



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 25, 2016
SUBJECT: Conditional Use Permit No. 1005-16
APPLICANT / OWNER: Alfredo Perez
20844 Jamison Avenue
Carson, CA 90745
REQUEST: To construct a new 3,212-square foot multiple single-family rental unit and attached two-car garage on an existing residential lot with one single-family unit in the RS (Residential, Single-family) zone district
PROPERTY INVOLVED: 20848 Jamison Avenue

COMMISSION ACTION

___ Concurred with staff
___ Did not concur with staff
___ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Palmer/Cinco

Item No. 9A

I. Introduction

Applicant / Property Owner

Alfredo Perez; 20844 Jamison Avenue; Carson, CA 90745

Project Address

20848 Jamison Avenue, Carson, CA 90248

Project Description

The project includes Conditional Use Permit (CUP) No. 1005-16 to construct a new 3,212-square foot multiple single-family rental unit and attached two-car garage on an existing residential lot with one single-family unit in the RS (Residential, Single-family) zone district

II. Project Site and Surrounding Land Uses

The project site is located north of Dominguez Street along Jamison Avenue.

Based from Building and Safety and Los Angeles County Assessor records, the existing dwelling and surrounding dwellings were built in the mid-century. The property consists of a one-story single-family dwelling with a detached, two-car garage.

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Low Density Residential
Zone District	RS (Residential, Single-family)
Site Size	0.3 acres
Present Use and Development	Single-family residential lot with one existing residential unit and detached 2-car garage
Surrounding Uses/Zoning	North / South / East / West: Single-family homes
Access	Ingress/Egress: Jamison Avenue

Previous Discretionary Permits

None

Public Safety Issues

None

III. Analysis

According to Section 9125.5 (Multiple Single-Family Rental Units) of the Carson Municipal Code (CMC), detached rental units are permitted provided they address specific development standards pertaining to lot size, density, open space, guest parking and architecture.

Development Standards

Minimum Lot Size: 10,000 square feet	Proposed Lot Size: 12,200 square feet
Maximum Lot Density: 5,000 sf per unit	Proposed Lot Density: 6,100 sf per unit
Open Space: Adequate	Proposed Open Space: Ave 300 sf per unit
Guest Parking: Adequate:	Proposed Guest Parking: 1 dedicated guest space
Architecture: Detached units incorporate substantially similar architectural features, building materials, and colors as the main dwelling	Proposed Architecture: The new unit does provide substantially similar architectural features, building materials, and colors as the main dwelling

According to the table above, the proposal adequately addresses all applicable development standards.

Development Impact Fees

A new condition of approval will be added to all new development projects obligating applicants and property owners to pay Development Impact Fees (DIF). The City will be initiating a study to determine the amount of the DIF. Condition No. 21 reads as follows:

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure, including but not limited to streets, sidewalks, bikeways, parkway and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. By accepting this condition, the applicant and/or the property owner and their successors (Parties) agree not to object to future payment of the adopted DIF as it relates to this project. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter

requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection.

Issues of Concern: Zoning Requirements

- Issue – Landscaping: Existing front landscaping shall be rehabilitated subject to the approval of the Planning Department and within 60 days of Planning Commission approval.
- Issue – Privacy: To lessen privacy impacts onto adjacent properties, staff recommends the following condition:
 - Mitigation: Any balcony, window or door of the new multiple single-family rental unit shall utilize techniques to lessen the privacy impacts onto adjacent properties which may include use of obscured glazing, window placement above eye level, screening treatments, or locating balconies, windows and doors toward the existing on-site residence.

IV. Environmental Review

Pursuant to Section 15303 – New Construction or Conversion of Small Structures - of the California Environmental Quality Act (CEQA) Guidelines, a single-family home in a developed residential neighborhood will not have a significant impact on the environment and is therefore Categorically Exempt.

