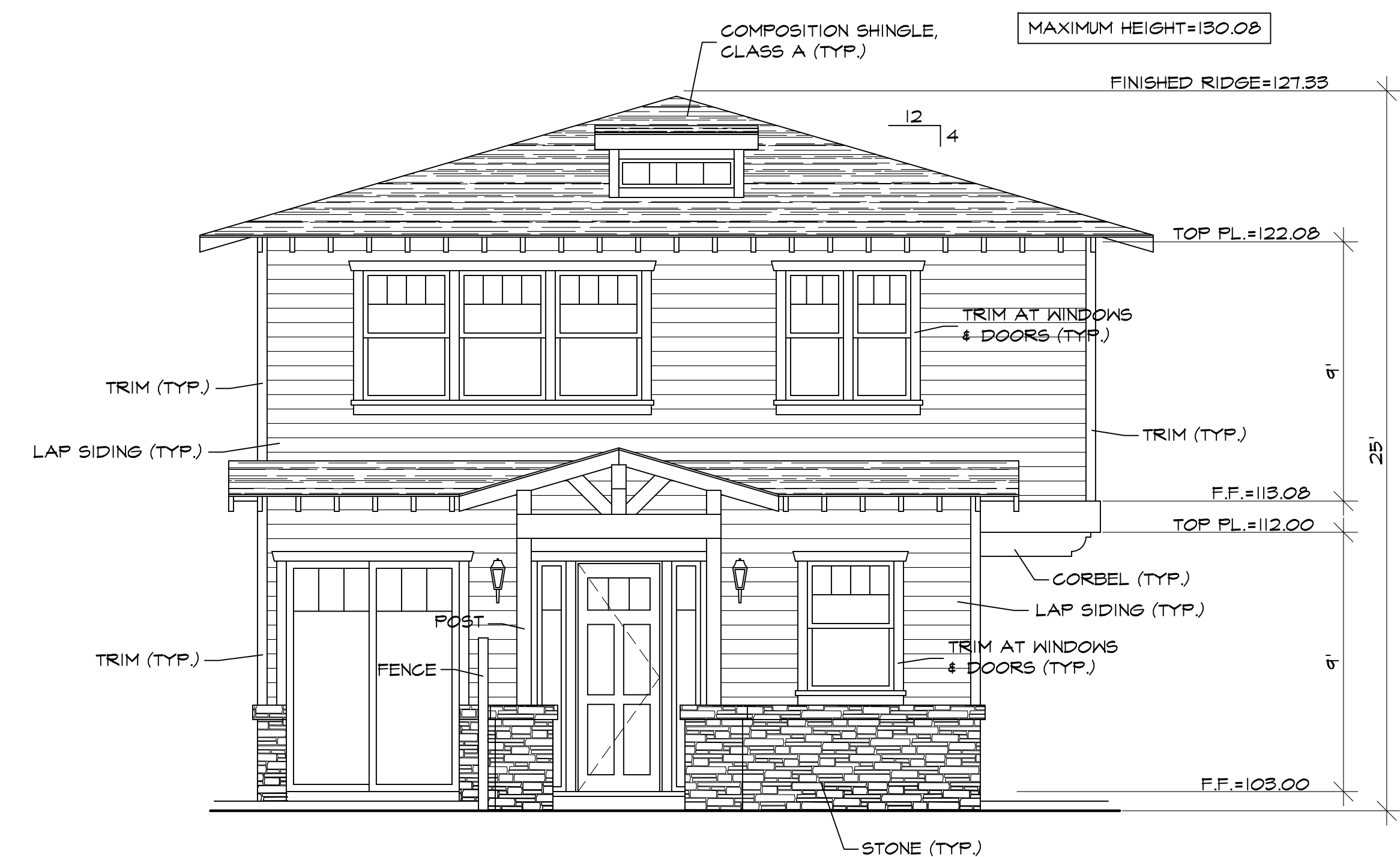
| MATERIALS & COLORS - UNIT 1 | |
|-----------------------------|--|
| ROOFING: | GAF TIMBERLINE HD COMPOSITION SHINGLES COLOR: CHARCOAL |
| SIDING: | HARDIEPLANK LAP SIDING: COLOR: BOOTHBAY BLUE |
| TRIM: | EAVES, WINDOWS & DOORS TO BE WHITE |

NOTE:
ALL BUILDING LIGHTING, GUTTERS
AND DOWNSPOUTS SHALL BE
ARCHITECTURALLY COMPATIBLE
WITH CRAFTSMAN STYLE



UNIT 1: RIGHT / WEST ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 1: FRONT / NORTH ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED:
NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:

