

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 22-2842

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING SITE PLAN AND DESIGN
REVIEW NO. 1832-20 AND RECOMMENDING THAT THE
CITY COUNCIL ADOPT A MITIGATED NEGATIVE
DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM AND APPROVE GENERAL PLAN
AMENDMENT NO. 109-20, ZONE CHANGE NO. 184-21,
AND SPECIFIC PLAN NO. 23-20 FOR A 19-UNIT
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT AT
21240-21250 MAIN STREET, APNS 7334-002-007 & 008.**

WHEREAS, on July 21, 2021, the Department of Community Development received an application from Art Ashai for the following entitlements for the development a 19-unit, multiple-family residential development consisting of two, separate 3-story-high apartment buildings on two vacant parcels located at 21240-21240 Main Street and legally described in Exhibit "A" attached hereto (the "Property"):

- General Plan Amendment (GPA) No. 109-20, to change the land use designation of the Property from General Commercial to Urban Residential;
- Zone Change (ZCC) No. 184-21, to change the zoning map designation for the Property from Commercial General with a Design Overlay (CG-D) to Carson Lofts Specific Plan (CLSP);
- Specific Plan (SP) No. 23-20 - Carson Lofts Specific Plan (CLSP), to adopt a Specific Plan establishing the development standards and permitted uses for the Property; and
- Site Plan Review and Design Review (DOR) No. 1832-20; 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 twenty-seventh day of September 2022, conduct a duly noticed public hearing as required by law to consider said application. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site by September 15, 2022.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. With respect to the **Site Plan and Design Review No. 1832-20**, the Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan as amended by GPA No. 109-20

changing the General Plan Land Use Designation from Commercial General to Urban Residential, and the proposed is compatible with the surrounding single-family residential located to the east, west and south and commercial uses located to the north. The proposed apartment development will help provide a transitional use between the commercial uses to the north and the single-family homes to the east and south of the project site.

- b) The project has been designed to incorporate the development standards of the Carson Lofts Specific Plan, which will apply to the Property and, with adoption of GPA No. 109-20 and SP No. 23-20 (the Carson Lofts Specific Plan), is consistent with the General Plan and the Carson Lofts Specific Plan.

The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area. The proposed residential community will consist of two, 39-foot-high three-story apartment buildings, surface parking and useable open space for each of the buildings. The development, known as Carson Lofts, consists of a 12,331-square-foot Building A (21250 Main Street), which will contain 11 dwelling units, and a 10,152-square-foot Building B (21240 Main Street), which will contain eight dwelling units.

The architecture and design A contemporary architectural style is proposed for the project. This includes the use of multiple roof elevations and articulation in the facades. Finished material includes smooth stucco and multiple types of fiber cement composite panels. The building is capped with an anodized aluminum coping. A belly band has been added to the façade between the first and second floors, thus allowing for color variation and to provide vertical articulation in the façade. Reveals extend from the transoms and stiles of the windows to provide shadowing. To add additional visual interest at the corner of Main Street and 213th Street, porcelain tiles have been included above the entry lobby for Building A. The architecture and design enhance the neighborhood appeal with its high-quality level of design through flexibility and cohesive planning of the residential apartment development and will be compatible with the existing, and anticipated development in the vicinity.

The Project proposes approximately 3,164 square feet of landscaping around the perimeter of the Project Site. A variety of drought tolerant ornamental shrubs and medium size trees, which would be varying in height, would be included as a part of the proposed landscaping. Landscaping and plantings to be provided along the site's eastern edge will offer a verdant privacy screen for adjacent residential uses. The proposed architectural style, material, colors, and landscaping will allow the development to be in harmony with the existing community.

A six-foot tall decorative block wall is proposed along the eastern property line. In addition to the block wall, a hedge of *Laurus nobilis* (Sweet Bay) will be provided along the eastern property line. The Sweet Bay can reach a mature height between 12' and-15' which will allow additional screening between the project and the adjoining residences to the east of the site. The buildings will provide a five-foot setback from 213th Street, a five-foot setback from Main Street, a ten-foot setback from the eastern property line, and a ten-foot setback from the northern property line.

- c) The project design provides for convenience and safety of circulation for pedestrians and vehicles.

