

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 19-2668

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1743-18, TENTATIVE TRACT MAP NO. 82395-18, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT SPECIFIC PLAN NO. 17-18 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 38-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON A 1.6-ACRE PROJECT SITE AT 1007 EAST VICTORIA STREET

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Brandywine Homes, Inc., a California Corporation, with respect to real property located at 1007 East Victoria Street and described in Exhibit "A" attached hereto, which the applicant is in the process of purchasing from the City, requesting to construct a new three story, 38-unit residential condominium project with attached covered 2-car garages for residents and at-grade parking for guests, seeking the following approvals/entitlements:

- Design Overlay Review (DOR) No. 1743-18, to permit the design of the proposed project to construct a 38-unit residential condominium project;
- Tentative Tract Map (TTM) No. 82395-18, to subdivide the existing parcel to allow for the development of 38-unit residential condominium units;
- Specific Plan (SP) No. 17-2018, to create a new Specific Plan, known as the Brandywine Specific Plan, to ensure consistency with the City of Carson General Plan, Municipal Code, and Zoning Ordinance.

Section 2. A public hearing was duly held on May 28, 2019, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. Pursuant to SP-4 (Dominguez Hills Village Specific Plan) and the proposed Brandywine Specific Plan, any proposed development is subject to site design review and approval for individual Planning Area lots such as open space, residential, child care, commercial, industrial, and oil production. With respect to the Design Overlay Review No. 1743-18, the Planning Commission finds that:

- a) The proposed map and design will be compatible with the General Plan Land Use Designation of High Density Residential, Dominguez Hills Specific Plan, the proposed

EXHIBIT NO. 2

Brandywine Specific Plan, and surrounding uses. The High-Density land use designation will accommodate up to 25 dwelling units per acre, and with the proposed 38-units to be developed on a 1.6-acre site, the project will be compatible with the General Plan policies. The project includes a Specific Plan Amendment application changing the existing Specific Plan Designation from SP-4 to Brandywine Specific Plan. Where the Carson Zoning Ordinance regulations and/or development standards are inconsistent with Brandywine Specific Plan, the Brandywine Specific Plan standards and regulations shall prevail. The implementation of the project requires different development standards than those included in the Dominguez Hills Specific Plan; therefore, the applicant proposes the new Brandywine Specific Plan.

- b) The proposed project is within the existing SP-4 zoning district and anticipated Brandywine Specific Plan zoning district, and the proposed project is compatible with the architecture and design with the existing and anticipated development in the area, including 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 residential buildings and associated improvements were designed with a strong and appropriately-scaled framework of architecture and landscape. The building mass and landscaping throughout the project site are designed to create a sense of unity with enough unique features to stay within the architectural design boundaries with on-site off-site elements. High-quality features and materials are proposed through site design (i.e. building orientation and screening), architecture (i.e. mass, scale, form, style, material, and color), and streetscape elements (i.e. lighting and paving materials). The project is bordered by one-and two-story single-family residential properties that include a variety of architectural styles. The applicant has proposed a "Farmhouse" style architecture with features including neutral toned exterior finishes with rustic touches of natural wood. Vertical and horizontal siding are key elements of "Farmhouse" architecture and this feature can be found throughout the building design. Further, the residential development offers an abundance of windows and gable roofs, which are also hallmark features of "Farmhouse" architecture. The buildings vary in massing through use of building and architectural projections. Elevation materials are comprised of wood, glass, and stucco that support the chosen "Farmhouse" style architecture. The proposed landscape plan features a water efficient design and includes several different plant species across the project site. Lush landscaping including an abundance of evergreen trees and drought tolerant botanicals such as agave, aloe, and coyote brush will be utilized to provide screening along all property lines and screening for the adjoining single-story residences to the north and west, and screening from the public right-of-way on East Victoria Street. In addition, all planting and irrigation shall comply with the applicable State's Model Water Efficient Landscape Ordinance.
- c) One driveway adjacent to Cedarbluff Way provides vehicle access to the project site. Resident parking is provided in attached garages and can be accessed via supplemental driveways branching off of the main driveway, and visitor parking is located to the west of the project site and can be accessed using the main driveway. All parking spaces will be completely screened from public view by use of block walls and landscaping. There are no internal vehicular streets other than the minimal access into the parking garage. The

proposed project includes a total of 96 parking spaces: 76 resident spaces and 20 guest parking spaces. An existing driveway located on East Victoria Street will be abandoned and will not be utilized for vehicular access. The project design will thus allow for and promote safe and convenient pedestrian and vehicle circulation.