V. Recommendation

That the Planning Commission:

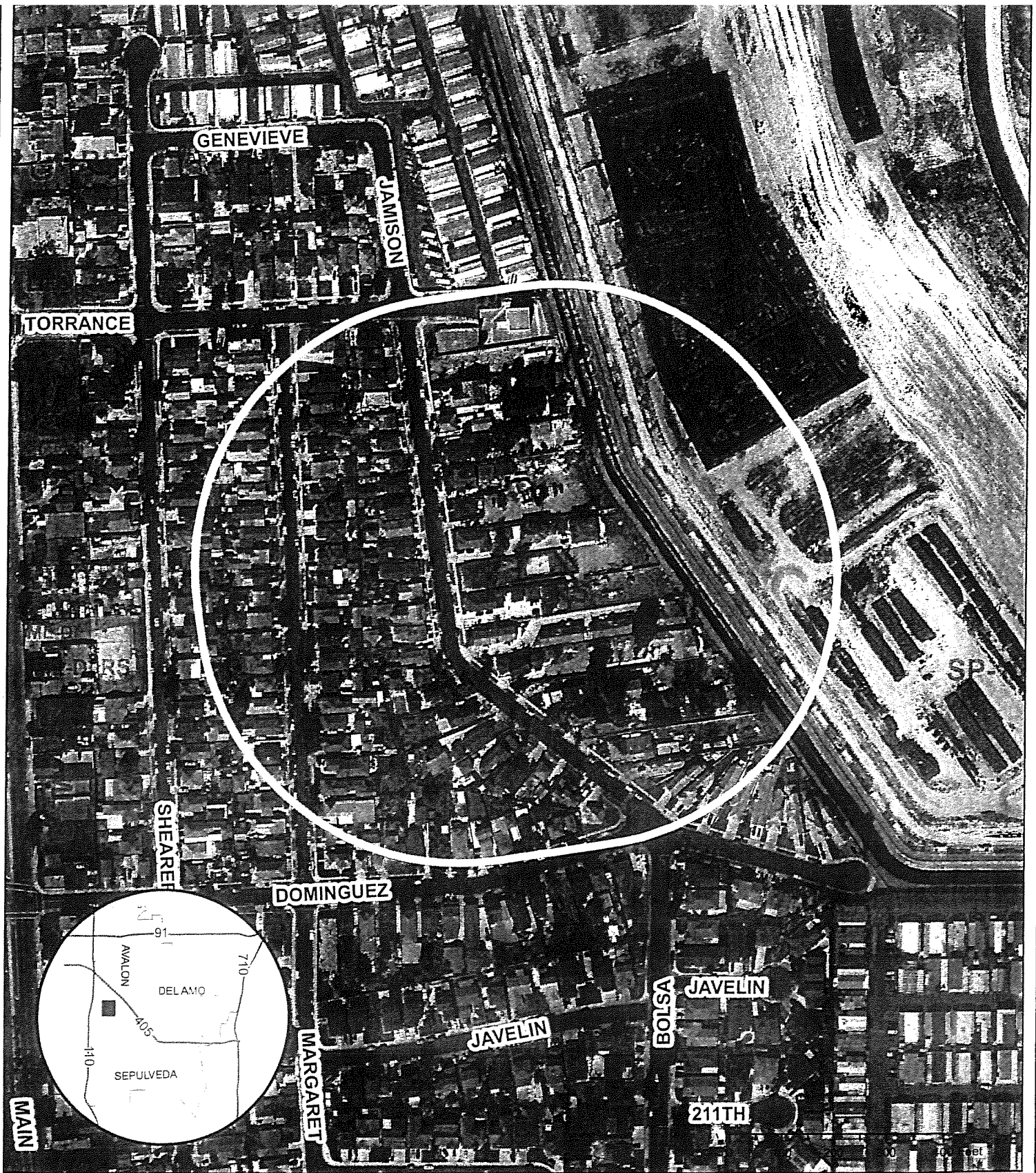
WAIVE further reading and ADOPT Resolution No._____, entitled “A Resolution of the Planning Commission of the City of Carson approving Conditional Use Permit No. 1005-16 for the construction of a new 3,212-square foot multiple single-family rental unit on an existing residential lot with one single-family unit located at 20848 Jamison Avenue.”