The development will have pedestrian and vehicular accessibility via 213th Street and Main Street.

A traffic study conducted as part of the CEQA Initial Study/Mitigated Negative Declaration (IS/MND) estimates that the project will generate 103 daily trips, seven (7) AM peak hour trips and eight (8) PM peak hour trips. This does not rise to the level of significance for transportation impacts and does not require any mitigation measures.

At-grade parking is provided on the eastern portion of the site, with access being provided from Main Street and 213th Street. 21250 Main Street (Lot A) will be developed with 11 units and 24 parking spaces: 22 spaces for the residential (2/unit) and 2 guest parking spaces. 21240 Main Street (Lot B) will be developed with 8 units and 18 parking spaces; 16 spaces for the residential (2/unit) and 2 guest parking spaces. In total, there will be three ADA-accessible parking spaces. Out of the 38 resident parking spaces, two will be ADA-accessible parking spaces. Out of the 4 guest parking spaces, one will be an ADA-accessible parking space. In addition to the vehicle parking, a bicycle parking area will be provided on Lot B and would be available to residents and their guests of both buildings. Bicycle parking will be provided at the rate of one space for every four units minimum, or at least five spaces. Curb, gutter, sidewalks, and driveway will be designed and constructed with City Engineer review and approval.

Prior to building permit issuance, a reciprocal easement agreement will be required to be recorded on both parcels of the Property, ensuring that access between the parcels and all 42 parking spaces are available for the residents and guests of the project. The reciprocal easement agreement will also include utilities and waste disposal.

A traffic study conducted as part of the CEQA Initial Study/Mitigated Negative Declaration (IS/MND) estimates that the project will generate 103 daily trips, seven (7) AM peak hour trips and eight (8) PM peak hour trips. This did not rise to the level of significance for transportation impacts and thus did not result in any proposed mitigation measures.

Both the City's Traffic Engineer and the Los Angeles County Fire Department have reviewed and cleared the project.

- d) The signage for the project will be in compliance with the proposed Specific Plan, and will include: (i) one sign which identifies the project, "Carson Lofts," per street frontage - each sign shall be non-illuminated or reverse channel letters, wall mounted, and shall not exceed twenty-four (24) square feet, and (ii) one address sign (street number only) per building - address signs shall be mounted facing the street in which the property is addressed and shall comply with all requirements of the Building and Fire Codes. The signage associated with the project exhibits attractiveness, effectiveness, and restraint in signing graphics and color.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review," can be and are made in the affirmative.

SECTION 3. With respect to **General Plan Amendment No. 109-20**, the Planning Commission finds that:

- a) GPA No. 109-20 will change the subject property's General Plan land use designation from General Commercial to Urban Residential, allowing residential densities up to 65 dwelling units per acre and thereby accommodating the Carson Lofts Specific Plan's maximum allowable residential density of 40 units per acre and the project's actual density of 36.5 dwelling units per acre. With the adoption of the Carson Lofts Specific Plan (CLSP) and ZCC No. 184-21, the subject

property's zoning will be consistent with its General Plan land use designation with respect to this development standard, and will be subject to the zoning, development standards and permitted uses of the CLSP.

- b) The proposed General Plan Amendment is consistent with the General Plan goals and policies., including: (i) Goal LU-6: A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City. This residential development will contribute to the variety of housing for the area by increasing the options of residential units, as stated in Implementation Measure LU-IM-6.4 to “promote a variety of housing types and affordability to meet the development goals of the Housing Element and provide needed housing opportunities to support employment growth (Implements LU-6.1, 6.2 and 6.5)”; (ii) Goal LU-7: Adjacent land uses that are compatible with one another. The Specific Plan will allow development of an underutilized property to contribute to the City's growth. Adjacent land uses include single-family residential, which is compatible with multi-family development; (iii) Goal LU-9: Eliminate all evidence of property deterioration throughout Carson. The specific plan would promote the development of the vacant underutilized property with a new multi-family development. This will work towards the goal of eliminating evidence of property deterioration in the City; (iv) Goal LU-12: Create a visually attractive appearance throughout Carson. To create a visually attractive appearance, the Specific Plan includes design guidelines that will guide the appearance of the project. This includes architectural style and landscape requirements that will result in an aesthetically pleasing project that will enhance the streetscape; (v) Goal LU-15: Promote development in Carson which reflects the “Livable Communities” concepts. The Specific Plan will facilitate the development of 19 dwelling units on the Site. This will contribute to the diversity of housing types that enable citizens from a wide range of economic levels and age groups to live in Carson.
- c) The General Plan Amendment will ensure consistency between Carson Lofts Specific Plan and the General Plan. The General Plan amendment will change the land use designation to Urban Residential. The Specific Plan is consistent with the General Plan Land Use Element as amended and the General Plan Land Use Element goals, policies, and objectives.

