

**CITY OF CARSON**

**PLANNING COMMISSION**

**RESOLUTION NO. 22-XXXX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING AN EXEMPTION FROM CEQA AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1924-22, CONDITIONAL USE PERMIT NO. 1123-22 AND CONDITIONAL USE PERMIT NO. 1124-22 FOR A PROPOSED 111 ROOM, 56,242-SQUARE-FOOT MARRIOTT TOWNEPLACE SUITES HOTEL DEVELOPMENT AND ONSITE ALCOHOLIC BEVERAGE SALES AND SERVICES OF BEER, WINE, AND DISTILLED SPIRITS WITHIN THE HOTEL AT 888 E. DOMINGUEZ STREET**

**WHEREAS**, on October 27, 2022, 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. 1924-22, Conditional Use Permit No. 1123-22 and Conditional Use Permit No. 1124-22 to develop a new Marriott TownePlace Suites ("TownePlace Suites") hotel and allow onsite alcoholic beverage sales and services of beer, wine, and distilled spirits within the 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 13<sup>th</sup> day of December, 2022, 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 December 1, 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 Overlay Review (DOR) No. 1924-22 to permit the design for the TownePlace Suites hotel:
  - a) The proposed use 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.

**EXHIBIT 1**

- 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, 111 guest room, 56,242-square-foot hotel with associated parking and amenities including breakfast area, bar, lounge, an outdoor patio, meeting rooms and pool.
- c) The proposed development will have adequate street access for pedestrian and vehicles, and 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. 1123-22 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.

3. With respect to Conditional Use Permit (CUP) No. 1124-22 to allow the sales and service of beer, wine, and distilled spirits for onsite consumption within the hotel:

- a) The proposed use 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 onsite sale and service of alcoholic beverages is consistent with said General Plan Land Use designation.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and operations of onsite alcoholic beverage sales and services.
- c) There will be adequate street access and traffic capacity for the proposed onsite alcoholic beverage sales and services. There are two existing driveways off Dominguez Street (one exclusively for Motel 6 and the other shared between Motel 6 and the existing Carson Buffet), and an existing driveway off Bonita Street. A third, 26-foot-wide driveway off Dominguez Street will be added for exclusive access to the future hotel. The re-branding of the hotel reduced the number of guest rooms to 111. 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 number of required off-street parking spaces is 113, and the future hotel development meets that requirement. The proposed addition of onsite alcoholic beverage sales and services is not increasing the size or intensity of the development and will not alter parking requirements or significantly increase traffic trips to compromise capacity.
- d) The Los Angeles County Fire Department reviewed the approved hotel development and confirmed it will have adequate water supply for fire protection. That determination is not affected by the proposed addition of onsite alcoholic beverage sales and services.
- e) The proposed onsite alcoholic beverage sales and services will be compatible with the intended character of the existing commercial area. The subject property is situated across the street from the South Bay Pavilion Mall with Interstate 405 Freeway accessibility and adjoins an established neighboring hotel.
- f) The proposed use complies with the provisions of CMC Section 9138.5, Alcoholic Beverage Sales, and Services. The proposed alcoholic beverage sales and services is on-sale, meaning it will only be for on-site consumption within the hotel bar and lounge area. A license from the Department of Alcoholic Beverage Control (ABC) will be required prior to any sales/service taking place. The applicant will be responsible for obtaining the required ABC license - a Type 70 On Sale General - Restrictive Service ABC License Type that authorizes the sale or furnishing of beer, wine, and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. CMC Section 9138.5 stipulates that the total number of on-sale businesses in the City shall not exceed eighty-five (85). The current number of on-sale businesses is eight (8).

**SECTION 3.** Pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines, the project is categorically exempt under 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.

**SECTION 4.** Pursuant to Section 15060(c) of the California Environmental Quality Act (CEQA) Guidelines, the proposed activity (alcohol sales/service) is not subject to CEQA because the activity does not have the potential to, and will not, result in direct or reasonably foreseeable indirect physical change in the environment. As such, it does not constitute a project within the meaning of CEQA (14 CCR 15378). Alternatively, the activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. (14 CCR 15061(b)(3)). Here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, as it relates only to alcohol sales/service.

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 5.** Based on the findings and conclusions set forth above, the Planning Commission hereby approves Design Overlay Review No. 1924-22, Conditional Use Permit No. 1123-22, and Conditional Use Permit No. 1124-22, subject to the Conditions of Approval attached hereto in Exhibit "B."

**SECTION 7.** 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 8.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of December 2022.

\_\_\_\_\_  
**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. 1924-22  
CONDITIONAL USE PERMIT NO. 1123-22  
CONDITIONAL USE PERMIT NO. 1124-22**

**GENERAL CONDITIONS**

1. ***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 unit of residential development constructed for the project. If the project increases or decreases regarding the number of 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 hotel development have been set at \$2,119.96 per room for Fiscal Year 2022-23, effective July 1, 2022, through June 30, 2023. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$235,315.56 for the proposed project, calculated as follows: 111 hotel rooms X \$2,119.96 per room = \$235,315.56. However, if the IDIF for the project is not paid in 2022-23 fiscal year (i.e., by June 30, 2023), a new IDIF rate/amount will apply for the period of July 1, 2023, through June 30, 2024, based on the IDIF rate for Fiscal Year 2023-24, and so on for subsequent fiscal year(s). The Fiscal Year 2023-2024 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 [jnquyen@carsonca.gov](mailto:jnquyen@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 the project.