- d) All signage associated with this project will comply with the Brandywine Specific Plan and 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 38-unit condominium development will be scheduled to be constructed in three (3) phases, starting with the model home construction, and each phase will satisfy the above criteria.
- f) The proposed multi-family residential condominium development will be compatible with the intended character of the area. Due to the proximity of the project site to California State Dominguez Hills and Dignity Health Sports Park, residents of the proposed project would be able to access these centers via local sidewalks, promoting pedestrian-oriented and transit-oriented environment.

Section 4. With respect to the Specific Plan (SP) No. 17-18, the Brandywine Specific Plan, which is available at <http://ci.carson.ca.us/CommunityDevelopment/Brandywine.aspx> and which is incorporated herein by reference (the "Plan"), the Planning Commission finds that:

- a) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:
 - o The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
 - o The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
 - o Standards and criteria by which development will proceed, and standards for the conservation, development and mitigation of natural resources, where applicable;
 - o A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
 - o A statement of the relationship of the Specific Plan to the General Plan.
- b) The Plan is consistent with the General Plan, as amended pursuant to GPA 100-17.

- c) The proposed project is consistent with and adheres to the Carson General Plan High Density Land Use designation and adheres to the policies, goals and objectives of the Brandywine Specific Plan. The proposed multifamily residential condominium development is consistent with development standards of the Brandywine Specific Plan. The proposed project will be integrated seamlessly with the existing Dominguez Hills Village Specific Plan through use of architectural elements, while still providing a degree of uniqueness to establish its own identity as its own association. Landscaping and site design will provide the proper screening from neighboring residences to offer a high quality pedestrian oriented development.

Section 5. With respect to the Tentative Tract Map (TTM) No. 82395-18, (attached) and incorporated into this Resolution by reference, the Planning Commission finds that all of the findings required pursuant to Carson Municipal Code Section 9203.14, to the extent applicable, can be made in the affirmative, and that the TTM No. 82395 can be substantiated, based on the following affirmations:

- a) Tentative Tract Map No. 82395 was reviewed by LA County Department of Public Works (the County) and resulted in the issuance of a letter dated March 18, 2019, providing recommended preliminary conditions for final map approval; however, the letter further states that details and notes shown on the tentative map are not necessarily approved, and due to concerns about sewer capacity and incomplete sewer and hydrology studies, the County has deferred recommendation of tentative map approval until a sewer capacity and hydrology study have been thoroughly conducted and demonstrate that the project site will have adequate sewer capacity and meets water quality requirements. To address these issues, the Commission finds it appropriate to approve the Tentative Tract Map conditioned upon resolution of the outstanding items subject to the holds, as stated in the conditions of approval attached hereto as Exhibit "B," and to otherwise allow final action thereon to be deferred until the time of consideration of Final Map.
- b) The proposed subdivision, together with the provisions for its design and improvement, is consistent and compatible with the General Plan objectives, policies, general land uses, and programs, and proposed Brandywine Specific Plan. The proposed project advances the goals and policies related to land use, transportation, housing and economic development.
- c) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made.
- d) The project site is suitable for proposed 38-unit residential condominium project. The proposed Specific Plan Amendment and proposed Brandywine Specific Plan will accommodate the proposed density of up to 25 units per acre, which does not constitute a change from existing standards. The design of the subdivision and project has incorporated project design features to reduce public health and safety problems associated with close proximity to existing residences. The project is an infill project, and all environmental impacts to cultural resources, noise, and tribal cultural resources will be mitigated to existing conditions through the Mitigated Negative Declaration Mitigation

Monitoring and Reporting Program (see Section 6, below). The project design of the subdivision will not conflict with existing easements on the project site.

- e) There is no basis for the Planning Commission to find that the discharge of waste from the proposed subdivision would result in or add to violation of existing requirements prescribed by a California regional water quality control board, as would provide a basis for disapproval of the Tentative Tract Map pursuant to Government Code Section 66474.6. The Planning Commission's approval of the project, as conditioned by the conditions of approval attached hereto as Exhibit "B," requires the applicant to demonstrate that the waste discharge from the proposed subdivision will not result in or add to such a violation in order to obtain a determination of compliance with Section 66474.6 by the City Council at the time of consideration of Final Map approval.

Section 6. The Planning Commission further finds that the proposed project, as mitigated pursuant to Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, which are available for public review at <http://ci.carson.ca.us/CommunityDevelopment/Brandywine.aspx> and are incorporated into this Resolution by reference, will not have a significant effect on the environment.