SECTION 4. With respect to the **Zone Change No. 184-21**, the Planning Commission finds that:

- a) The project includes a zone change request changing the existing zoning district from Commercial General Design Overlay (CG-D) to Carson Lofts Specific Plan zoning district (which zoning district shall have standards substantially in compliance with the Carson Lofts Specific Plan).
- b) The proposed zone change is consistent with the General Plan, as amended pursuant to GPA No. 109-20, and furthers the General Plan Land Use Element goals and policies as stated above. Where the Carson Zoning Ordinance regulations and/or development standards are inconsistent with Carson Lofts Specific Plan, the Carson Lofts Specific Plan standards and regulations shall prevail, as stated in Section 3.2 of the proposed Specific Plan. The proposed “Carson Lofts” zone will allow the development of densities up to 40 dwelling units per acre, thereby accommodating the project's density of 36.5 dwelling units per acre.

- c) The zone change from CG-D to CLSP is compatible with the surrounding uses and compatible/consistent with a General Plan land use designation of Urban Residential upon approval of GPA No. 109-20.

SECTION 5. With respect to **Specific Plan (SP) No. 23-20**, the CLSP, dated March 2022, including its Appendices, which is available for public review at city website page: <https://ci.carson.ca.us/CommunityDevelopment/CarsonLofts.aspx> and 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:
 - i. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan (the Property).
 - ii. 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;
 - iii. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
 - iv. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above; and
 - v. 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 No. 109-20.
- c) The proposed project is consistent with and adheres to the Carson General Plan Urban Residential Land Use designation and the Carson Lofts Specific Plan.

SECTION 6. The Planning Commission further finds, on the basis of the whole record before it, that the proposed project, as mitigated pursuant to Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the Project, which are available for public review at <https://ci.carson.ca.us/content/files/pdfs/planning/sr/2022-09-27/ITEM6C/Exhibit4.pdf> and are incorporated into this Resolution by reference, will not have a significant effect on the environment. The MND has been prepared and considered in compliance with CEQA, and contains all required contents pursuant to CEQA Guidelines Section 15071. The MND was prepared by a consultant of the City working with City Planning Staff, was reviewed and analyzed independently by Planning Staff and the Planning Commission, and reflects the independent judgment of the City as lead agency. A Notice of Intent was prepared and issued in compliance with CEQA Guidelines Section 15072. The draft MND was published, circulated and made available for public review in accordance with the requirements of CEQA, including CEQA Guidelines Section 15073. No public comments were received, including none suggesting that an Environmental Impact Report (EIR) should be prepared. The mitigation measures set forth in the MND are included within the project conditions of approval attached hereto as Exhibit “B”. All potential environmental impacts of the proposed project, as assessed and mitigated pursuant to the MND and MMRP and the project conditions of approval, will be mitigated to the maximum extent feasible and below a level of significance.

SECTION 7. Based on the findings and conclusions set forth above, the Planning Commission hereby (1) approves DOR No. 1832-20 contingent upon City Council adoption of the MND and MMRP and approval of GPA No. 109-20, ZCC No. 184-21, and SP No. 23-20, and (2)

recommends that the City Council adopt the MND and MMRP and approve GPA No. 109-20, ZCC No. 184-21, and SP No. 23-20, subject to the project conditions of approval set forth in Exhibit "B" attached hereto.

SECTION 8. This decision of the Planning Commission shall become effective and final 15 days from the date of adoption of this Resolution, 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 9. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

APPROVED and **ADOPTED** this 27th of September 2022.

