



BIRCH

Convenience for Everyday Living.
Family Heritage & Community.
High value. Ownership.
Approachable, Trustworthy
and Authentic.

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for:

City of Carson



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I. Introduction and Project Description



Real Quest Holding, LLC (the “Applicant”) proposes the “Birch” condominium project on 21809-21811 S Figueroa St., Carson CA 90745 (the “Site”) consisting of 32 residential condominium units with a maximum of 98,500 square feet of total floor area (including 3,000 square feet of ground floor parking) (the “Project”). The Site is located on S Figueroa St south of the intersection of Figueroa St. and Carson St, within the City of Carson High Density Residential zoning district.

The Project is a raised podium type construction with on-grade parking and three levels of residential units above. The street level provides a generously landscaped entry to the building lobby, and two vehicular entrances to on-grade parking area. The Project provides 74 total parking spaces (including 10 guest parking spaces).



1/4 Mile Radius | 5 Minute Walk

II. Surrounding Area

The Site or Specific Plan area is located along the western edge of the city of Carson - adjacent to the 110 freeway to the west and multifamily apartments to the east. The Site currently contains three single story residential structures with two driveways from the street. Immediately surrounding the site are single and two-story multi family buildings. The site is within a block from the intersection of Carson Street and Figueroa Street containing several commercial uses. To the south, are residential buildings along with a religious building and a middle school.



1_Site view from east



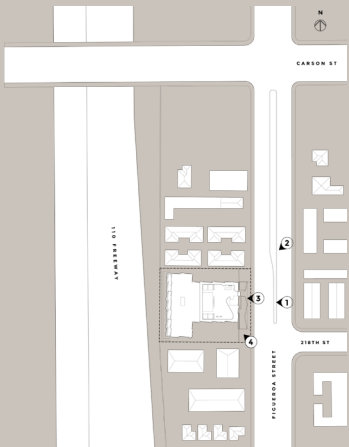
2_Site view from north-east



3_Existing residential structures on Site



4_Existing residential structures on Site





5_Corner of Figueroa and Carson



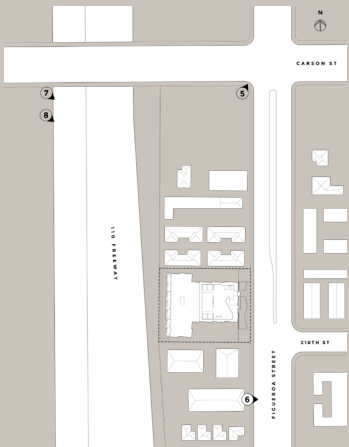
6_Multi family residential building across the street



7_View of site from across the 110 Freeway at Metro Transit Center



8_View of Site from 110 Freeway



The Birch Specific Plan provides the elements, character, location, and method of implementation for this Project located at the approximately 33,703 square-foot Site. Adoption of the Specific Plan is designed to advance the City's following land use policy goals and objectives:

III. Purpose and Intent of Specific Plan

1. URBAN DESIGN FRAMEWORK

Provide development and form based design standards to promote the development of increased sustainable density in proximity to the Mixed Use-Carson St district.

2. BUILDING HEIGHT + DENSITY

Allow additional height and density for a project that defines the street edge and serves as a transitional buffer between the 110 freeway and the multi-family residences in the surrounding area.

3. PEDESTRIAN NETWORK

Establish the Site as a walkable destination for residents being served by the neighboring commercial activity along Carson St.

4. DESIGN STANDARDS

Encourage design excellence and establish a high quality standard for future development to occur along Figueroa St. Provide attractive and sustainable design solutions to the properties adjacent to the 110 freeway.

5. RESIDENTIAL DENSITY NEAR COMMERCIAL CENTERS

Fulfill Carson General Plan Policy LU-8.3 by "locating higher density residential uses in proximity to commercial centers" to "encourage pedestrian traffic and provide a consumer base for commercial uses." (See General Plan Land Use Element, p. LU-30).

6. SITE CIRCULATION

Enhance Figueroa Street's pedestrian, bicycle, and transit-oriented characteristics while at the same time improving vehicular circulation.

7. EFFICIENT RESIDENTIAL DEVELOPMENT

Promote the development of multi-family housing in close proximity to employment, transportation and activity centers as called for by Housing Element Policies 3.6 and 3.7.

8. SUSTAINABLE COMMUNITIES

Require excellence in multi-family housing design consistent with Housing Element Policy 2.7 "through use of materials and colors, building treatments, landscaping, open space, parking, environmentally sensitive, and sustainable building design."



IV. Relationship to Other Land Use Regulations



A Specific Plan is a regulatory tool to guide development in a local area consistent with the City's General Plan. While the General Plan provides the primary guide for growth and development citywide, the Specific Plan customizes the planning process to enhance and promote the unique characteristics of a special area. This Specific Plan is adopted pursuant to Section 65450 et. seq. of the California Government Code.

A. GENERAL PLAN CONSISTENCY

To ensure consistency between the Birch Specific Plan and to the City of Carson General Plan, the General Plan will be amended concurrent with adoption of this Plan. The corresponding General Plan amendment establishes an "Urban Residential" Land Use Designation for the Birch Specific Plan area to replace the Site's existing "High Density Residential" General Plan designations. The Specific Plan is consistent with the following General Plan Land Use Element goals, policies and objectives:

DEVELOPMENT OF A "SIGNATURE PROJECT"

GOAL LU-11 "Development of one or more "Signature Project" to create a focal point or points for the City."

CONSISTENT Per implementation measure LU-IM-11.1, the Site is located in a highly visible zone that acts a gateway to Carson Street via the freeway and transit stops. The Specific Plan's flexible development standards call for increased residential density near commercial centers and projects located in this zone can promote Carson Street's overall transformation into an active, walkable mixed-use corridor.

CITY IMAGE

GOAL LU-12 "Create a visually attractive appearance throughout Carson."

CONSISTENT The Specific Plan is proposed as part of the City's ongoing effort to develop attractive "gateways" to the city along "highly visible freeway corridors which impact the public's perception of the community" by providing "appropriate screening, landscaping and buffering" as required by LU-12.5.

GOAL LU-14 "Enhance freeway corridors and major arterials which act as gateways into the City of Carson."

CONSISTENT The Specific Plan will require the design of new buildings visible from the freeway to include adequate landscaping on all parts of the site visible from the freeway and the concealment of mechanical equipment on the roof per implementation measure LU-IM-14.4.

B. ZONING ORDINANCE CONSISTENCY

The Carson Zoning Code and Map is also amended by ordinance concurrent with adoption of the Specific Plan to ensure complete consistency. A “Birch” zone replaced the Site’s existing “Residential Multi Family/Up to 18 units per acre with Design Overlay” (RM-18-D) zoning. Where Carson zoning regulations and/or development standards are inconsistent with this Specific Plan, the Specific Plan standards and regulations shall supersede. However, any issue not specifically addressed in the Specific Plan shall be subject to the general Planning and Zoning Code regulations. A project that requires no deviations from the regulations and/ or development standards contained herein shall be exempt from Site Plan and Design Review.





C. PROCEDURES

A. Site Plan Review Required

Any future proposed development that is not in substantial conformance with the standards and guidelines contained herein shall be subject to additional Site Plan and Design Review in accordance with CMC Section 9172.23.

B. Exceptions to this Specific Plan

The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth below. In approving an exception to this Specific Plan pursuant to this Section, the Commission granting an approval, and any City body exercising appellate review of an approval, may simultaneously approve any conditional use under their jurisdiction.

1. Initiation.

Consideration shall be initiated upon the filing of an application by the owner of the subject property or his authorized representative, in accordance with CMC 9173.1.

2. Notification of Applicant.

The City shall notify the applicant in writing within thirty days of the filing of the application that either the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in the letter, must be provided.

3. Hearing and Time Limit.

The Commission shall hold a public hearing within six (6) months of the date of acceptance of the application.

4. Commission Hearing Notice.

Notice of hearing shall be given by posting and by notice through the United States mails to the applicant, to the owners of the property within five hundred (500) feet, and to any person who has filed a written request therefor, all as provided in CMC 9173.22 (California Government Code Section 65905), and in such other manner as prescribed by the laws of the State of California and as the Commission may deem necessary or desirable. The City Clerk may give such additional notice, and in such manner as may be deemed necessary or desirable by the City Clerk or the Council.