Section 7. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review (DOR) No. 1743-18 and Tentative Tract Map (TTM) 82395-18, with respect to the property described in Section 1 hereof and recommends approval to City Council of Specific Plan (SP) 17-18, and Mitigated Negative Declaration, subject to the conditions of approval set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 8. The applicant shall enter into an Agreement for Development Impact Fees and Community Facilities District participation with the City and shall comply with all its requirements. In accordance with this agreement, the applicant shall be responsible for payment of one-time impact fees of \$14,000/dwelling unit. The Project contemplates a 38-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$532,000 (DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment of the DIF Amount.

Section 9. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 10. This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of Specific Plan No. 17-18 by the City Council unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF MAY, 2019


CHAIRPERSON

ATTEST:


SECRETARY

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL A:

LOT 11 TRACT NO. 52103, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1224, PAGES 17 THROUGH 21, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS RECORDED MARCH 10, 1965 AS INSTRUMENT NO. 1386, MARCH 10, 1965 AS INSTRUMENT NO. 1388, MARCH 22, 1965 AS INSTRUMENT NO. 910, AND MARCH 25, 1965 AS INSTRUMENT NO. 1408, ALL OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS AND UTILITY SERVICE, SUBJECT TO THE TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN INSTRUMENT ENTITLED "DECLARATION OF PAYMENT COVENANT AND ASSIGNMENT OF RESERVED EASEMENT FOR LOT 11, TRACT 52103 OF DOMINGUEZ HILLS VILLAGE", RECORDED JUNE 4, 2004 AS INSTRUMENT NO. 04-1436005 OF OFFICIAL RECORDS.

APN: 7319-038-900

CITY OF CARSON ECONOMIC DEVELOPMENT

PLANNING DIVISION

CONDITIONS OF APPROVAL

EXHIBIT "B"

SITE PLAN AND DESIGN REVIEW NO. 1743-18

SPECIFIC PLAN NO. 17-2018

TENTATIVE TRACT MAP NO. 82395

GENERAL CONDITIONS

1. The Developer shall enter into an Agreement for Development Impact Fees and Community Facilities District participation with the City and shall comply with all its requirements. In accordance with this agreement, Developer shall be responsible for payment of one-time impact fees of \$14,000/dwelling unit. The Project contemplates a 38-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$532,000 (DIF Amount), provided that the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment of the DIF Amount.
2. City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Developer has agreed to and shall participate in the CFD No 2018-01 for these purpose so as to offset the ongoing impacts of the Project (the CFD Benefits), in accordance with the CFD Cost Allocation attached as Exhibit "A" to the Agreement For Development Impact Fees And Community Facilities District Participation.
3. Development project approval shall become null and void two years following the effective date of application approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Manager. This Permit does not supersede an individual time limit for performance of specific conditions or improvements.
4. The approved 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 shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
 - a. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Division. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
7. All construction documentation shall be coordinated for consistency including but not limited to architectural, structural, mechanical, electrical, plumbing, landscape, and irrigation, grading, utility, street lighting, traffic signing, traffic striping and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department Division.
8. 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 approval by the Planning Manager.
9. Decision of the Planning Division shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. A modification of the conditions of this permit, 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.
11. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Division (or Commission), 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.
12. 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.
13. 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.

14. **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 therefore, or work may cease on the Project.
15. **Indemnification.** The applicant, for itself and its successors in interest (“Indemnitors”), agrees to defend, indemnify and hold harmless the City of Carson, its agents, officers, and employees (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, penalties, actions, or 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 any damage or harm to person 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 the City, and Indemnitors will pay the City’s associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without Indemnitors’ consent but should it do so, the City shall waive the indemnification herein, except, the City’s decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Indemnitors shall provide a deposit 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 attorney’s fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Indemnitors fail to provide or maintain the deposit, the City may abandon the action and Indemnitors shall pay all costs resulting therefrom and the City shall have no liability to Indemnitors.
16. After project’s entitlement approval, the applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council.

PLANNING DIVISION

17. Comply with the construction and maintenance of the Memorandum of Understanding between the Applicant and Dominguez Hills Village Community Association, date May 17, 2019, with respect to construction and modification of private improvements on Cedarbluff Way required to serve the proposed development
18. Final Map shall be recorded. Model home building permits may be issued prior to recordation of final map subject to City review and plan check for the model homes. A Certificate of Occupancy will not be released for the model homes until the Tentative Tract Map is recorded and exterior improvements are removed.