7-19-18

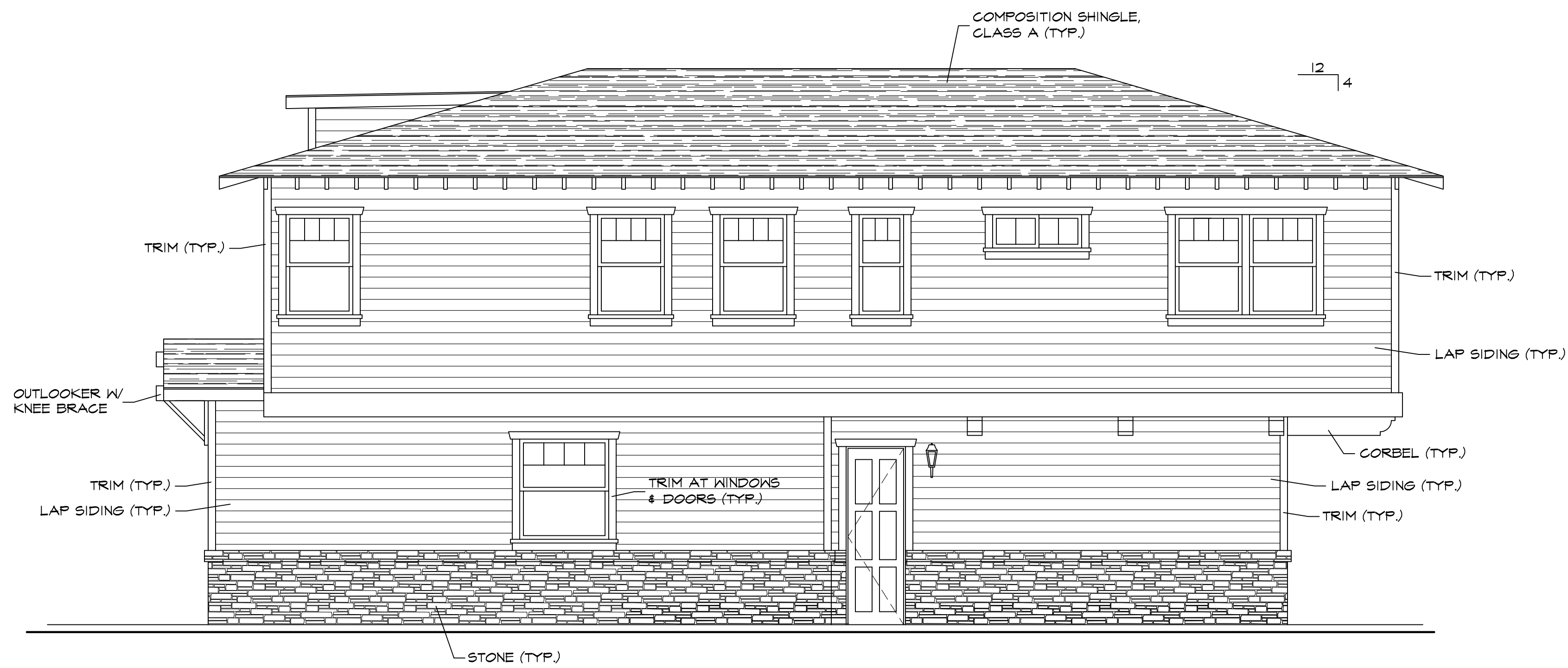
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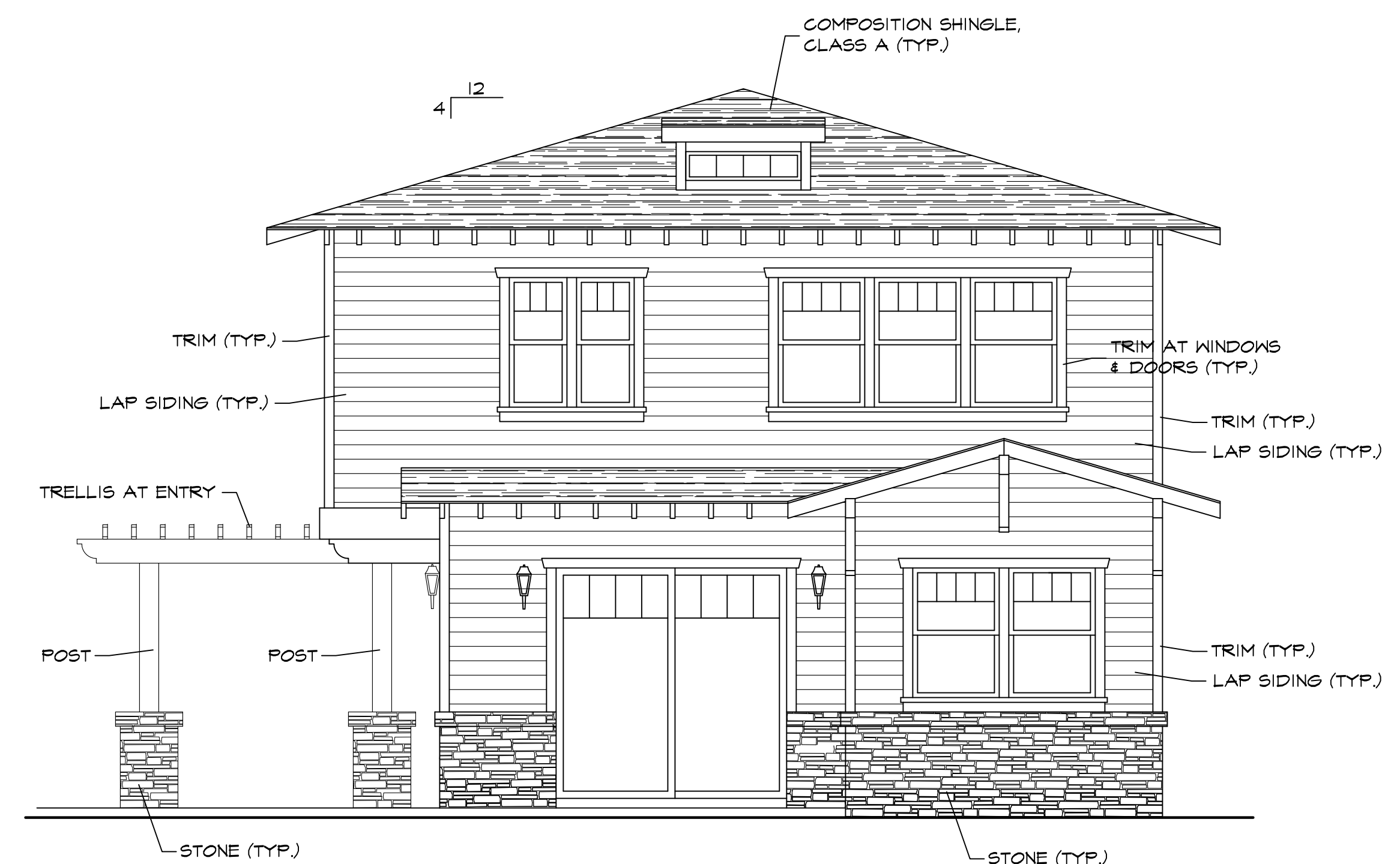
A3.1

EXHIBIT "A"
TENTATIVE PARCEL MAP NO. 74135



UNIT 2: LEFT / EAST ELEVATION

SCALE: 1/4" = 1'-0"



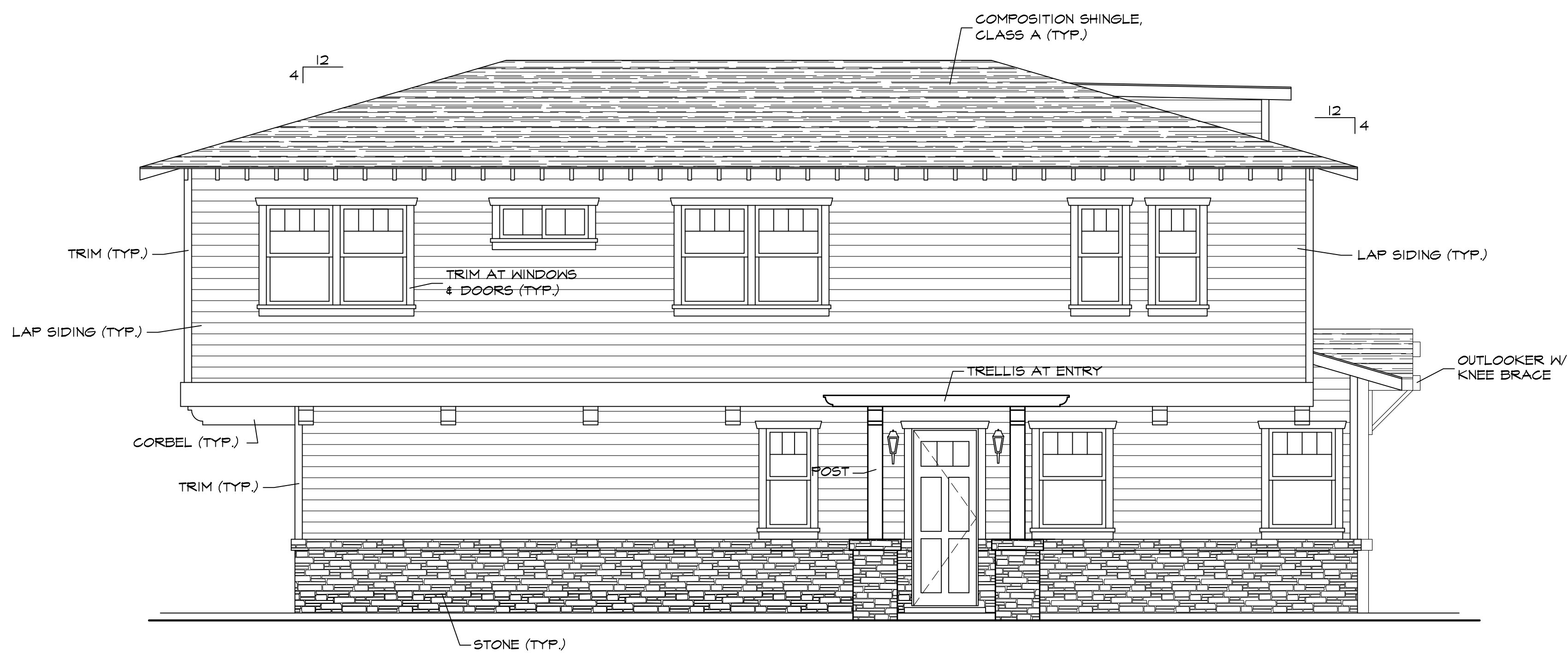
UNIT 2: REAR / SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