5. Commission Findings and Decision.

a. After the hearing, the Commission shall, by resolution, render its decision to approve or disapprove an Exception. In making its decision, the Commission shall adopt written findings with respect to this requirement as follows:

- i. that while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations;
- ii. that in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety; and
- iii. that the project is in substantial conformance with the purpose, intent and provisions of the General Plan, any applicable community plan and any applicable specific plan.

An Exception shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. (California Government Code Section 65906.)

b. Notice of the Commission decision shall be given as provided in CMC 9173.32.

6. Conditions.

Any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated (California Government Code Section 65906), and shall be subject to such conditions as will assure that any potential adverse effects will be mitigated where feasible.

7. Effective Date and Appeal.

- a. The decision of the Commission shall become effective and final fifteen (15) days after the date of its action unless an appeal is filed in accordance with CMC 9173.4.

- b. An appeal shall be considered by the Council as provided in CMC 9173.4.

V. Birch Specific Plan Development Standards

A. PERMITTED USES

For any building within the Birch Specific Plan, the Any use not specifically addressed herein shall be subject to the general Planning and Zoning Code regulations for approval:

B. RESIDENTIAL DENSITY

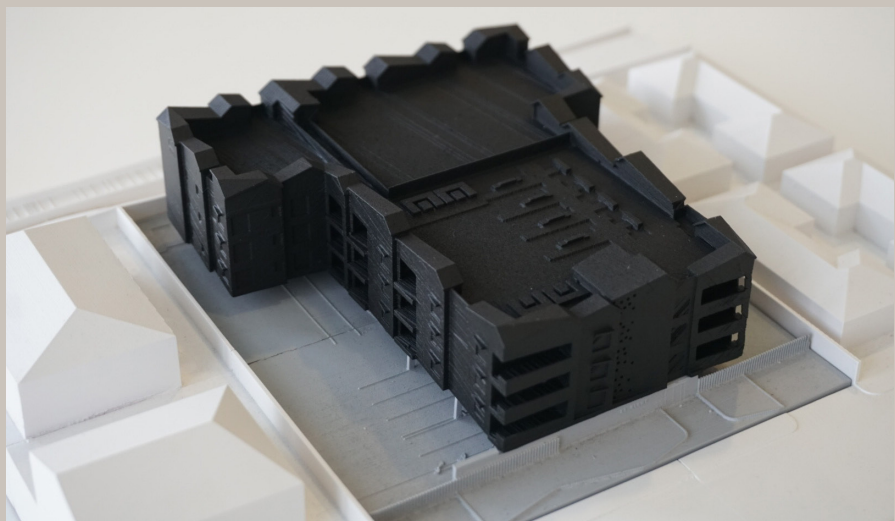
The maximum residential density is forty-five (45) dwelling units per acre. Any fractional amount equal or greater than one-half (1/2) shall permit an additional dwelling unit.

C. FLOOR AREA RATIO

Floor Area Ratio ("FAR") is defined as the ratio of floor area to total (gross) lot area (inclusive of any required dedications, or public or private easement areas). The FAR limitation in this Specific Plan shall be used to limit the above-grade gross floor area of all permitted structures to 2 to 1. The maximum above-grade gross floor area shall be determined by multiplying the FAR by the total area of the Specific Plan area (i.e., 33,703 sq ft).

D. BUILDING HEIGHT

No structure within the Specific Plan area may exceed sixty (60) feet in height as measured according to Section 9191.058 of the Carson Municipal Code. There shall be no limit to the number of stories within the 60-foot height limit.



E. PARKING

Parking shall be completely screened from public view except at the driveway access points into the garages. There shall be two parking entries onto the site, both on S. Figueroa Street. There shall be no internal vehicular streets in the site plan other than the minimal access into the parking areas.

Parking shall be generally provided in accordance with Sections 9305 C of the Carson Municipal Code, particularly as it describes parking standards for residential condominiums. However, the required number of guest parking spaces will be one space for every four residential units. This modified standard is consistent with the requirement for parking for Condominium units in a Mixed-Use district due to the proximity of the Site to the Mixed Use-Carson Street district.

In addition, a maximum of 40% compact stalls shall be allowed for residential parking. Tandem parking for residential uses will be allowed for individual units with two or more required stalls.

Bicycle parking shall be provided for at least five (5) percent of the total number of stalls in all parking areas (74 total residential stalls) in conformance with the Section 9138.17 - Mixed-Use-Carson Street (MU-CS) of the Carson Municipal Code. Bicycle racks and storage will be located in areas convenient to residents.

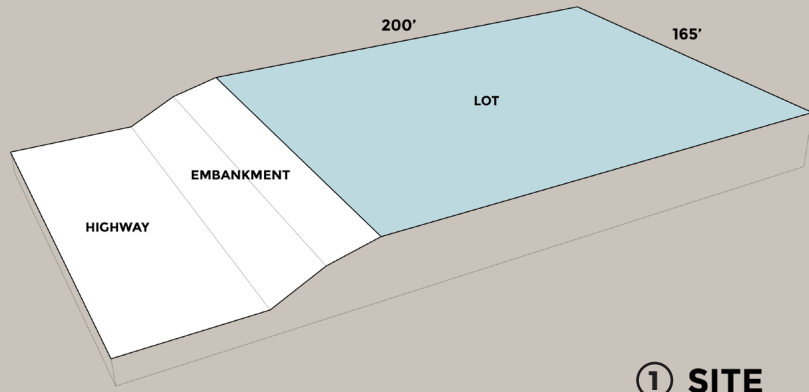
F. STREETScape DESIGN AND PUBLIC SPACES

The design intent for the Birch Specific Plan project follows the concept of contextual design with emphasis on creating a sense of place and an enhanced pedestrian experience. Trees shall enhance the pedestrian scale, drought-tolerant planting materials will enhance sustainability, and over 5 feet of building setback with landscape buffers shall be provided along the public right of way.

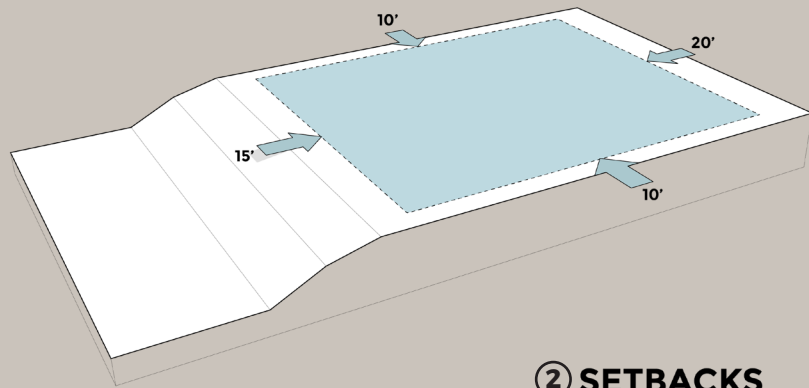
There shall be a minimum twenty (20) foot setback at the ground floor along S. Figueroa St, as measured from the property line to the building façade. Building features and projections permitted within the setback area include: stoops, porches, planters, street furniture, canopies and awnings. (See Exhibits 1-3)

Due to the Site's unique placement between S Figueroa St and the 110 Freeway, the Specific Plan is designed to address the Project's appearance from both the street and the 110 Freeway.