Chris Palmer - Covid Signature

ACTING CHAIRPERSON

ATTEST:

María A. Gonzalez
SECRETARY

Exhibit A: Legal Description

Exhibit B: Conditions of Approval

EXHIBIT A
LEGAL DESCRIPTION

SITE ADDRESS 21240 MAIN STREET, APN 7334-002-007,

Legal Description):

TRACT NO 8018 1/2 VAC ALLEY ADJ ON E, SE AND S AND LOT 7

SITE ADDRESS 21250 MAIN STREET, APN 7334-002-008

Legal Description):

TRACT NO 8018 1/2 VAC ALLEY ADJ ON N AND LOT 8

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL
EXHIBIT "B"**

**GENERAL PLAN AMENDMENT NO. 109-20
ZONE CHANGE NO. 184-21
SPECIFIC PLAN NO. 23-20
SITE PLAN AND DESIGN REVIEW NO. 1832-20**

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 in regard to 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 residential development (all other) have been set at \$18,485.56 per unit 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 \$351,225.64 for the proposed project, calculated as follows: 19 Residential Units (All Other) X \$18,485.56 per unit = \$351,225.64. 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 jnguyen@carsonca.gov or 310-952-1700 ext. 1310

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

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective date of the City's approval/conditional approval of the project.

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

2. ***Funding Mechanism for Ongoing Services/Community Facilities District:*** The Developer is required to establish a funding mechanism to provide an ongoing source of funds to mitigate the impacts of the proposed development on City services on an ongoing basis.

In 2018, City adopted Community Facilities District (CFD) No. 2018-01 and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the “CFD”) to fund the ongoing costs of City services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD (the CFD Services). The City uses this mechanism for projects wanting to join the CFD as a means to satisfy the condition to mitigate impacts on services. In 2019, the City undertook a Fiscal Impact Analysis (“FIA”), and uses the analysis generally to determine the impacts in CFD No. 2018-01.

Based on the FIA, the subject property falls under the Residential – All Others category with a current rate at \$1,076.94 per unit per year for Fiscal Year 22-23. Based on a 19-unit development, the current estimated annual amount for ongoing services is \$20,461.86, subject to annual adjustments every July 1st. Prior to recordation of final tract map or permit issuance, whichever comes first, Developer shall demonstrate compliance under this section either through: (1) Annexing into a City CFD; or (2) Establishing a funding mechanism to provide an ongoing source of funds for ongoing services, acceptable to the City.

This condition may be satisfied by annexing the subject property to the CFD with the rate comparable to that of the FIA, or by requesting the City undertake a Fiscal Impact Study by a consultant chosen by the City with respect to the subject property with similar scope and standards as the FIA and paid for by the Developer to set the rate of the CFD for the subject property. Should another Fiscal Impact Study be undertaken, a lower or higher rate may be required for the mitigation of impacts based on the Study. The Developer may also provide another mechanism for satisfying the requirement to mitigate impacts that is acceptable to the City Council.

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

3. If a building permit for Site Plan and Design Review No. 1832-20 is not issued within **two years** of the effective date of project approval, the project entitlements shall be declared null and void unless an extension of time is approved by the Planning Commission.
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. Developer shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.

6. Developer shall comply with all city, county, state and federal regulations applicable to this project.
7. Developer 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.
8. 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 Division.
9. The applicant and property owner shall sign an Affidavit of Acceptance form accepting the project conditions of approval and shall submit the document to the Planning Division within 30 days of receipt of approval by the Planning Manager.
10. A modification of the project conditions of approval, including additions or deletions, may be considered upon filing of an application by Developer 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, or ordinance is violated, the project entitlements may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
12. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by 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.
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 therefor, or work may cease on the Project.
15. Indemnification. To the fullest extent permitted by law, Developer, for itself and its 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 Indemnites pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnites 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 Indemnites, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnites' 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, Indemnites may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnites shall have no liability to Indemnitors.

16. After project approval, Developer shall pay all applicable City fees. Fees shall be paid at the rate established by resolution of the City Council.