19. Model homes cannot be sold, rented, or occupied.
20. No other building permits will be issued until the Tentative Tract Map is recorded.
21. A bond shall be required to remove model home exterior improvements such as parking lots, fencing, landscaping, signage, and restrooms.
22. Applicant shall submit an administrative plot plan for the approval of model home exterior improvements.

AESTHETICS

23. 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.
24. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
25. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

CONDOMINIUMS

26. 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.
27. The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval. The CC&Rs shall contain statements that the project will be in compliance with city, county, and state regulations. The CC&Rs shall ensure proper maintenance of the common areas by a professional management agency. All Conditions of Approval shall be included within the CC&Rs. 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 (condominiums).
28. All ground-mounted equipment including air conditioners and transformers shall be screened from public view.
29. All Conditions of Approval shall be contained within the CC&Rs.
30. 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.

Prior to occupancy of any unit (except models):

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

ENVIRONMENTAL

32. Prior to issuance of grading permit and building permit, a revised mitigation monitoring program matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with the mitigation measures for Brandywine Specific Plan Mitigated Negative Declaration dated April 26, 2019
33. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the Mitigation Monitoring and Reporting Program for Brandywine Specific Plan. A final mitigation monitoring matrix/spreadsheet shall be submitted to the City.

LANDSCAPE/IRRIGATION

34. Comply with the provisions of the Los Angeles County Green Building Code Section "Water Efficient Landscaping."
35. 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.
36. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
37. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
38. The proposed irrigation system shall include best water conservation practices.
39. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.

LIGHTING

40. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 if the Zoning Ordinance.
41. 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

42. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

TRASH

43. Trash collection shall comply with the requirements of the City's trash collection company.
44. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 if the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

UTILITIES

45. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
46. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
47. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
48. 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.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

49. 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.
50. A construction permit is required for any work to be done in the public right-of-way.
51. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
52. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

53. 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.
54. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to approval of the Final Map.
55. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
56. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
57. Prior to final map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
58. Provide suitable turnaround and label the driveways “Private Driveway and Fire Lane” on the Final Map to the satisfaction of the Fire Department.
59. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
60. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction City of Carson Department of Public Works.
61. 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 and facility operations to the satisfaction of Building and Safety, LA County DPW and the City.
62. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
63. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
64. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk’s Office.

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

65. 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.
66. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required and shall be submitted to the City for review.
67. 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. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
68. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) for review and approval to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
69. 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.
 - a. Street Improvements along Victoria Street.
 - b. Sewer Main Improvements along Victoria Street, in Sagebank Street and/or public sewer system on public or private property as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements along Victoria Street and/or Cedarbluff Way as determined by the aforementioned requirement.
70. 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 shall 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.
71. All existing overhead utility lines 12 kilovolts and less, including telecommunication lines, along Victoria Street shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his or her determination.

Prior to issuance of **Certificate of Occupancy (except models)**, the proposed development is subject to the following:

72. 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.
73. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
74. 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.
75. Prior to release of bonds, repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
76. Install sidewalk along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings No. 117 around obstructions (poles, trees signs, etc.) to provide a continuous pedestrian access route conforming with ADA guidelines and to the satisfaction of the City of Carson.
77. Prior to release of bonds, remove and replace any broken/damaged driveway approach within the public right of way along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
78. Remove unused driveway approach if any, within the public right of way along Victoria Street 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.
79. The Developer shall modify existing driveways within the public right of way along Victoria Street and Cedarbluff Way (private driveway) abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
80. 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.

81. Install/If necessary, modify existing wheelchair ramp at the corner of Victoria Street and Cedarbluff Way per City of Carson PW Standard Drawings, in compliance with ADA requirements.
82. Plant approved parkway trees on locations where trees in the public right of way along Victoria Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
83. Install private irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Victoria Street abutting this proposed development.
84. Modify existing raised landscaped median along Victoria Street to the satisfaction of the City Engineer, if necessary, per recommendations in the Mitigated Negative Declaration approved by the Planning Commission.
85. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
86. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the approved Mitigated Negative Declaration.
87. Install striping and pavement legend per City of Carson PW Standard Drawings.
88. Paint Curbs Red along Victoria Street within or abutting this proposed development, as required by the City Traffic Engineer. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
89. 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 this development to the satisfaction of the City Engineer and or appropriate agency or entity.
90. Streets abutting the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet)
91. 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

CITY OF CARSON PUBLIC WORKS DEPARTMENT, WATER QUALITY

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

92. Per City of Carson ordinance 5809 developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
93. Developer shall apply for a *Construction Activities Stormwater General Permit* from the State Water Resources Control Board.
94. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
95. 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.
96. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
97. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division.