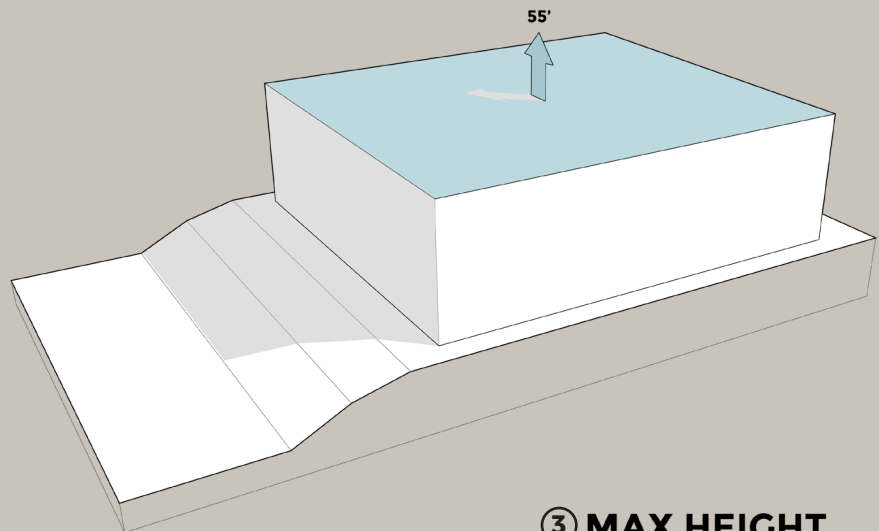
There will be a minimum two (2) foot planter along the entire edge of the property at the ground level. This planter shall be planted to mature trees in order to provide a visual buffer between the building and the view of the freeway.



① **SITE**
165' X 200'



② **SETBACKS**
20' in front
15' in back
10' on sideyard



③ **MAX HEIGHT**
55' above grade

G. USUABLE OPEN SPACE

Internally, the project shall create a system of different types of open spaces where residents and visitors can interact through different types of activities. Examples of residential amenities may include outdoor fire pits with seating, multi-functional lawns which can accommodate community movie nights and picnics, and multiple locations of barbecue grills and tables.

A project within the Specific Plan area shall provide usable open space in accordance with CMC Section 9126.28 for condominium dwelling units, which requires that there shall be usable open space of at least thirty (30) percent of the net project area for projects of one (1) acre or less, and at least forty (40) percent of the net project for projects greater than one (1) acre.

For purposes of this subsection, usable open space shall mean an area which is designed and intended to be used for active or passive recreation. Usable open space may consist of private and/or common areas.

COMMON PUBLIC OPEN SPACES: Common open space shall include: an approximately 1,800 square foot publicly accessible landscaped area with outdoor seating along Figueroa boulevard. (See Exhibits A-B on the following pages)

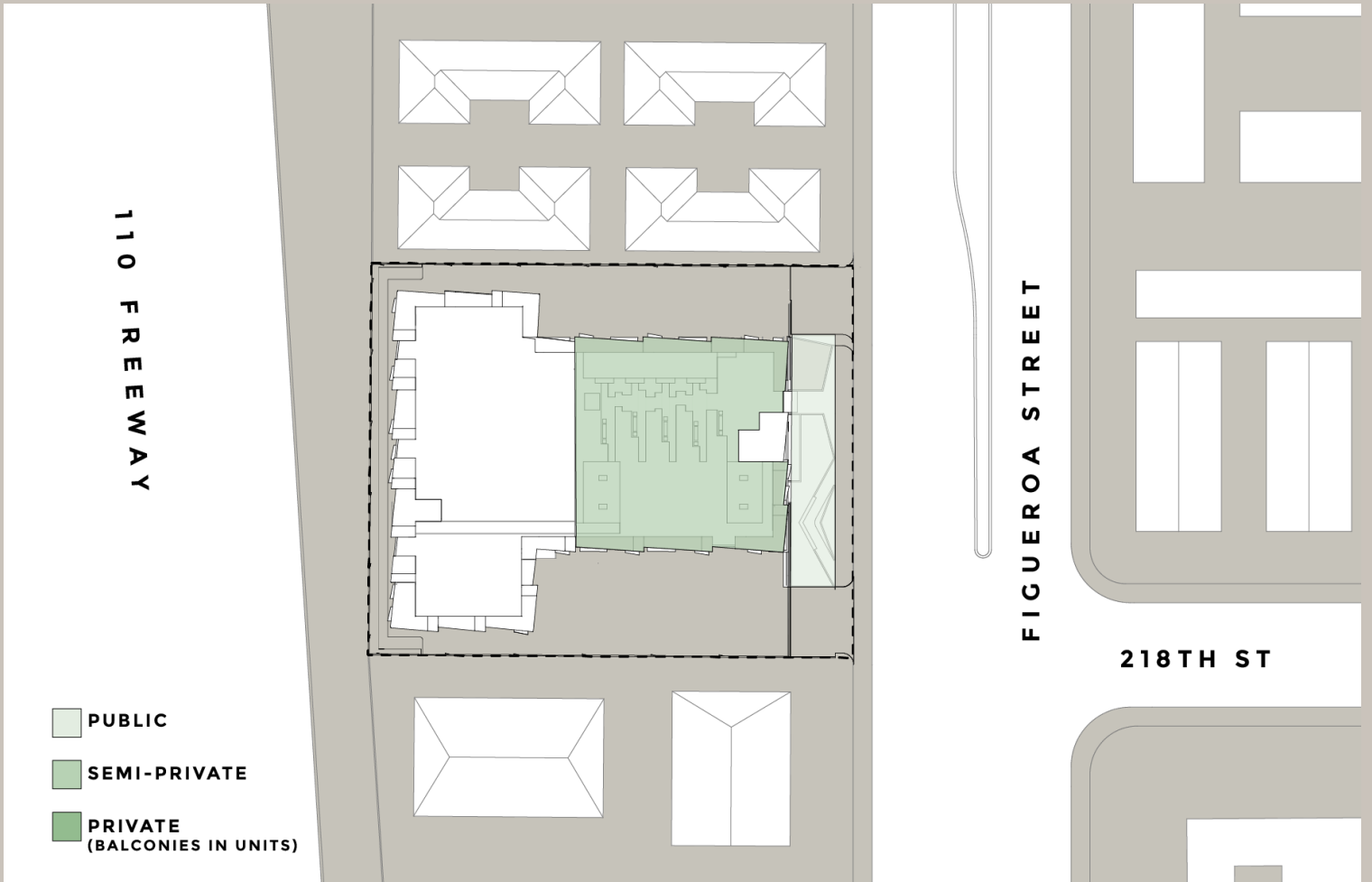
COMMON SEMI-PUBLIC OPEN SPACES: an approximately 6,000 square foot roof deck with an outdoor kitchen and BBQ, with multiple fire pits and seating areas along with a large turf lawn and shaded cabanas. (See Exhibits A-B on the following pages)

PRIVATE OPEN SPACES: part of usable open space can be private balconies, terraces and stoops for Individual units only accessible by the unit's tenant. (See Exhibits A-B on the following pages) Projects in the Birch Specific Plan shall provide private open space in accordance with CMC 9128.15.

An exception shall be made for residential units that face the 110 freeway to the west. These units shall not have private open space due to their proximity to the freeway.



Exhibit A



110 FREEWAY

FIGUEROA STREET

218TH ST

- PUBLIC
- SEMI-PRIVATE
- PRIVATE
(BALCONIES IN UNITS)

Exhibit B

H. INFRASTRUCTURE PLANS

Sewer and Water System Plan

Water Plan (see XI. Appendices - Figure IV-2)

A proposed layout for domestic water distribution is illustrated in Figure IV-2, Water Plan. This plan is subject to modification by the California Water Service Company formerly known as the Dominguez District of Cal Water, which serves the project area. Refer to Figure IV-2 for the location of water service easements.

Sewer Plan (see XI. Appendices - Figure IV-1)

An existing city sanitary sewer lateral is located within Figueroa Street. The project's sewer plan is illustrated in Figure IV-1, Sewer Plan. Also reference figure IV-1 for the location of sewer easements.

Drainage Plan

Proposed Drainage Plan (see XI. Appendices - Figure IV-3)

This is some of the terminology used in the plan for your information.

The amount of rainwater runoff from a plot of land, usually measured in cubic feet per second (CFS), is called the "Q". An undeveloped parcel of land with its permeable surface (dirt) is generally assumed to produce less "Q" than a developed parcel with its impermeable pavement, roofs and sidewalks. The difference between the amount of runoff from an existing undeveloped plot and the runoff "Q" from a developed parcel is called the incremental increase in "Q". The Federal Government has instituted a policy of requiring new developments to limit the discharge of pollutants into streams, lakes, and oceans via storm drain systems.