MATERIALS & COLORS - UNIT 2

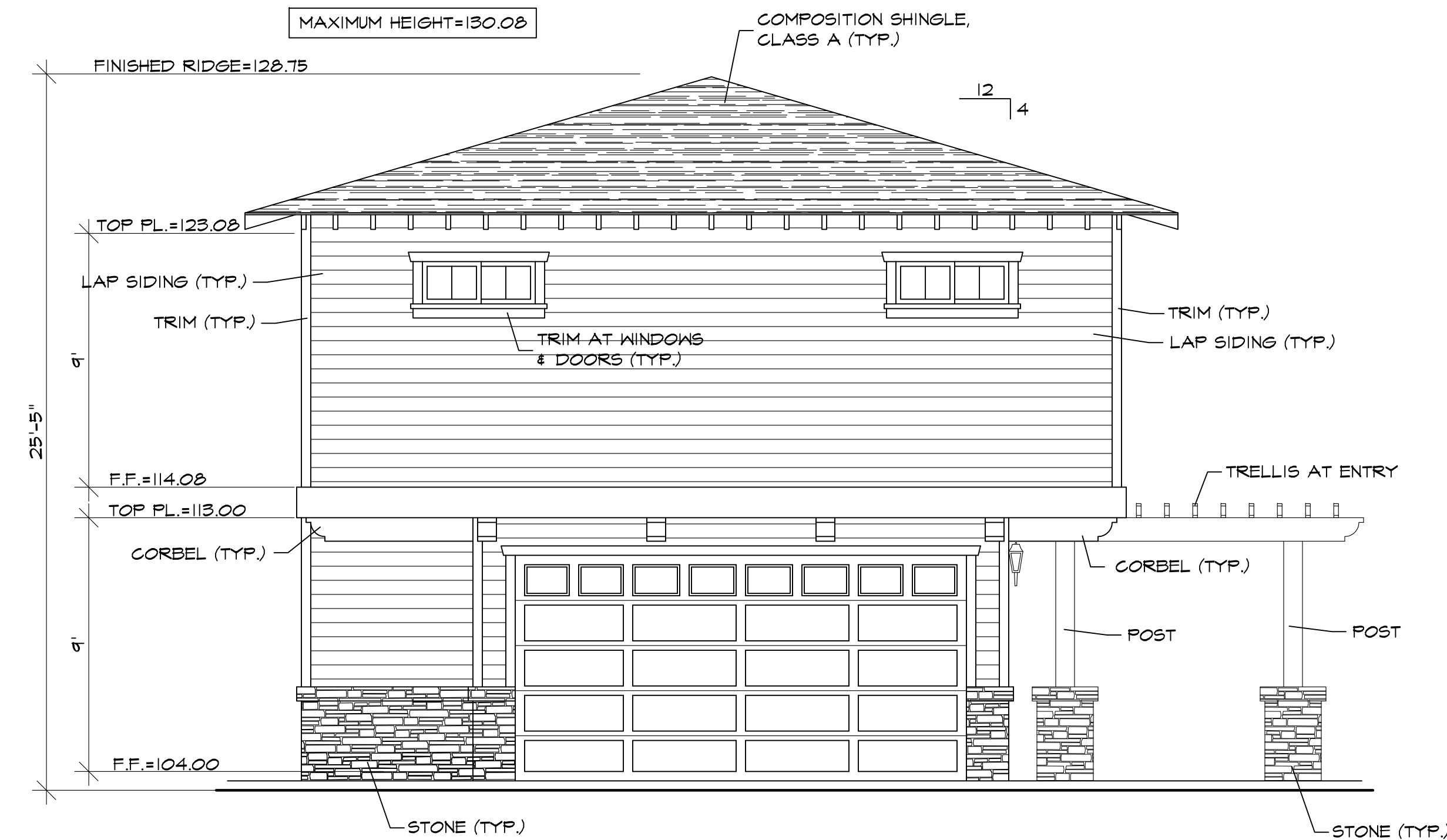
- ROOFING: GAF TIMBERLINE HD COMPOSITION SHINGLES
COLOR: CHARCOAL
- SIDING: HARDIEPLANK LAP SIDING
COLOR: SANDSTONE BEIGE
- TRIM: EAVES, WINDOWS & DOORS TO BE WHITE

NOTE:
ALL BUILDING LIGHTING, GUTTERS AND DOWNSPOUTS SHALL BE ARCHITECTURALLY COMPATIBLE WITH CRAFTSMAN STYLE



UNIT 2: RIGHT / WEST ELEVATION

SCALE: 1/4" = 1'-0"



UNIT 2: FRONT / NORTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

CHAMBERLAIN ASSOCIATES

RESIDENTIAL DESIGN PROFESSIONAL DRAFTING
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310 S. PROSPECT AVE. #42
REDONDO BEACH, CA 90277
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PROPOSED:
NEW 2-DETACHED SINGLE-FAMILY RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:

7-19-18

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REVISIONS:

CHAMBERLAIN ASSOCIATES

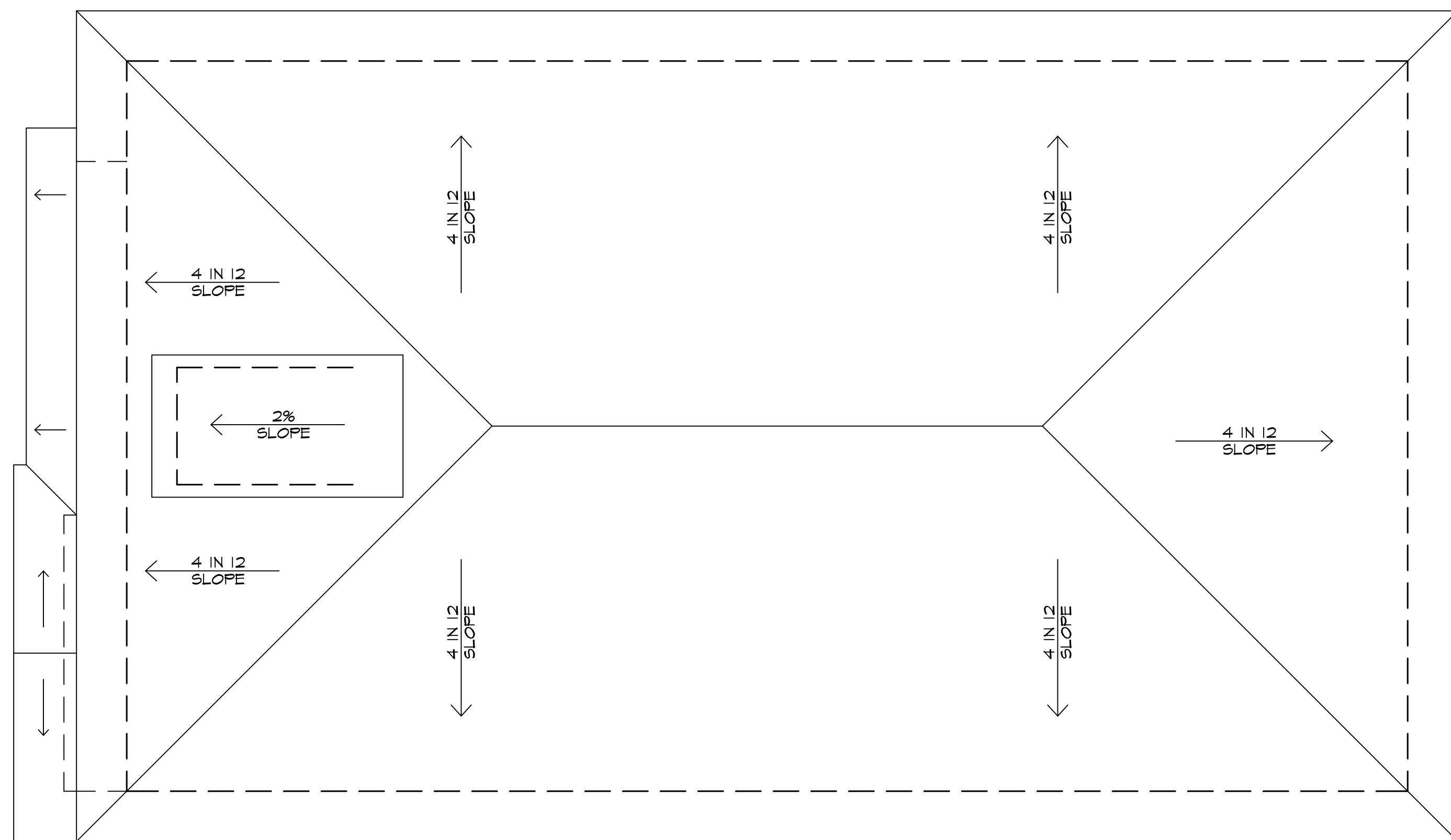
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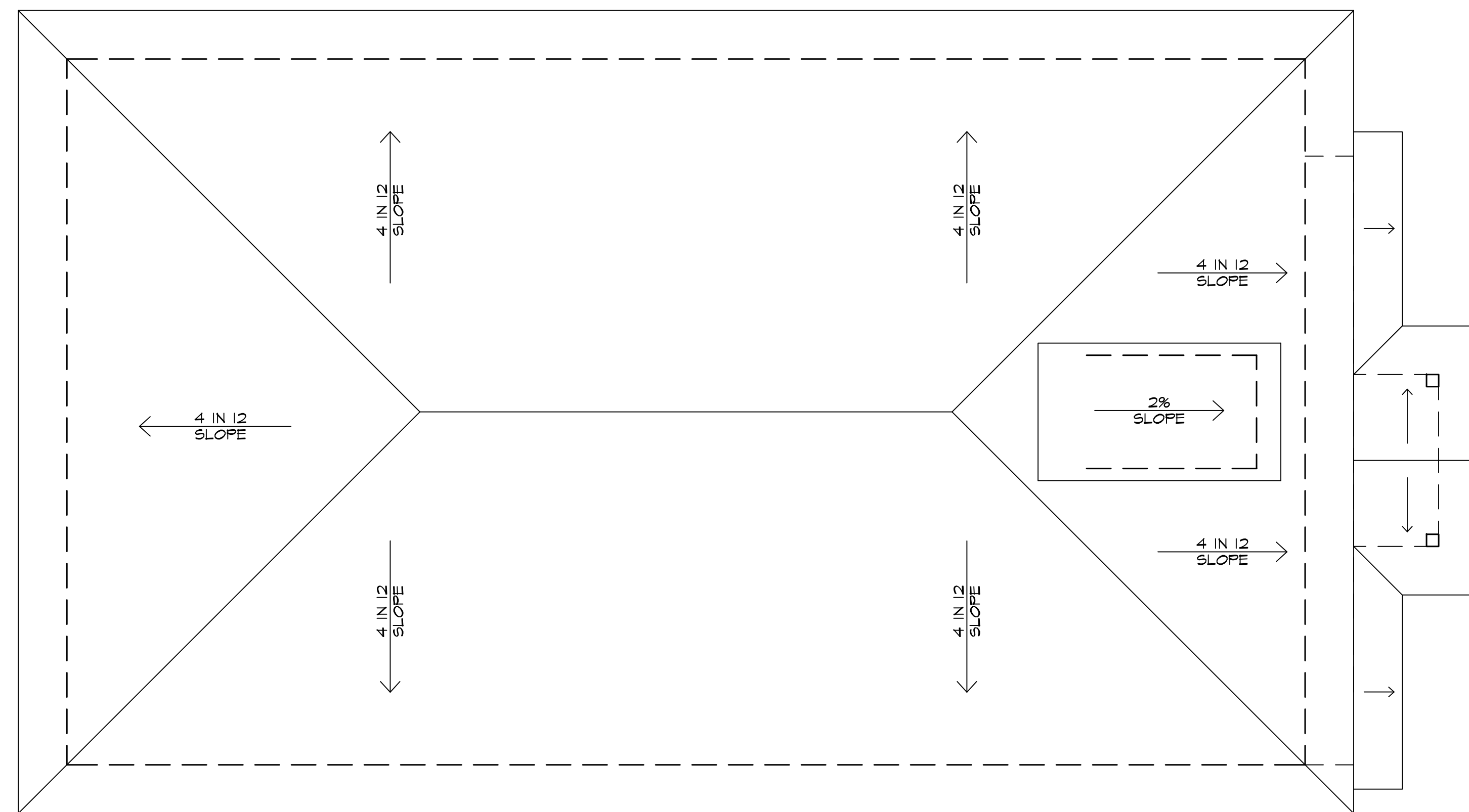
ROOFING: GAF TIMBERLINE HD
COMPOSITION SHINGLES
COLOR: CHARCOAL

EXHIBIT "A"
TENTATIVE PARCEL MAP NO. 74135



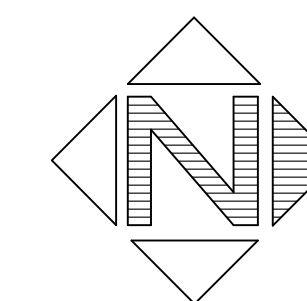
UNIT 2: ROOF PLAN

SCALE: 1/4" = 1'-0"



UNIT 1: ROOF PLAN

SCALE: 1/4" = 1'-0"



PROPOSED:
NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

DATE:
7-19-18

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EXHIBIT "A"
TENTATIVE PARCEL MAP NO. 74135

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| REVISIONS: |
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CHAMBERLAIN ASSOCIATES

RESIDENTIAL DESIGN
PROFESSIONAL DRAFTING
MICHAEL S. CHAMBERLAIN
310 S. PROSPECT AVE. #42
REDONDO BEACH, CA 90277
(310)316-3163

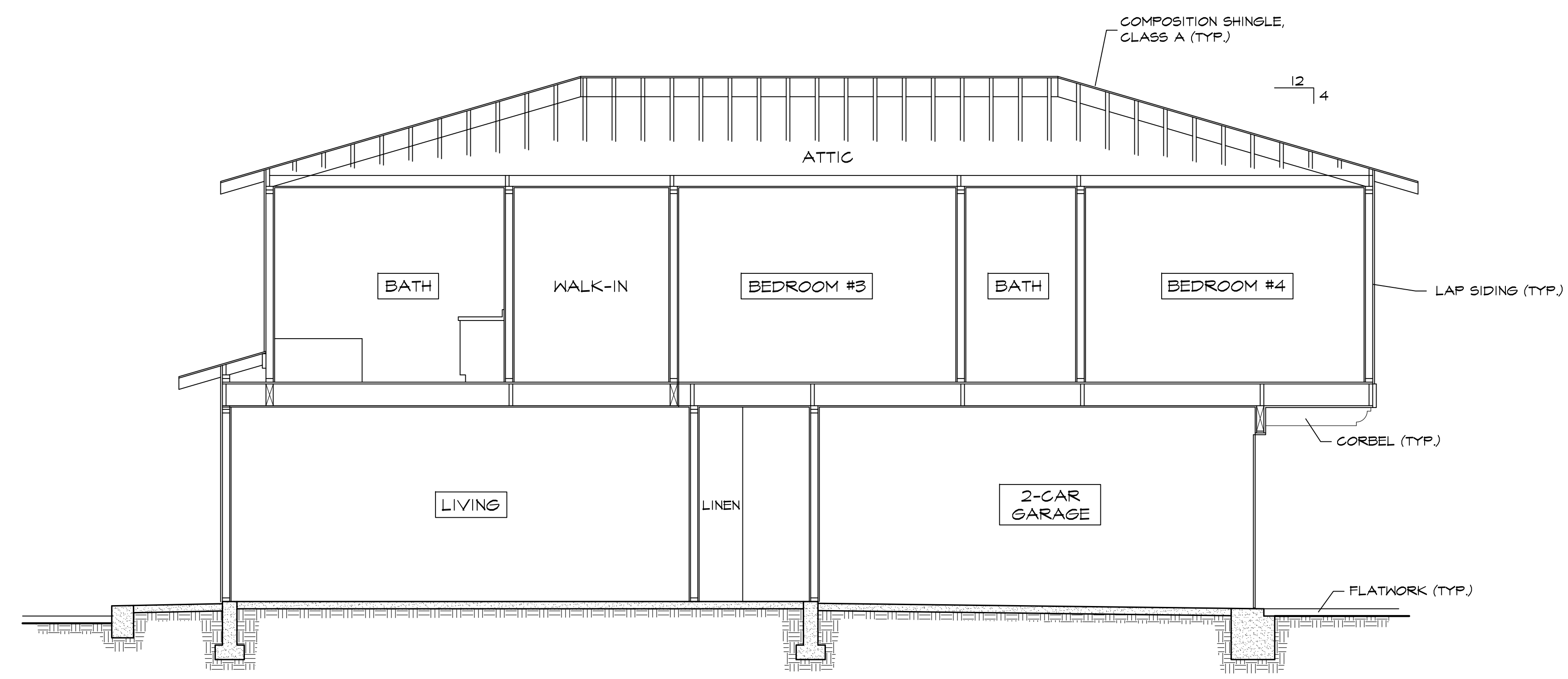
THIS PLAN IS THE PROPERTY AND
COPYRIGHT OF CHAMBERLAIN
ASSOCIATES AND SHALL NOT BE
REPRODUCED, USED IN ANY OTHER
WORK OR DISCLOSED TO OTHERS
EXCEPT BY WRITTEN APPROVAL
FROM CHAMBERLAIN ASSOCIATES.