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

98. 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.
99. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzale@carson.ca.us.
100. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
101. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
102. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
103. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board, prior to release of bonds.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

Sewer and Storm Drain

Road

104. Modify or reconstruct the curb ramp at the corner of Victoria Street and Cedarbluff Way to conform with current American with Disabilities Act (ADA) guidelines and to the satisfaction of City of Carson.
105. Close unused driveway on Victoria Street to the satisfaction of the City.
106. Construct additional sidewalk around obstructions (poles, trees, signs, etc.) on Victoria Street to provide a continuous pedestrian access route that conforms with ADA guidelines and to the satisfaction of the City.
107. Repair any improvements damaged during construction to the satisfaction of the City.
108. Plant street trees along the property frontage on Victoria Street and provide an irrigation system for the trees to the satisfaction of the City.
109. Underground all new utilities to the satisfaction of the City.
110. Comply with the street lighting requirements from Los Angeles County Public Works, Traffic and Lighting Division, Street Lighting Section.
111. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.
112. Comply with any and all City road conditions.

Subdivision

113. A note on the final map shall be placed, to the Satisfaction of the City, indicating that this map is approved for 38-residential condominium units on a single lot.
114. Remove existing building/improvements prior to final map approval. Demolition permits and final sign-off from the building inspector shall be required from Los Angeles County Public Works, Building and Safety Division.
115. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

116. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
117. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.
118. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
119. Prior to obtaining the building permit from the Building and Safety Office: Submit landscape and water efficient plans for each open space lot in the land use division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Street Lighting Requirements:

120. Streetlights shall be provided on concrete poles with underground wiring along the property frontage on Victoria Street to the satisfaction of Department of Public Works or as modified by Department of Public Works. Street lighting plans shall be submitted along with existing and/or proposed underground utilities plans to the Traffic and Lighting Division, Street Lighting Section, for processing and approval.
121. Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.
122. **Conditions of Acceptance for Street Light Transfer of Billing:** All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities

LA COUNTY FIRE DEPARTMENT

Final Map Requirements

123. Submit 3 copies of the Final Map to the County of Los Angeles Fire Department Fire Prevention Land Development Unit for review and approval prior to recordation.
124. One (1) new public fire hydrant shall be installed on Cedarbluff Way, and install one (1) new on-site fire hydrant as noted on the tentative map notation.
125. Provide proof of financial obligation for the installation of the required fire hydrants **prior to final map clearance.**
126. All fire hydrants shall measure 6" x 4" x 2 ½" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
127. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction per Fire code 501.4.
128. A copy of the paid fee receipt for the Fire Department Final Map review shall be provided to the Los Angeles Fire Department Fire Prevention Land Development Unit.

Access Requirements:

129. Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured an approved route around the exterior of the building or facility (2016 County of Los Angeles Fire Code Section 503 Section 503.1.1.).
130. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan/exhibit, tentative map, and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
131. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during time of construction (Fire Code 501.4).
132. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
133. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

134. Maintain a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured an approved route around the exterior of the building (Fire Code 503.1.1 and 503.2.2). Cross hatch the Fire Department vehicular access on the site plan and clearly depict the required width.
135. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of ten (10) percent or greater shall have a paved or concrete surface (Fire Code 503.3).
136. Provide approved signs or other approved notices or markings that include the words "NO PARKING – FIRE LANE." Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector (Fire Code 503.4).
137. A minimum five (5) foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes (Fire Code 504.1)
138. Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained t all times (Fire Code 503.4).
139. The required fire flow for the proposed development is set at 1,625 gpm for the duration of hours over and above the daily domestic demand.
140. For all occupancies other than one and two-family dwellings, and Group R-3 buildings, including commercial, industrial, multi-family dwellings, private schools, and institutions, fire hydrant spacing shall be 300 feet (91.44m). No portion of lot frontage shall be more than 200 feet (60.96m) from, via vehicular access, a public hydrant. No portion of a building shall be more than 400 feet (121.92m) from, via vehicular access, a properly spaced public hydrant.
141. All fire hydrants shall measure 6" x 4" 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
142. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction (Fire Code 501.4)
143. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

144. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.