Drainage for the project shall be by way of surface runoff, an underground pipe system, and retention basins. The drainage plan for the project area would drain easterly toward Figueroa Street. The site would include the installation of (2) storm water storage tanks (Rectangular) 39' (L) x 10' (W) x 10' (H), per highland tank, with (2) submersible pumps, one operational one standby.

Any increase in "Q" will be reviewed by the City Engineer during the site approval process.

Circulation Plan

Circulation Description (see XI. Appendices - Figure IV-4, IV-5, IV-6, IV-7, IV-8)

Regional access to the site is primarily from Figueroa Street. On and off ramps are provided onto Figueroa Street for the 110, approximately half mile from the site. Additional access to the site is from East Carson Street, about 0.5 miles North of the site.

Access to the project area is provided by two driveways off Figueroa Street; see Figures IV-4.

Landscaping Plan

Landscape Plan Description (see XI. Appendices - Figure IV9 and IV-10)

As illustrated in Figure IV-9, Open Space Key Plan, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity and character. This section of the Specific Plan provides a general description of, and development standards for, the Landscaping Concept.

- a) All detailed landscaping programs and roadways will be prepared by qualified landscape architects for review by City staff.
- b) The Project entry statement has been designed with landscaping and architectural treatments that project a high quality image for this development.
- c) The landscaping design for the site will include trees, shrubs, and compactable ground cover.

- d) The entrance into Figueroa Street will have planted road verge and landscaped perimeter setbacks and easements to define the project's design concept. The introductory landscape theme will include elements such as tree clustering to reinforce the project theme and character.

Open Space and Recreation Plan

Open Space and Recreation Description.

The Project will include a roof deck level (4,950 SF). These recreation areas comply with the City's recreation standards. The roadway landscaping proposed in the Design Guidelines, with the attendant parkways, sidewalks and landscaped easements. See the Landscape Design Guidelines, (Section VI.2f) Community Open Space/Recreation.

Open Space and Recreation Plan Development Standards.

(see XI. Appendices - Figure IV-11, IV-12 and IV-13

- a) The parks and recreational facilities provided for by the applicant will be for the benefit of all residents and guests.
- b) The landscaping provided at the perimeter of the project will enhance the immediate neighborhood and the City as a whole. See the Design Guidelines.

Tentative Map

Tentative Map Description.

The project site was originally made of (2) parcels which requires a tentative map to merge the (2) parcels and show the design and improvement of the proposed subdivision.

The proposed property lines have been established as well as all public utilities have been identified on the tentative map. The project density in relation to the new site boundaries are shown clearly.

(see XI. Appendices - Figure IV-11 and Appendix A and B)

VI. Birch Specific Plan Building Form Requirements

The minimum building frontage in the Specific Plan area shall be sixty (60) percent of the lot width, unless modified by the Planning Commission pursuant to Birch Specific Plan section IV D. (See Exhibit A below).

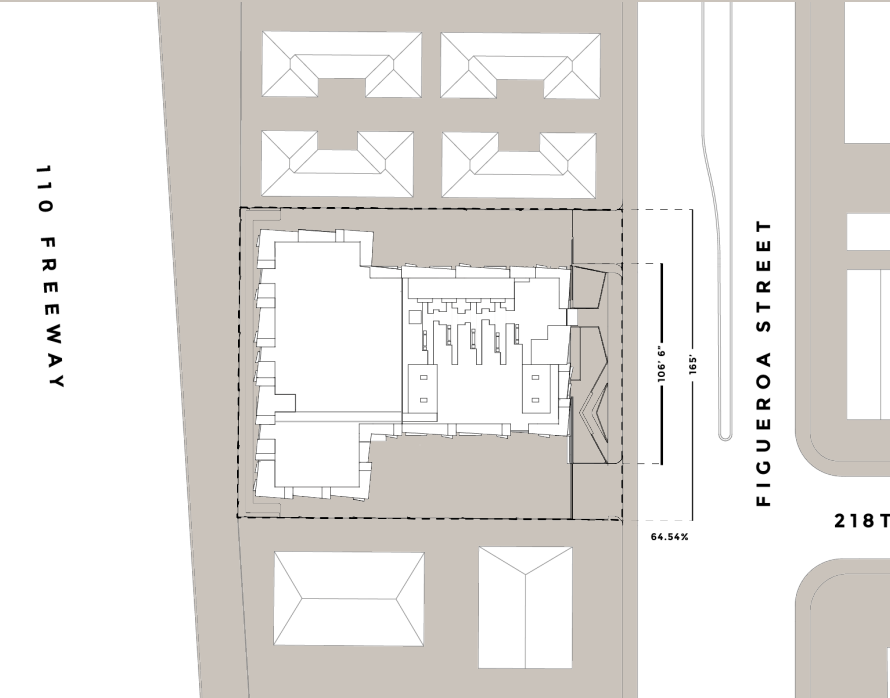


Exhibit A

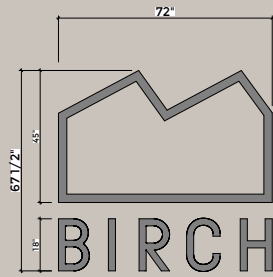
No building or structure in the Specific Plan area shall exceed one hundred and fifty (150) feet per segment, unless modified by the Planning Commission pursuant to Birch Specific Plan section IV D. (See Exhibit B below).



Exhibit B



The overall concept for the exterior Building Design, such as use of material, articulation to building facades and projections, including but not limited to balconies and canopies, is to create an interesting street facing elevation along Figueroa Street as well as along the 110 Freeway corridor. The massing of the buildings will allow for integration of the Birch project into the overall Carson Master Plan while retaining it's organized and efficient geometry. The second layer allows for modern and clean material applications and aesthetic composition appropriate to human scale to create a community environment.



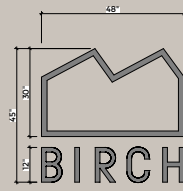
FRONT

SIGN DESCRIPTION:
INDIVIDUAL ALUMINUM FABRICATED HALO CHANNEL LETTERS WITH LED BACKLIGHTING.

SIGN AREA:
34 SF, HEIGHT NOT TO EXCEED 68"



SIDE



FRONT

SIGN DESCRIPTION:
INDIVIDUAL ALUMINUM FABRICATED HALO CHANNEL LETTERS WITH LED BACKLIGHTING.

SIGN AREA:
15 SF, HEIGHT NOT TO EXCEED 45"