AESTHETICS

17. 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.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

ENVIRONMENTAL

20. All mitigation measures set forth in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program dated August 2022 for the project (the MND/MMRP), including the mitigation measures identified as MM-AQ-1, MM-CUL-1, MM-CUL-2, MM-GEO-1, MM-HAZ-1, MM-HAZ-2, MM-NOI-1, MM-NOI-2, MM-NOI-3, MM-NOI-4, MM-NOI-5, MM-NOI-6, MM-NOI-7, MM-TCR-1, MM-TCR-2, and MM-TCR-3, shall be adhered to; each individual mitigation measure is hereby made a condition of project approval.
21. Prior to issuance of grading permit and building permit, a mitigation monitoring program matrix/spreadsheet shall be submitted to the Planning Division for review and approval for confirmation of Developer's compliance with the then-applicable mitigation measures set forth in the MND/MMRP.
22. Prior to issuance of a Certificate of Occupancy, the project shall demonstrate compliance with all then-applicable mitigation measures in the MND/MMRP. A final mitigation monitoring matrix/spreadsheet shall be submitted to the City demonstrating such compliance.

LANDSCAPE/IRRIGATION

23. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."

24. 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.
25. 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.
26. The proposed irrigation system shall include best water conservation practices.
27. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
28. **Plant a hedge of Laurus nobilis (Sweet Bay) along the eastern property line. The Sweet Bay shall reach a mature height between 12 feet and 15 feet. Landscaping and plantings to be provided along the site's eastern edge will offer a verdant privacy screen for adjacent residential uses.**
29. **All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELO) per Department of Water Resources Title 23, Chapter 2.7**
30. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.
31. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

32. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 (Exterior Lighting) of the Zoning Ordinance.
33. 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

34. A total of 42 parking spaces shall be provided of which 38 will be resident parking spaces and 4 will be guest parking spaces.
35. Two ADA-accessible resident parking spaces shall be provided within the 38 total resident parking spaces.
36. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
37. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or

- b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
38. **Short-term bicycle parking shall be provided at the increment of one bicycle space for every four units.**
- Bicycle parking shall comply with the following:**
- a. All bicycle parking facilities shall be dedicated for the exclusive use of bicycle parking.
 - b. All bicycle parking spaces shall permit the locking of the bicycle frame and one wheel with a Utype lock, support the bicycle in a stable position without damage to wheels, frame, or components.
 - c. Bicycle parking facilities shall be securely anchored so they cannot be easily removed and shall be of sufficient strength and design to resist vandalism and theft.

RECIPROCAL EASEMENT AGREEMENT

- 39. **A REA for reciprocal access, parking, utilities, and waste disposal shall be recorded against both properties (APN 7334-002-007 and APN 7334-002-008) prior to the issuance of building permits.**
- 40. **The City of Carson shall review and approve the REA prior to recordation.**
- 41. **The REA shall take effect immediately upon recordation.**
- 42. **The City of Carson shall be a named third-party beneficiary of the REA. The REA shall not be amended or terminated without prior written consent from the City of Carson.**

TRASH

- 43. **Two new trash enclosures (one per building) shall be installed to service Building A (21250 Main St.) and Building B (21240 Main St.) designed to accommodate a refuse bin, recycling bin, and green waste bin. The size of the bins and frequency of pick-up shall be sufficient to accommodate the solid waste generated on the site.**
- 44. **Trash collection shall comply with the requirements of the City's trash collection company.**
- 45. **Recycling areas shall be provided in accordance with Sections 9164.4 (Collection and Loading of Recyclable Materials) and 9164.5 (Design Standards for Trash and Recycling Areas) of the Zoning Ordinance. The number and size of recycling facilities are specified on the site plan.**

UTILITIES

- 46. **All new utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 (Utilities) of the Zoning Ordinance, unless otherwise provided for in these conditions.**
- 47. **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. Ground-mounted SCE transformers and meters are not subject to being undergrounded.**
- 48. **Developer shall remove at its own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.**

49. 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, and in compliance with public utility access requirements.

BUILDING AND SAFETY DIVISION

50. **One ADA-accessible guest parking space shall be provided within the 4 total guest parking spaces.**
51. **Separate water meters shall be provided for every unit based on the new Plumbing Code.**

FIRE DEPARTMENT

52. **Submit architectural drawings to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review and approval prior to building permit issuance. Contact them at (323)890-4125 for specific submittal requirements.**

BUSINESS LICENSE

53. All parties involved in the development of 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.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

54. 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 issuance of permit by Engineering Division.
55. 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.
56. A construction permit is required for any work to be done in the public right-of-way.
57. 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.
58. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
59. 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.
60. Covenants shall be recorded to address drainage responsibilities as required by the Engineering Division.
61. Private easement shall be reserved for ingress/egress between the two parcels
62. Prior to approval of the project or issuance of any permits, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved.
- a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.

63. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of 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.
64. Pursuant to Carson Municipal Code Section 9161.4, Developer shall install separate main sewer laterals to individually serve each building in the development. Installation and/or dedication of main line sewers may be necessary to meet this requirement, as determined by the Engineering Division.
65. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction City of Carson Department of Public Works.
66. 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.
67. 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.
68. Additional Right-of-Way (corner cut off) is required at the N/E corner of Main St. and 213th Street for the reconstruction of the HC ramp to meet ADA requirements. Pursuant to Carson Municipal Code Section 9161.4, Developer shall dedicate right-of-way as necessary for this purpose as determined by the City Engineer. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
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 Main and 213th Street shall include full-width, 6-foot-wide sidewalk with tree wells to match the other sidewalks on 213th and Main pursuant to Carson Municipal Code Section 9161.4.
 - b. All utility connections shall be shown on the plans and each building shall have its own utility connections.
 - c. Each building shall provide its own trash enclosure located within the property and can't combine the trash enclosure as shown on the preliminary plans.
 - d. Storm Drain Improvements (if any) on Main Street and 213th St. shall be shown on the plans.
70. Landscape improvement including the tree/ tree wells along Main Street and 213th Street shall be per the City of Carson Standard drawing # 115, 117, 132, 133 and 134 along with the irrigation line to serve the trees/landscaping. On 213th Street, the developer shall install two new tree wells (3' x 5') and plant two 24- inch box Brisbane Box (*Lophostemon confertus*) along with the irrigation line to serve the trees/landscaping.

71. Off-site improvements (*eg. 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.
72. Pursuant to Carson Municipal Code Sections 9161.4 and 9161.7, all existing overhead utility lines 12 kilovolts and less along Main 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 determination.
73. 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.
74. The developer shall contact LA County Sam Abdelhdi (babdel@dpw.lacounty.gov) for street lighting COA
75. The Developer shall execute and provide to the City Engineer, a will serve letter from the utility companies.
76. Remove unused driveway approach if any, within the public right of way along Main and 213th 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.
77. The developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the ADA requirements. Easement may be required to accommodate the construction of the driveway and meet the ADA requirement.
78. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
79. 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.
80. Driveway on 213th Street shall be a minimum width of 26 feet.
81. Stalls at the end of the drive aisle on the north end of the property shall be a minimum of 12' wide or have the aisle extended 3'.
82. Install striping and pavement legend per City of Carson PW Standard Drawings.
83. 213th Street abutting the development shall be slurry sealed from curb-to-centerline; and Main Street 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).
84. 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.
85. Prior to permit issuance, Developer shall pay for any fees applicable at the time of the approval of the projects
86. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 213th Street abutting this proposed development.

87. Paint Curbs Red along 213th Street and Main Street, as required by the Traffic Engineer, within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, WATER QUALITY

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

88. 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.
89. Per City of Carson Municipal Code Section 5809(d)(2), Developer shall comply with USEPA Guidance for street and road construction of 10,000 sq. ft. or more of impervious surface regarding Managing Wet Weather with Green Infrastructure: Green Streets.
90. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
91. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
92. 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 City of Carson, Engineering Services Department Sustainability Administrator via E-mail at JGonzalez@Carson.ca.us.
93. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department Sustainability Administrator and Los Angeles County Building & Safety Division.
94. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division Sustainability Administrator.

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

95. 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.
96. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator.
97. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.

98. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
99. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
100. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

SHERIFF DEPARTMENT – COUNTY OF LOS ANGELES

101. **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.**
102. **Developer shall install and maintain security cameras (with a video monitoring system) and building lights with motion sensors in appropriate areas, as determined by the Sheriff's Department in consultation with the Planning Division. 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.**
103. **Prior to Occupancy, installation of security cameras inside the building at each level's entry/exit points, at the elevators, and at the stairwells.**
104. **Installation of video monitoring system where appropriate.**