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

2. If a building permit for Design Overlay Review No. 1924-22, Conditional Use Permit No. 1123-22, and Conditional Use Permit No. 1124-22 are not issued within **two years**

of their effective date, said permit shall be declared null and void unless an extension of time is approved by the Planning Commission.

3. CUP No. 1124-22 is for the approval of onsite alcoholic beverage sales and services of beer, wine, and distilled spirits and consumption within the proposed hotel. A maximum of two employees will operate this, and hours of operation shall be limited to 12:00 PM to 11:00 PM., Monday through Sunday.
4. 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.
5. 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.
6. The applicant, property owner, and/or successor to whom these project entitlements are assigned shall submit a complete set of electronic 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.
7. The applicant shall comply with all city, county, state, and federal regulations applicable to this project.
8. 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.
9. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.

14. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to 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.
15. **Identification will be reviewed to assure legally aged adult consumption before the service and sale of alcoholic beverages.**

#### **ALCOHOLIC BEVERAGE CONTROL**

16. **Conditional use permit No. 1124-22 is a precursor to an application with the California Department of Alcoholic Beverage Control. The applicant will be solely responsible for pursuing a Type 70 On Sale General - Restrictive Service ABC License Type that authorizes the sale or furnishing of beer, wine, and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. The ABC license is required prior to any alcohol sales taking place, notwithstanding the issuance of the conditional use permit.**
17. **The service/sale of alcoholic beverages is solely for on-site consumption, there is no off-sale business.**

#### **ASTHETICS**

18. 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.
19. **Repaint the existing Motel 6 building's exterior to revive its façade using the approved Motel 6 brand paint color palette: muted, neutral earth toned colors for the building façade with guest room doors painted in deep-hued blue.**
20. Down spouts shall be interior to the structure or architecturally integrated into the



structure to the satisfaction of the Planning Division.

21. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
22. 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.).
23. 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.
24. No outdoor storage of materials shall be permitted on the property at any time.
25. **The existing Carson Buffet pole sign shall be demolished and removed to the satisfaction of the Planning Division.**

#### **FENCE/WALLS**

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

#### **LANDSCAPE/IRRIGATION**

28. 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.
29. 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.
30. The proposed irrigation system shall include best water conservation practices.
31. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
32. **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).**
33. Maintenance and repair of all landscaping shall be the responsibility of Developer.
34. 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.

#### **LIGHTING**

35. Developer shall provide adequate lighting for the parking areas.
36. All exterior lighting shall be provided in compliance with the standards pursuant to

Section 9147.1 of the Zoning Ordinance.

37. 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/TRAFFIC**

38. All driveways shall remain clear. No encroachment into driveways shall be permitted.
39. 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.

### **TRASH**

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

### **UTILITIES**

41. 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.
42. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

### **BUILDING AND SAFETY DIVISION**

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

### **FIRE DEPARTMENT – COUNTY OF LOS ANGELES**

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

### **ENGINEERING SERVICES DEPARTMENT**

47. 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.
48. A construction permit is required for any work to be done in the public right-of-way.
49. 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.
50. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of any permit by Engineering Division.
51. 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.
52. 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:

53. 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.
54. 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.
55. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
56. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
57. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to the City via e-mail [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
58. Developer shall submit digital copies of the LID/NPDES/Grading Plans, Hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver a copy via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
59. Developer shall complete, sign, and return the Stormwater Planning Program LID Plan Checklist form and return to City via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
60. 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.
61. 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.
62. 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.
63. The applicant shall submit obtain and submit a "Will Serve Letter" from the L.A. County Sewer Department, Sewer Maintenance Division
64. 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.
65. 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:

66. 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.
67. **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**
68. 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.
69. 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.
70. **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.**
71. **Construct proposed 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 new driveway approach. The maximum driveway approach width allowed for the site is 30 feet.**
72. **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.**
73. **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.**
74. **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.**
75. **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.**
76. **Install striping and pavement legend per City of Carson PW Standard Drawings.**
77. **Complete sewer Main Improvements (if any) along E Dominguez Street and Bonita Street as determined by the aforementioned sewer area study.**
78. **Complete storm Drain Improvements (if any) along E Dominguez Street and Bonita Street as determined by the aforementioned requirement.**
79. 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:

80. 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.
81. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
82. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
83. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City Engineer.
84. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
85. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.
86. 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.
87. 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.
88. Comply with mitigation measures recommended by the water purveyor.
89. 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.
90. 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.
91. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
92. 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.
93. 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.

94. 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.
95. 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)
96. 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.

### **BUSINESS LICENSE**

97. 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.

### **SHERIFF DEPARTMENT – COUNTY OF LOS ANGELES**

98. **A Construction Traffic Management Plan shall be implemented as part of the proposed project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access shall be always maintained. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs shall be posted to advise motorists of reduced construction zone speed limits. On-site inspector shall notify the Carson Station when these measures are in place.**
99. **Developer shall install security cameras and building lights with motion sensors at Sheriff-approved exterior building locations on the project site. Proposed locations of exterior building security cameras shall be in areas where they can adequately identify vehicle license plates upon entry/exit into the proposed project with adequate lighting to enhance visibility.**
100. **Developer shall install security cameras inside the building at each level's entry/exit points, at the elevators, and at the stairwells.**
101. **Developer shall install video monitoring system where appropriate, as determined by the Sheriff's Department.**