PROPOSED:
NEW 2-DETACHED SINGLE-FAMILY
RESIDENTIAL CONDOMINIUMS
AT:
140 W. 223RD STREET
CARSON, CA 90745

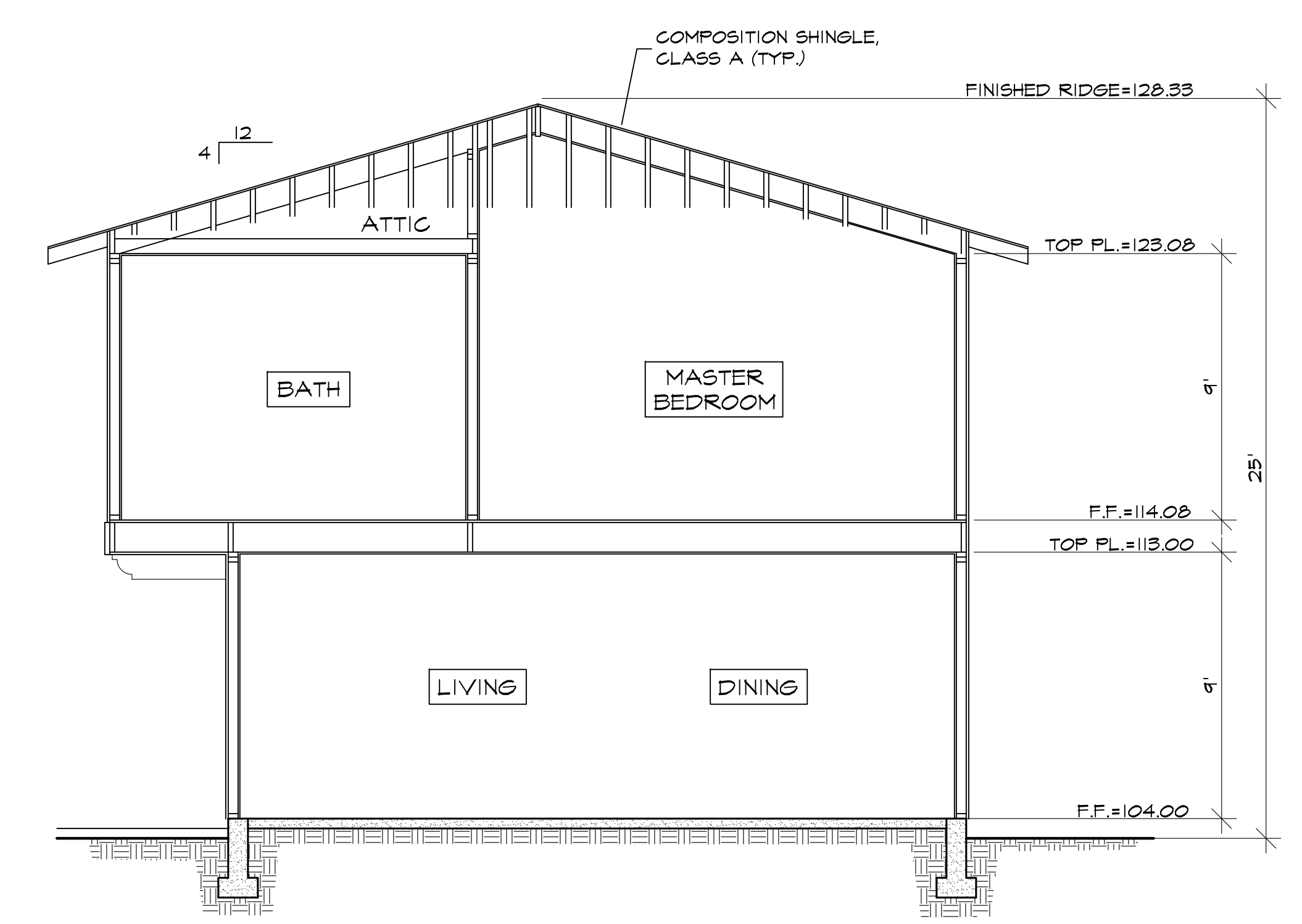
DATE:
7-19-18

INDEX:
UNIT 1 & 2:
SECTIONS