SIDE



B Top of Building



A Front Entry

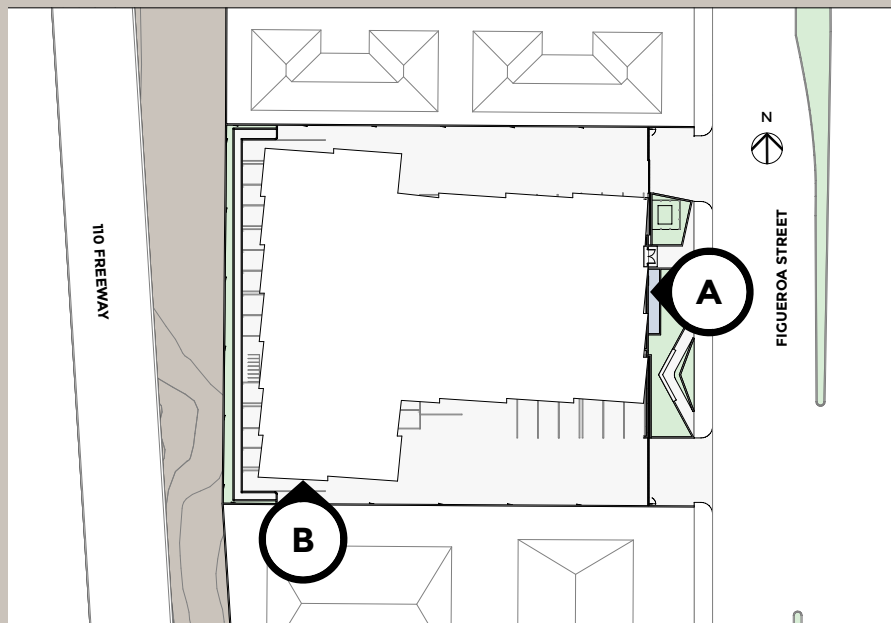


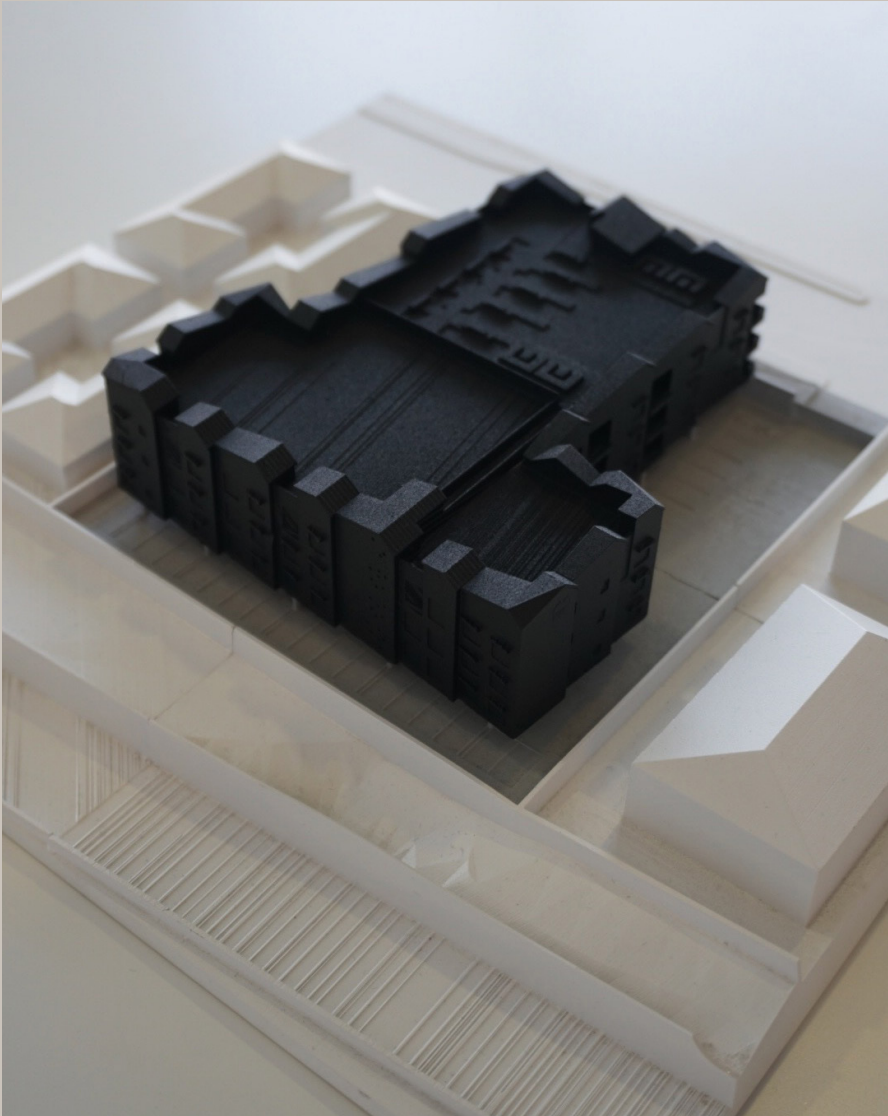
Exhibit A - Building Signs

VII. Signage

Unless specifically addressed below, signage within the Specific Plan area shall be governed by Section 9138.17F of the CMC.

a. Capital letters shall not exceed a height of forty-eight (48) inches. Lower case letters shall not exceed a height of forty-eight (48) inches. When using a logo, logo size should not exceed fifty-four (54) inches. Two (2) rows of letters shall not exceed sixty-four (64) inches. (See Exhibit A).

b. The sign area of a wall mounted sign shall not exceed one and one-half (1.5) square foot per each foot of street frontage. Sign placement shall not exceed a maximum of one (1) per every one hundred fifty (150) linear feet of street frontage. Signs shall be located at least seven and one-half (7-1/2) feet from interior lot lines. (See Exhibit A).



VIII. Design Guidelines

The Carson Street Corridor Design Guidelines and Sustainable Standards, identified in Section 9138.17J. of the CMC, are hereby incorporated by reference. However, building awning shapes within the Specific Plan area shall relate to the shape of the window and door openings, and need not comply with the Carson Street Corridor design guidelines.

A. Building Materials

i. Endicott Sienna Ironspot Thin Brick

This is a thin brick product that is adhered to a approved cement backer board. The color of the brick will be the Sienna Ironspot color per manufacturer. As part of the design this brick will be applied to the front facade of the building facing Figueroa Street which then returns back into the property the same width as the entry lobby area. This terminates into the exterior stucco - Benjamin Moore - Black iron facade.

ii. Exterior Stucco - Benjamin Moore - Taos Taupe

Applied to all the ground level columns and walls for circulation areas and at the property line, this material helps balance out the dark cool tones from the upper levels.

iii. Exterior Stucco - Benjamin Moore - Black Iron

This facade material/finish will wrap the majority of the building facade. This color will help carry the aesthetic of the thin brick at the front of the building around the remainder of the facade.

iv. Wood Siding - Kebony - Clear

The wood finish will help balance out the cooler darker colors by bringing warmth into the exterior color palette. The HardiePanel ties in well with creating a interval between the brick and black iron stucco trasiitions



i. Endicott Sienna Ironspot Thin Brick



ii. Exterior Stucco - Benjamin Moore - Taos Taupe



iii. Exterior Stucco - Benjamin Moore - Black Iron



iv. Wood Siding - Kebony - Clear

Building Materials

IX. Traffic, Circulation, and Parking Demand Management



A. DEFINITIONS

For the purpose of this section, certain words and terms are defined as follows:

Carpool. A vehicle carrying two to five persons to and from work on a regular schedule.

Development. The construction of new non-residential floor area, and residential floor area when provided in a mixed-use project.

Gross Floor Area. That area in square feet confined within the outside surface of the exterior walls of a building, as calculated by adding the total square footage of each of the floors in the building, except for that square footage devoted to vehicle parking and necessary interior driveways and ramps.

Preferential Parking. Parking spaces, designated or assigned through use of a sign or painted space markings for Carpools or Vanpools that are provided in a location more convenient to the entrance for the place of employment than parking spaces provided for single-occupant vehicles.

Transportation Demand Management (TDM). The alteration of travel behavior through programs of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work schedule that move trips out of the peak period or eliminate them altogether (as in the case in telecommuting or compressed work weeks).

Trip Reduction. Reduction in the number of work-related trips made by single-occupant vehicles.

Vanpool. A vehicle carrying six or more persons to and from work on a regular schedule, and on a prepaid basis.

Vehicle. Any motorized form of transportation, including but not limited to automobiles, vans, buses and motorcycles.

B. APPLICABILITY

This subdivision applies to the construction of new residential gross floor area. Prior to the issuance of a building permit, the owner/applicant shall agree to provide and maintain in a state of good repair the following applicable transportation demand management and trip reduction measures.

C. REQUIREMENTS

1. Residential parking shall be completely screened from public view except at the driveway access points into the garages.
2. Bicycle parking shall be provided for at least five (5) percent of the total number of stalls in all parking areas.in conformance with the Carson Municipal Code Section 9138.17 Mixed-Use – Carson Street (MU-CS).
3. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development;
4. If determined necessary by the City to mitigate the project impact, bus stop improvements shall be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops;
5. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

D. MONITORING

The City shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this Specific Plan.

X. Sustainability Features

The Birch Specific Plan project shall be based on principles of smart growth and environmental sustainability, as evidenced by its mixed-use nature, the site's proximity to the Carson Street corridors, being roughly equidistant between downtown Los Angeles and South Bay employment hubs, the accessibility of public transit, and the availability of existing infrastructure to service the proposed uses.

The Birch Specific Plan Project shall incorporate an environmentally sustainable design using green building technologies utilizing more resource-efficient modes of construction adhering to the principles of energy efficiency, water conservation, environmentally preferable building materials, and overall waste reduction. Sustainability features of the Project shall include the following:

1. Water Conservation

Water conservation features shall include a range of techniques that shall enhance site sustainability. Drought-tolerant plants and indigenous species shall be utilized as part of the proposed landscaping program.