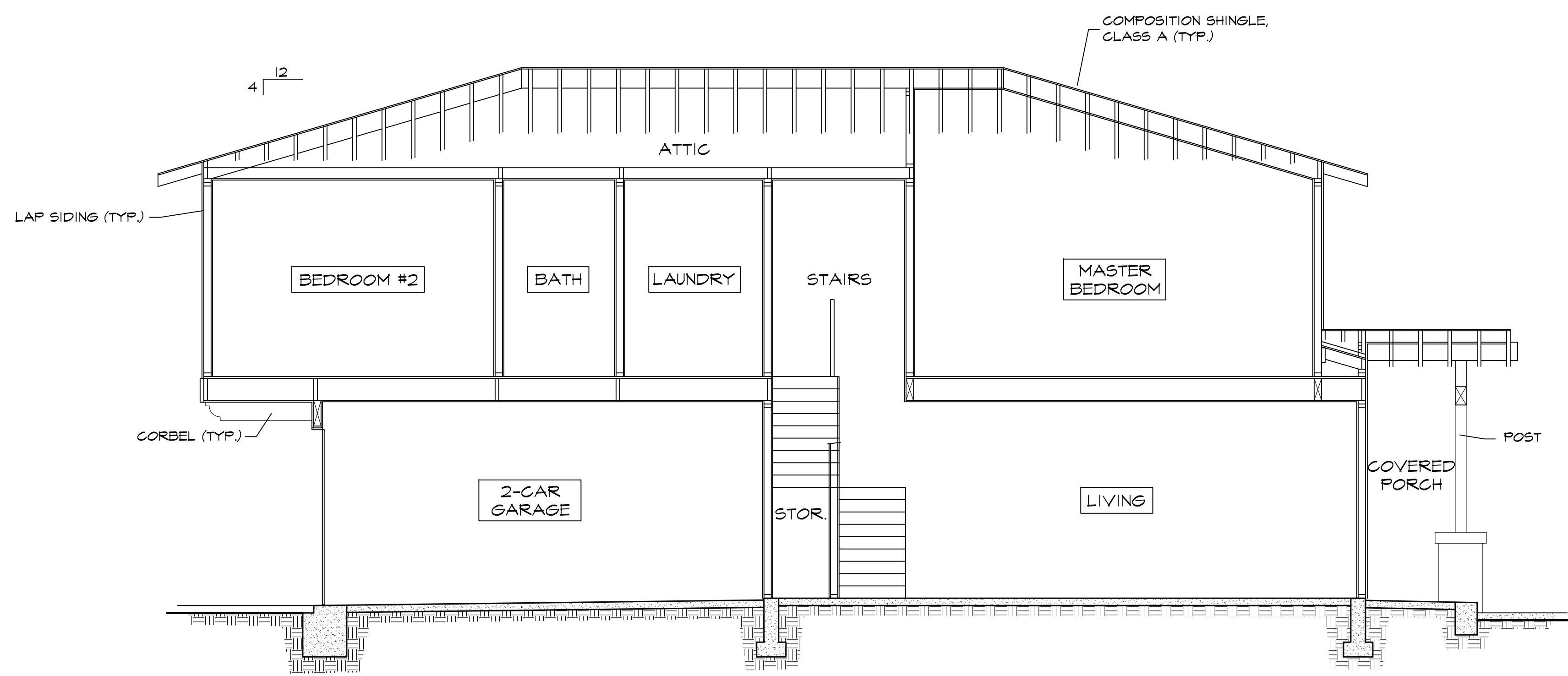
PAGE:
A5.1



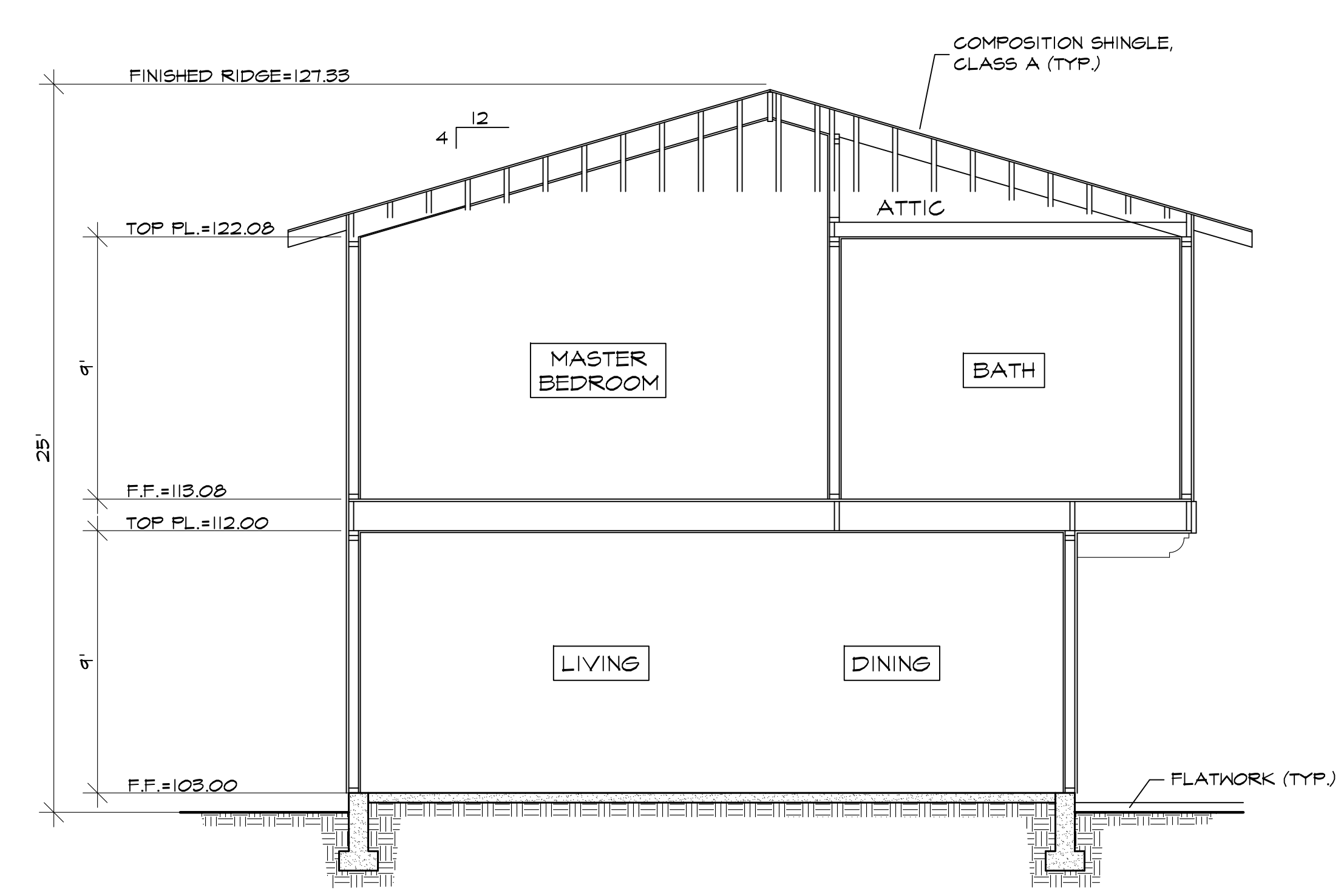
UNIT 2: SECTION D
SCALE: 1/4" = 1'-0"



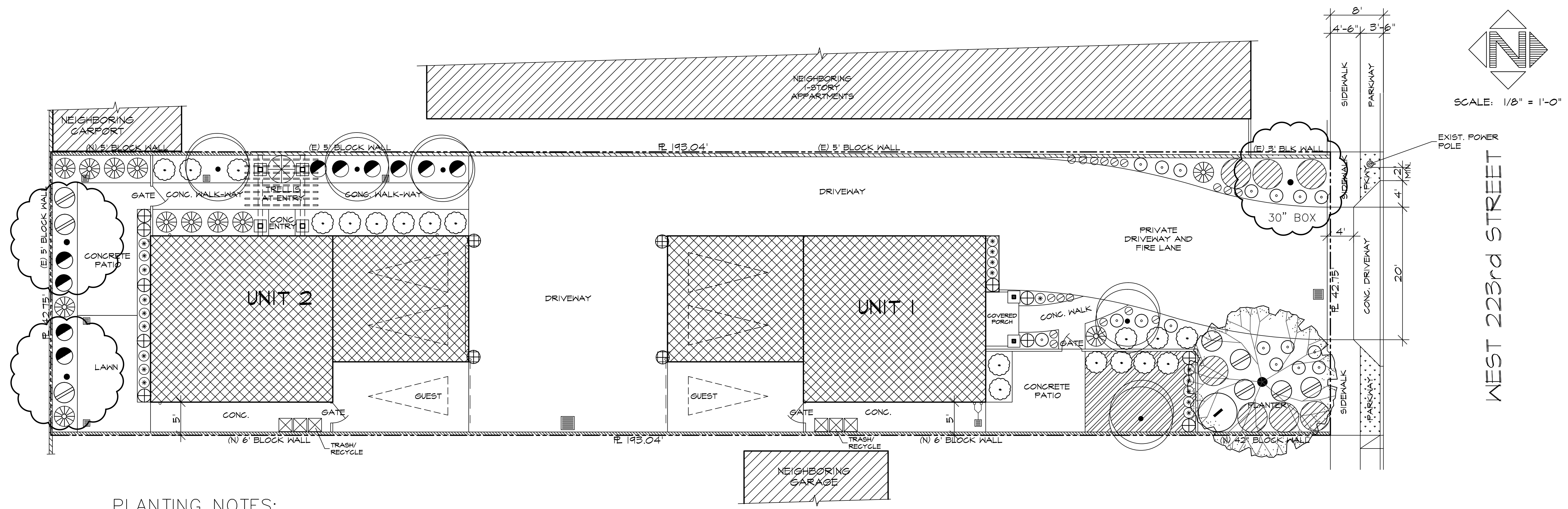
UNIT 2: SECTION C
SCALE: 1/4" = 1'-0"