- High-efficiency toilets (maximum 1.28 gallons per flush), including dual-flush water closets.
- Residential bathroom faucets with a maximum flow rate of 1.0 gallons per minute, and kitchen faucets with a maximum flow rate of 1.5 gallons per minute. No more than one showerhead per shower stall, with a flow rate no greater than 1.75 gallons per minute.
- High-efficiency clothes washers either within individual units (with water factor of 6.0 or less) and/or in common laundry rooms (commercial washers with water factor of 7.5 or less).
- Individual metering and billing for water use of all residential uses
- Installation of high-efficiency Energy Star-rated dishwashers in all residential units.
- Weather-based irrigation controller with rain shutoff, matched precipitation (flow) rates for sprinkler heads, and rotating sprinkler nozzles or comparable technology such as drip/microspray/subsurface irrigation and moisture sensors where appropriate.
- Use of proper hydro-zoning, turf minimization, zoned irrigation and use of native/drought-tolerant plant materials.

2. Energy Conservation and Efficiency

- Energy Star-labeled products and appliances shall be installed where appropriate.
- Meeting of Title 24, Part 6, California Energy Code baseline standard requirements for energy efficiency, based on the 2013 Energy Efficiency Standards requirements. Examples of design methods and technologies that shall be implemented may include, but not be limited to, high performance glazing on windows, appropriately-oriented shading devices, high efficiency boilers (if single metered), instantaneous water heaters (if individual meters), and enhanced insulation to minimize solar and thermal gain.
- Application of energy-saving technologies and components to reduce the project's electrical usage-profile. Examples of these components include compact fluorescent light bulbs (CFL), energy saving lighting schemes such as occupancy-sensing controls (where applicable), use of light emitting diode (LED) lighting or other energy-efficient lighting technologies where appropriate, and energy-efficient heating and cooling equipment.
- Incorporation of passive energy efficiency strategies, such as roof overhangs, porches, and inner courtyards.
- During operations in order to achieve maximum efficiency, while maintaining safety for residents and visitors, exterior lighting elements will be controlled by light sensors and/or timeclocks to avoid overlighting as appropriate.
- Commissioning of building energy systems to verify that the Project's building energy systems are installed, calibrated, and performing to the Owner's Project requirements.

3. Transportation

- Provision of on-site bicycle storage for visitors and employees.
- Accessibility to multiple public transportation lines adjacent to the Project Site.

4. Air Quality

- Participation in fundamental refrigerant management to preclude the use of chlorofluorocarbons (CFCs) in HVAC systems.
- Use of adhesives, sealants, paints, finishes, carpet, and other materials that emit low quantities of volatile organic compounds (VOCs) and/or other air quality pollutants.

5. Solid Waste

- Provide on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers.

6. Noise Management

- All building outdoor mounted mechanical and electrical equipment for the Project shall be designed to meet the noise requirements of CMC, Chapter 5. In addition, all outdoor loading dock and trash/recycling areas shall be fully or partially enclosed such that the line-of-sight between these noise sources (loading dock service area) and any adjacent noise sensitive land use shall be obstructed.

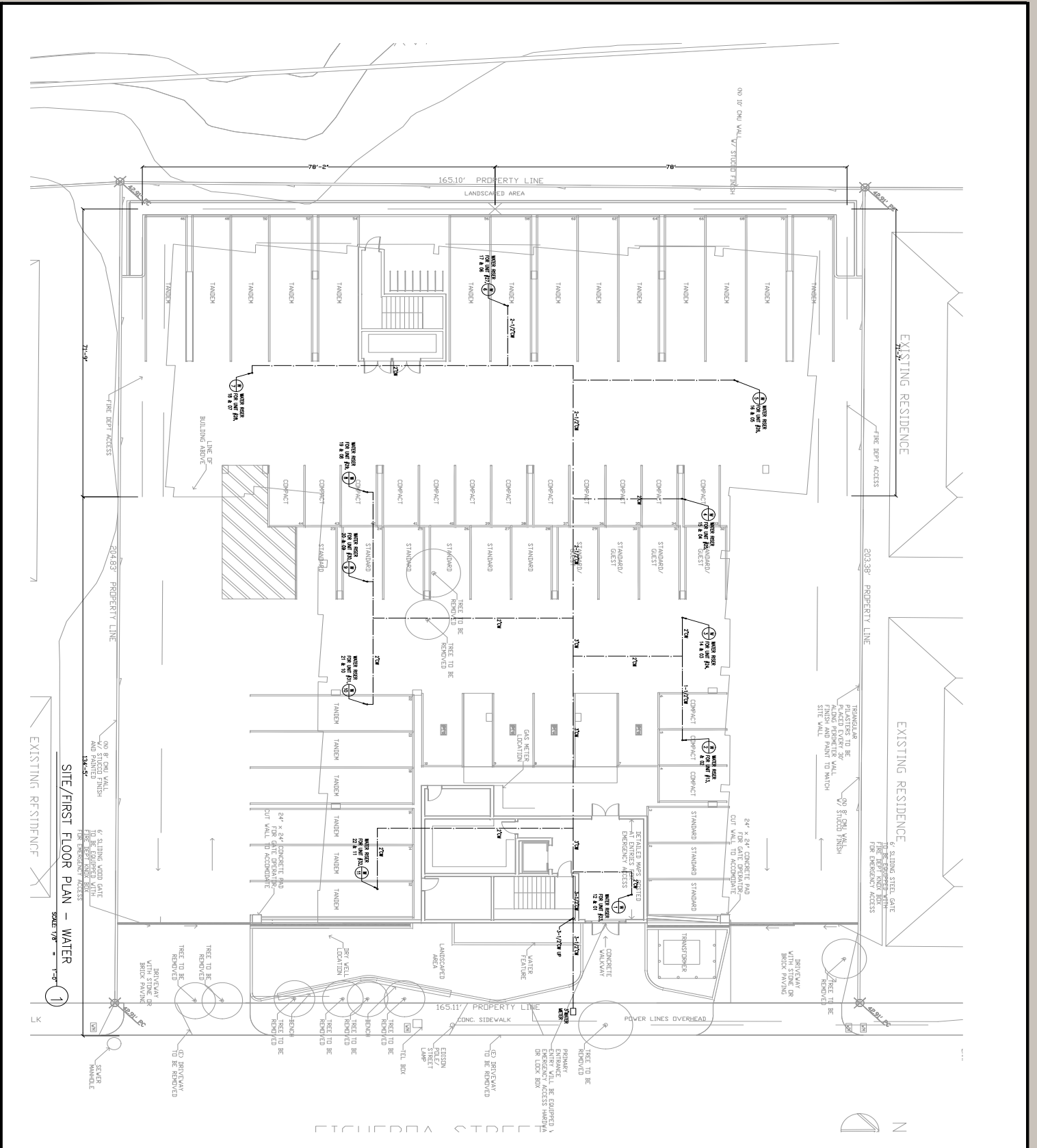
7. Construction and Design Elements

- Recycling and reuse of building and construction materials to the maximum extent feasible, including the on-site recycling and reuse of concrete removed during demolition and salvaging of existing appliances and fixtures.
- Waste diversion accounting shall be utilized.

XI. Financial Component

Financing the Birch Specific Plan is comprised of: a multifamily residential development project financed through private funds. The developer has entered 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 developer shall be responsible for payment of one-time impact fees, as detailed in the conditions of approval document.