UNIT 1: SECTION B
SCALE: 1/4" = 1'-0"



UNIT 1: SECTION A
SCALE: 1/4" = 1'-0"



SCALE: 1/8" = 1'-0"

PLANTING NOTES:

- LAWN SHALL BE HYBRID BERMUDA 'TIFGREEN' FROM SOUTHLAND FARMS, 800-532-3489. AN EQUAL TURF MAY BE USED.
- ALL SHRUB PLANTING AREAS SHALL RECEIVE A 3" THICK LAYER OF MULCH OR SHREDDED WALK-ON-BARK. COLOR OF BARK SHALL BE BROWN WITH A DIAMETER OF 1/2"-3/4".
- TREES LOCATED WITHIN 5' OF CONCRETE SIDEWALKS OR CURBS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED PER DETAIL, SHEET L-3. BARRIER SHALL BE 'DEEP ROOT' LB 24-2. BARRIER SHALL RUN 6' CONTINUOUSLY ON EITHER SIDE OF TREE TRUNK LOCATION OR A TOTAL OF 12'.
- REFER TO SHEETS L-3 & L-4 FOR PLANTING DETAILS & SPECIFICATIONS

PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY | SIZE |
|----------------|-----------------------------------|-----------------------|-----|---------|
| TREES: | | | | |
| | ARBUTUS 'MARINA' (MULTI-BRANCHED) | STRAWBERRY TREE | 1 | 30" BOX |
| | SEARSIA (RHUS) LANCEA | AFRICAN SUMAC | 1 | 30" BOX |
| | EUPHORBIA CONTINIFOLIA | CARIBBEAN COPPER TREE | 5 | 15 GAL. |
| SHRUBS: | | | | |
| | LEUCADENDRON 'JESTER' | SUNSHINE CONEBUSH | 1 | 5 GAL. |
| | GREVILLEA 'SUPERB' | NO COMMON NAME | 7 | 5 GAL. |
| | LANTANA 'DALLAS RED' | NO COMMON NAME | 12 | 5 GAL. |
| | SALVIA 'DARK DANCER' | TEXAS SAGE | 18 | 5 GAL. |
| | MYRTUS C. 'COMPACTA' | MYRTLE | 8 | 5 GAL. |
| | EURYOPS PECTINATUS | GOLDEN SHRUB DAISY | 14 | 5 GAL. |
| | LAVANDULA S. 'OTTO QUAST' | SPANISH LAVENDER | 10 | 5 GAL. |
| | TEUCRIUM X LUCIDRYS | GERMANDER | 17 | 1 GAL. |
| | ANIGOZANTHUS 'BUSH RANGER' | KANGAROO PAW | 19 | 1 GAL. |
| | ALOE 'BLUE ELF' | NO COMMON NAME | 17 | 1 GAL. |

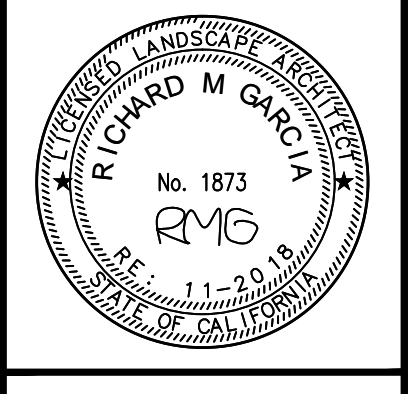
GROUND COVER LEGEND:

- LANTANA 'POT OF GOLD' FROM 4" POTS @ 18" O.C.
- GAZANIA 'MITSUA YELLOW' FROM FLATS AT 12" @ O.C.

| REVISIONS | DATE | |
|-----------|------|---|
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OWNER:
COMFORT PROPERTIES LLC
2114 MANHATTEN BEACH BLVD, #B
REDONDO BEACH, CALIF. 90278
310-291-4488

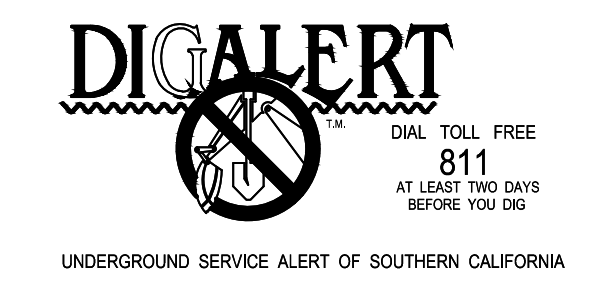
PROJECT:
2 - DETACHED SINGLE-FAMILY
CONDOMINIUMS
140 W. 223rd STREET
CARSON, CALIF.



SHEET TITLE:
PLANTING PLAN

RICHARD . M . GARCIA
LANDSCAPE ARCHITECTURE
1918 KEMPER AVE. . SANTA ANA CA 92705
PHONE / FAX : 714-538-6000 EMAIL: rmglandarch@sbcglobal.net
CALIFORNIA LANDSCAPE ARCHITECT NO. 1873

| | |
|---------|--------------|
| DRAWN | R. GARCIA |
| DATE | 5-11-18 |
| SCALE | 1/8" = 1'-0" |
| JOB NO. | |
| SHEET | L-1 |
| | 1 OF 4 |



PARCEL MAP NO. 74135

CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

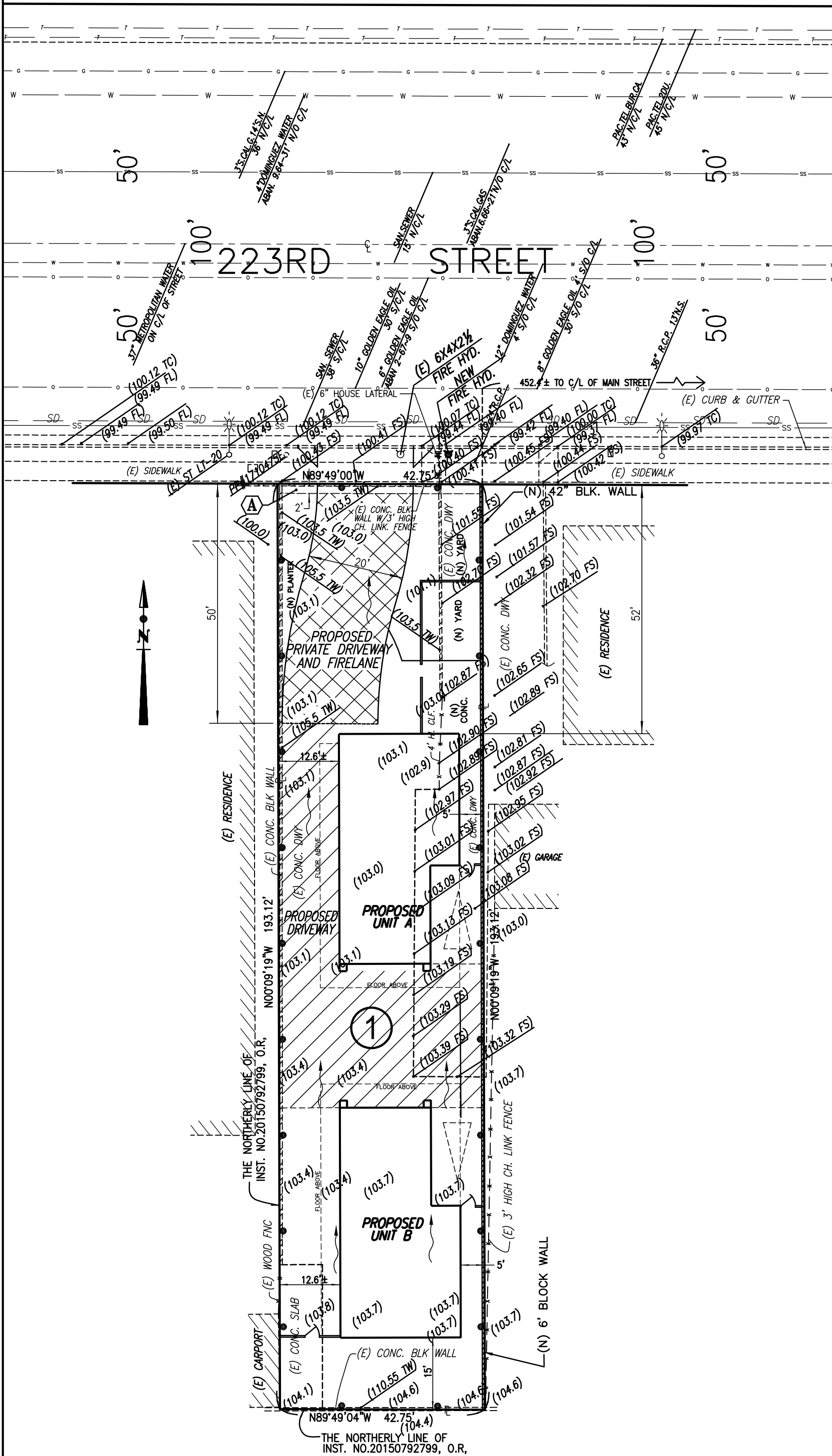
BEING A SUBDIVISION OF A PORTION OF LOT 73 OF TRACT NO. 3612, AS PER MAP RECORDED IN BOOK 40, PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES
- CETECH ENGINEERING -