XII. Appendices



airplus
 AIRPLUS ENGINEERING CONSULTANTS
 15877 BIRCHWOOD BOULEVARD
 NORTH HOLLYWOOD, CA 91301
 PHONE 818/882-3830
 FAX 818/882-3831
 WWW.AIRPLUSCONSULTANTS.COM

PROJECT NAME
 BRICH
PROJECT NUMBER
 17889

CLIENT
 HENRIK WEST HOLDING LLC
 3728 S HAZEL WING RD SU114
 WANG
 3728 S HAZEL WING RD
 HAZELDA HEIGHTS, CA 91745
 (626) 271-5522

PROJECT ADDRESS
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 GARDEN GROVE, CA 92745

ARCHITECT
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 LANEY LA INC
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 SUITE 100
 HAWTHORNE, CA
 90250
 (310) 488-2455
 ANTHONY@LANEYLA.COM

MARK	DATE	DESCRIPTION
1	1/21/18	ISSUED FOR PERMITS
2	1/21/18	ISSUED FOR PERMITS
3	1/21/18	ISSUED FOR PERMITS

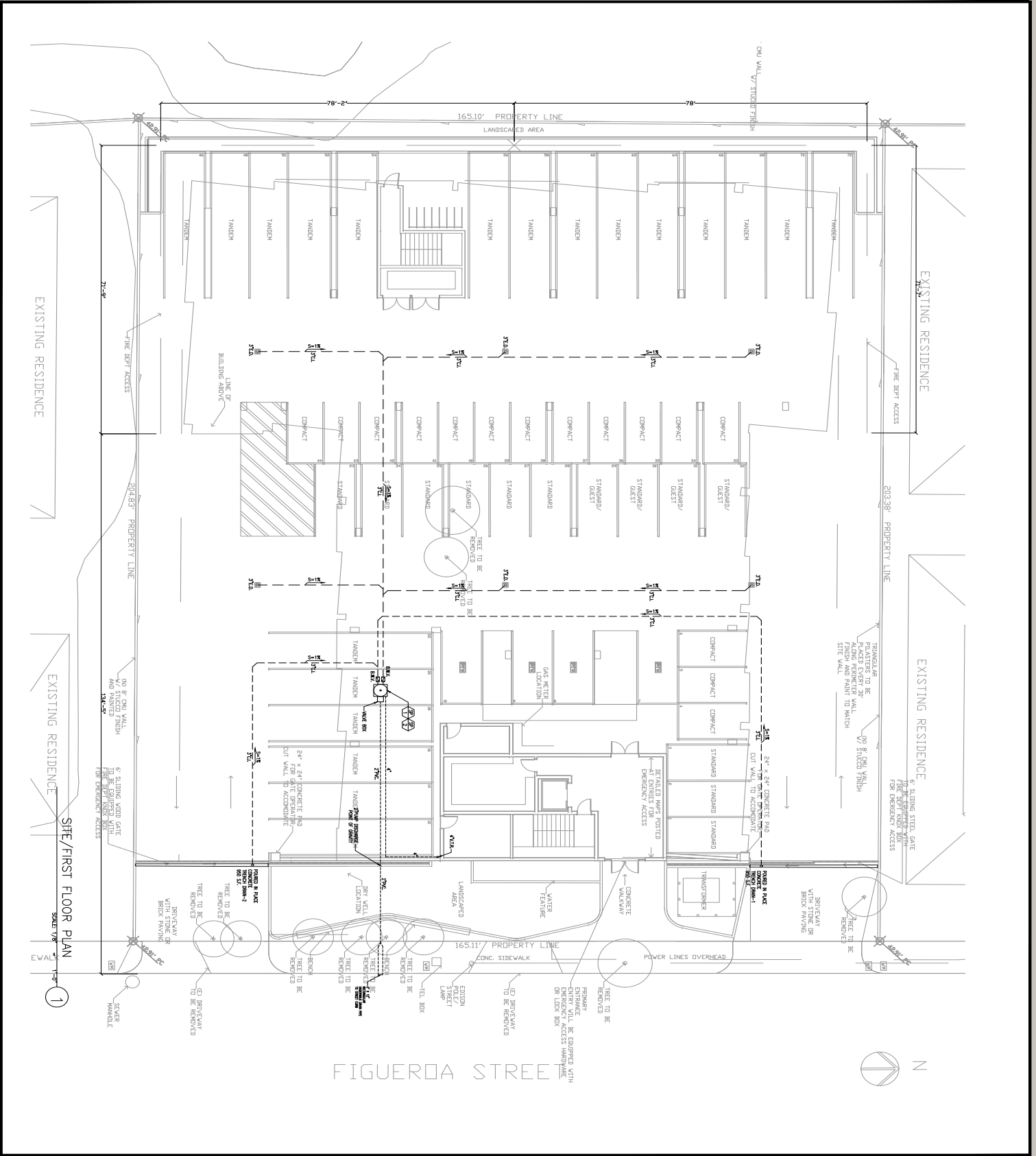
PROJECT NO.	DATE
17-2178	1/21/18

SHEET TITLE
 SITE/1ST FLOOR PLAN
 -WATER

P2.1

Site/1st Floor Plan - Drain

Figure IV - 3



FIGUEROA STREET



airplus
 AIRPLUS ENGINEERING CONSULTANTS
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 NORTH HOLLYWOOD, CA 91601
 PHONE 818.881.7838
 FAX 818.881.7839
 EMAIL info@airplus.com

PROJECT NAME
 BRICH
PROJECT NUMBER
 1789

CLIENT
 HENRIK WEST HOLDING LLC
 3121 W. WILSON AVENUE
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 3728 S HACIENDA BLVD.
 HACIENDA HEIGHTS, CA 91745
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PROJECT ADDRESS
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 STREET
 SHIRAZ
 OAKLAND, CA 94745

ARCHITECT
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 SUITE 100
 HAWTHORNE, CA
 90290
 (310) 488-2455
 ANTHONY@LANEYLA

MARK	DATE	DESCRIPTION
1	1/21/18	ISSUE FOR PERMIT REVIEW
2	1/21/18	ISSUE FOR PERMIT REVIEW
3	1/21/18	ISSUE FOR PERMIT REVIEW

PROJECT NO	DATE	SCALE
17-2178	1/21/18	AS SHOWN

SHEET TITLE
 SITE/1ST FLOOR PLAN
 -DRAIN

P2.3



THE PLANNING AND CARE INSTRUCTIONS

1. GENERAL: THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN. THE DESIGNER HAS CONDUCTED VISUAL AND PHYSICAL ANALYSES OF THE SITE AND HAS IDENTIFIED THE PLANNING AND CARE INSTRUCTIONS THAT ARE NECESSARY TO ACHIEVE THE DESIGN INTENT. THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN.
2. MATERIALS: THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN. THE DESIGNER HAS CONDUCTED VISUAL AND PHYSICAL ANALYSES OF THE SITE AND HAS IDENTIFIED THE PLANNING AND CARE INSTRUCTIONS THAT ARE NECESSARY TO ACHIEVE THE DESIGN INTENT. THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN.
3. MAINTENANCE: THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN. THE DESIGNER HAS CONDUCTED VISUAL AND PHYSICAL ANALYSES OF THE SITE AND HAS IDENTIFIED THE PLANNING AND CARE INSTRUCTIONS THAT ARE NECESSARY TO ACHIEVE THE DESIGN INTENT. THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN.
4. IRRIGATION: THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN. THE DESIGNER HAS CONDUCTED VISUAL AND PHYSICAL ANALYSES OF THE SITE AND HAS IDENTIFIED THE PLANNING AND CARE INSTRUCTIONS THAT ARE NECESSARY TO ACHIEVE THE DESIGN INTENT. THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN.

ROOF DECK LEVEL: PLANT LEGEND

ID	QTY	SIZE	ASSIGNMENT	BOTANICAL NAME	COMMON NAME	HEIGHT (FOOT)	SPREAD (FOOT)	PERIOD	NOTES
J	18	18" DIA	PERMANENT	ROSEMARY	ROSEMARY	3' - 4'	2' - 3'	YEAR ROUND	LOW MAINTENANCE
K	177	2" DIA	PERMANENT	GRASS	GRASS	1' - 2'	1' - 2'	YEAR ROUND	LOW MAINTENANCE
M	120	2" DIA	PERMANENT	GRASS	GRASS	1' - 2'	1' - 2'	YEAR ROUND	LOW MAINTENANCE
N	120	2" DIA	PERMANENT	GRASS	GRASS	1' - 2'	1' - 2'	YEAR ROUND	LOW MAINTENANCE

WINDY WIND

- WINDY WIND: THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN. THE DESIGNER HAS CONDUCTED VISUAL AND PHYSICAL ANALYSES OF THE SITE AND HAS IDENTIFIED THE PLANNING AND CARE INSTRUCTIONS THAT ARE NECESSARY TO ACHIEVE THE DESIGN INTENT. THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN.

PLANNING NOTES

- PLANNING NOTES: THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN. THE DESIGNER HAS CONDUCTED VISUAL AND PHYSICAL ANALYSES OF THE SITE AND HAS IDENTIFIED THE PLANNING AND CARE INSTRUCTIONS THAT ARE NECESSARY TO ACHIEVE THE DESIGN INTENT. THE PLANNING AND CARE INSTRUCTIONS ARE TO BE USED TO GUIDE THE DESIGN AND CONSTRUCTION OF THE ROOF DECK LEVEL LANDSCAPE PLAN.



PLANTING PLAN
ROOF DECK LEVEL
1/8" = 1'-0"
L-2.2
PLANNING PLAN

DATE: 12.06.2018
SCALE: AS SHOWN
DRAWN BY: AQ
REVISION
NO. 20
11.20.2017
11.20.2017
02.09.2018

BIRCH
21809 - 21811 FIGUEROA STREET
CALIFORNIA 90745

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RAINVILLE DESIGN STUDIO AND ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITING PERMISSION AND CONSENT IN WRITING FROM MIRIAM RAINVILLE

\\appleserver\company\apple_engineering\p-projects\2017\p17052-21809-21811_Figueroa St_Carson\2_Design\220_Tentative_Map\Gen\04\21809-21811_TM_-Mba.dwg

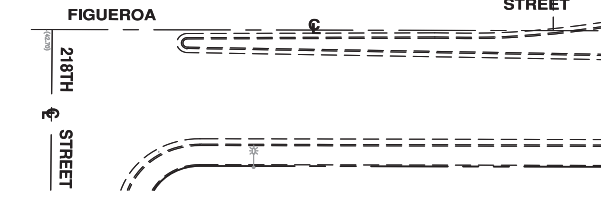
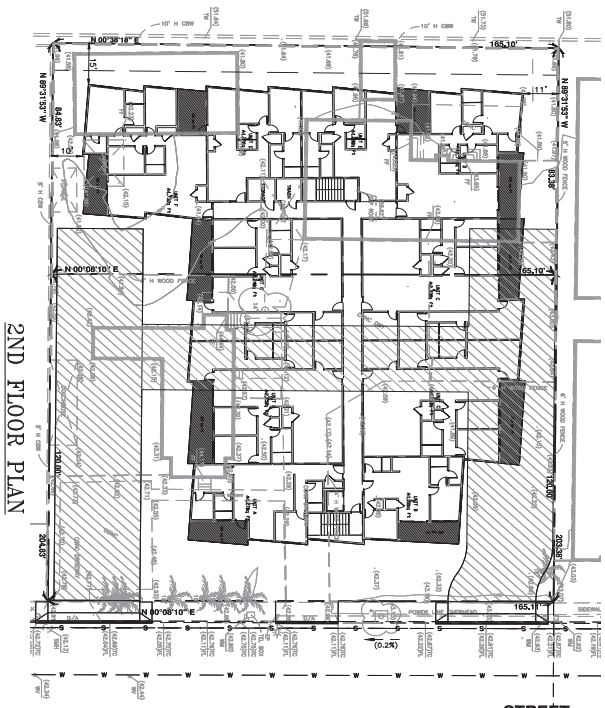


EXHIBIT MAP
TENTATIVE TRACT NO. 76070
 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTION OF LOT 41 OF TRACT NO. 3812, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES
JULY 27 2008



PLANS PREPARED BY:
 Apple Engineering Group
 8800 TIZABUA AVENUE, SUITE 200
 CARSON, CA 90746
 TEL: (562) 591-9911 FAX: (562) 591-9912

BENCHMARK:
 B.M. NUMBER: 7102336
 ELEV.: 47.686
 QUAD (YEAR): 2005
 DESCRIPTION: L & S.P. N. CB
 N.W. COR. WINDMILLER
 N.E. & S.W. COR. ST.

NO.	DESCRIPTION	REVISIONS	APPROVE	DATE

CITY OF CARSON
 ENGINEERING SERVICES DIVISION

EXHIBIT MAP
FOR
21809 FIGUEROA ST.

PROJECT NO. **H17052** SHEET 3 OF 4 PLAN NO.

TR 76070

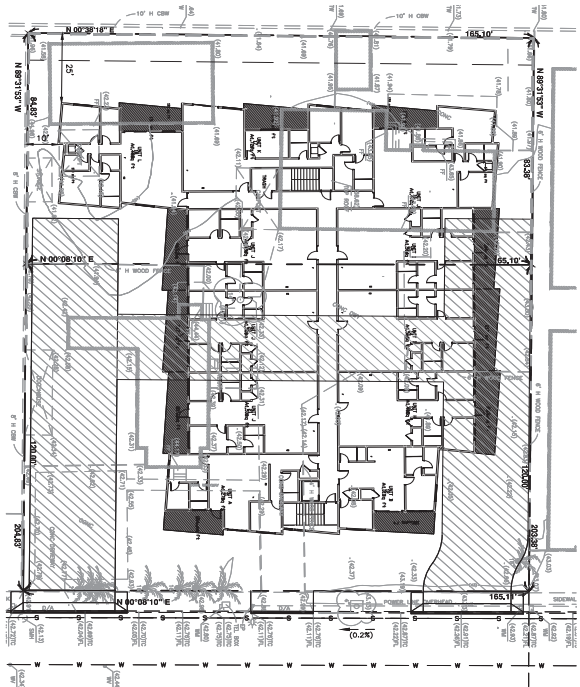
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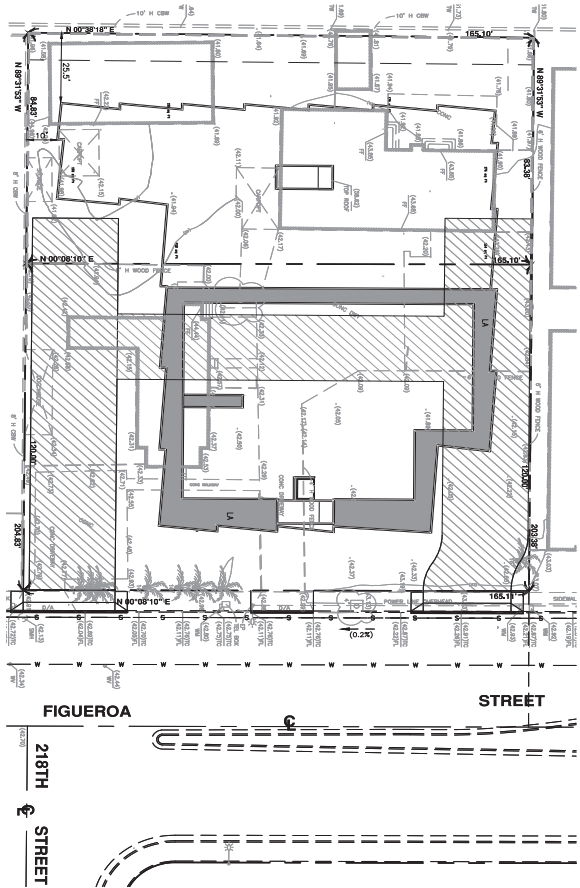
EXHIBIT MAP
TENTATIVE TRACT NO. 76070
 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTION OF LOT 41 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES
JULY 27, 2018

4TH FLOOR PLANS



ROOF PLANS



REVISIONS	NO.	DESCRIPTION	APPROVE	DATE



PLANS PREPARED BY:
 SUDHAKAR MADH
 8/6/2018
Apple Engineering Group
 Subdivision, Residential Building & Survey
 8800 TRAZAVIA AVENUE, SUITE 200
 VAN NUYS, CA 91411
 TEL: (818) 708-9999 FAX: (818) 708-9999

BENCHMARK:
 B.M. NUMBER: 710536
 ELEV.: 47.686
 QUAD (YEAR): 2005
 DESCRIPTION: L & SRK, N. G. BGR
 VAN NUYS, CALIFORNIA
 NAD 83, NAD 83 (NAD 83)

CITY OF CARSON
 ENGINEERING SERVICES DIVISION

EXHIBIT MAP
 FOR
21809 FIGUEROA ST.

PROJECT NO. **17052** SHEET **4 OF 4** PLAN NO.

TR 76070