ENGINEER:

CETECH ENGINEERING
THOMAS T. YUGE, P.E.
2252 W. CARSON STREET, SUITE B
TORRANCE, CA 90501
PHONE: (310) 533-1550

OWNER/SUBDIVIDER:

COMFORT PROPERTIES LLC
2114 MANHATTAN BEACH BLVD.
REDONDO BEACH, CA 90278
PHONE: (310) 291-4488
EMAIL: COMFORTPROPERTIESLLC@GMAIL.COM



NOTES

1. SITE ADDRESS: 140 W. 223RD STREET
CARSON, CALIFORNIA
2. TOTAL NUMBER OF LOTS:
EXISTING: 1
PROPOSED: 1 LOT FOR 2 DETACHED SINGLE-FAMILY RESIDENTIAL CONDOMINIUM UNITS
3. LOT AREA: 10,390 S.F. (GROSS AREA TO CENTERLINE OF STREET)
8,261 S.F. NET
4. EXISTING ZONING: RM-18-D MULTI-FAMILY RESIDENTIAL - 8 UNITS PER ACRE
5. GENERAL PLAN: LOW DENSITY
6. EXISTING AND PROPOSED NO. OF UNITS: 2 INDIVIDUAL DETACHED CONDOMINIUM RESIDENCES
7. PROPOSED DENSITY: 1 D.U. PER 4,139S.F. (10.54 D.U./AC.) OF NET AREA
8. ALL UTILITIES AVAILABLE TO SITE
9. SEWER: PUBLIC SEWER IN 223RD STREET
10. EXISTING PUBLIC WATER SERVES THE SITE. SEPARATE WATER METERS TO BE PROVIDED TO SERVE EACH UNIT.
11. ALL STREET IMPROVEMENTS EXISTING.
12. EXISTING SITE : VACANT
13. SITE TOPOGRAPHY IS FLAT.
14. NO OAK TREES ON SITE
15. ASSESSOR'S PARCEL NO.: 7341-014-025
16. DATE OF PREPARATION: APRIL 2, 2018
17. SUBDIVISION FOR 2 UNIT CONDO PROJECT
18. SEE EXHIBIT "A" FOR SITE PLAN

EASEMENT NOTES:

(A) EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR SLPE EASEMENT PURPOSES PER DOCUMENT RECORDED JULY 14, 1965 AS INSTRUMENT NO. 2909 OF OFFICIAL RECORDS.

THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY AND SAID EASEMENTS ARE BLANKET IN NATURE AND ARE NOT SHOWN HEREON.

EASEMENT IN FAVOR OF TITLE INSURANCE AND TRUST COMPANY FOR WATER DISTRIBUTION PURPOSES PER DOCUMENT RECORDED IN BOOK 3950 PAGE 364 OF OFFICIAL RECORDS.

EASEMENT IN FAVOR OF DOMINGUEZ WATER COMPANY FOR WATER DISTRIBUTION PURPOSES PER DOCUMENT RECORDED IN BOOK 151 PAGE 265 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION:

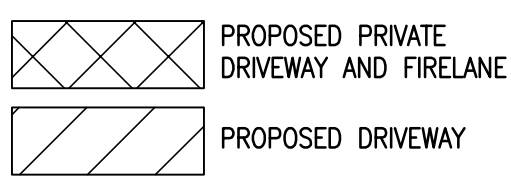
THE EAST 42.75 FEET OF THE WEST 598.50 FEET OF LOT 73 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 241.96 FEET THEREOF.

ALSO EXCEPT THE NORTH 35 FEET THEREOF.

FOR PROPOSED SITE PLAN INFORMATION
SEE ARCHITECTURAL SITE PLAN, EXHIBIT "A"

LEGEND



DIRECTION OF EXISTING SURFACE FLOW

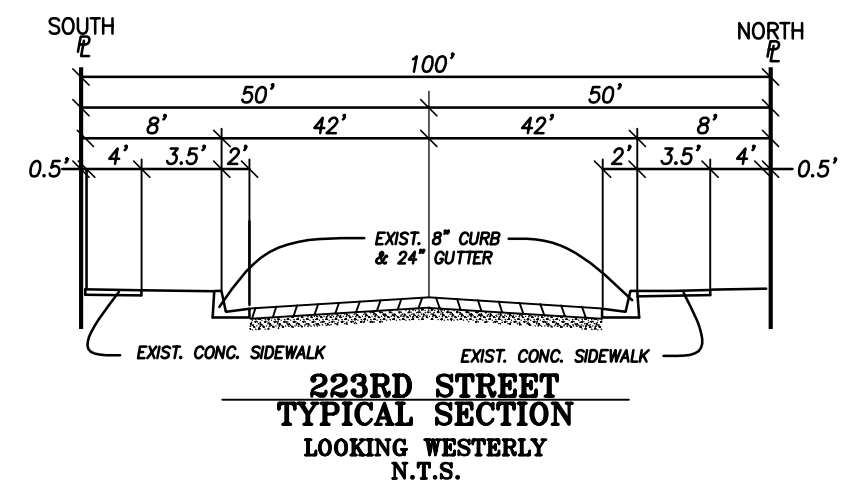
1 PROPOSED PARCEL NO.

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

| UTILITY PURVEYORS | |
|-------------------|--------------------------------|
| SEWER | CITY OF CARSON SEWER |
| WATER | GOLDEN STATE WATER CO. |
| ELECTRICITY | SOUTHERN CALIFORNIA EDISON CO. |
| GAS | SOUTHERN CALIFORNIA GAS CO. |
| TELEPHONE | AT&T |
| TRASH DISPOSAL | WASTE MANAGEMENT |



Know what's below.
Call before you dig.



MINOR LAND DIVISION
VESTING TENTATIVE
PARCEL MAP NO. 74135
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE CITY OF CARSON
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
PREPARATION DATE: 04-02-18