VI. Exhibits

1. Land Use Map
2. Resolution
3. Project Plans (Separate from this report)

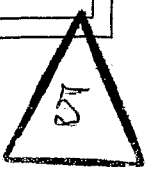
Prepared by: Max Castillo, Assistant Planner

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City of Carson EXHIBIT NO. 1'
500 Foot Radius Map
20848 Jamison Avenue

Date Printed: Thursday, August 04, 2016



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 1005-16 FOR THE CONSTRUCTION OF A NEW 3,212-
SQUARE FOOT MULTIPLE SINGLE-FAMILY RENTAL UNIT ON
AN EXISTING RESIDENTIAL LOT WITH ONE SINGLE-FAMILY
UNIT LOCATED AT 20848 JAMISON AVENUE**

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

Section 1. An application was duly filed by the applicant, Alfredo Perez, with respect to real property located at 20848 Jamison Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a new 3,212-square foot single-family rental unit and attached two-car garage on an existing residential lot with 1 single-family unit in the RS (Residential, Single-family) zone district. The single-family rental unit will be located in the rear of the property. The main dwelling unit and detached two-car garage are located closest to Jamison Avenue was constructed in 1948.

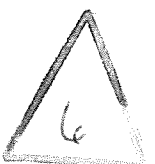
A public hearing was duly held on October 25, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed single-family rental unit is a permitted use for this land use category subject to a conditional use permit (CUP). There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The site is adequate in size, shape, topography, location, and utilities to accommodate the second dwelling unit.
- c) The existing two-car garage currently provides 2 parking spaces for the existing dwelling unit. The proposed unit will have an attached two-car garage. The property is accessed by a driveway located on Jamison Avenue. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second and/or the primary dwelling unit, unless parking requirements are met has been included. In addition, the garage interior shall remain clear to facilitate vehicle parking. With the proposed improvements, the property will not generate significant adverse effects to the adjacent public street.

EXHIBIT NO. 2'



- d) The property is located in a developed residential neighborhood and adequate water supply is provided.
- e) The single-family rental unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.5, Multiple Single-Family Rental Units, of the Carson Municipal Code. Conditions of approval have been included to address landscaping and privacy.
- f) All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment. The proposed use will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 1005-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF OCTOBER, 2016.

CHAIRMAN

ATTEST:

SECRETARY

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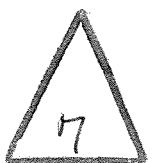


EXHIBIT "A"

Legal Description

Lot 9 in Block H of Tract no. 8245 in the city of Carson, as per map recorded in Book 93 pages 36 through 38 Inclusive of Maps, in the Office of the County Recorder of said County and State.



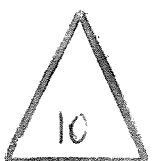
CITY OF CARSON
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 1005-16

GENERAL CONDITIONS

1. If building permits for Conditional Use Permit No. 1005-16 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. As it related to all the Conditions of Approval, the applicant shall mean the applicant of the project, the property owner, or the tenant(s) occupying the project.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
7. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.



8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. The applicant agrees to defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to any damage or harm to people or property, real and personal, that may result from applicant's operations or any claims against the City for or as a result of the granting of a continuance. The City will promptly notify the applicant of any such claim, action, or proceeding against the City and applicant will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully



in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. Exterior materials and colors of the new multiple-single family rental unit shall be compatible to the primary residence subject to the approval of the Planning Department.

LANDSCAPE/IRRIGATION

16. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
17. Existing landscaping shall be rehabilitated subject to the approval of the Planning Department and within 60 days of Planning Commission approval.

PARKING

18. The garage interiors for all multiple single-family rental units shall remain clear to facilitate garage parking. The driveways shall remain clear for maneuvering of vehicles.

PLANNING DIVISION

19. Any balcony, window or door of the new multiple single-family rental unit shall utilize techniques to lessen the privacy impacts onto adjacent properties which may include use of obscured glazing, window placement above eye level, screening treatments, or locating balconies, windows and doors toward the existing on-site residence.
20. The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure, including but not limited to streets, sidewalks, bikeways, parkway and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to



accommodate new developments. By accepting this condition, the applicant and/or the property owner and their successors (Parties) agree not to object to future payment of the adopted DIF as it relates to this project. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection.

BUILDING AND SAFETY DIVISION

21. Submit application to update the address assignment for all residential structures on-site.
22. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

23. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
24. 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 construction permits.
25. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
26. A construction permit is required for any work to be done in the public right-of-way.
27. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
28. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

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

30. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved**



Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.

31. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
32. 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.
33. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
34. The Developer shall submit improvement plans to the Development Services Group – 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 (if any) along Jamison Avenue
 - b) Sewer Main Improvements (if any) along Jamison Avenue as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (if any) along Jamison Avenue as determined by the aforementioned requirement.
35. 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 may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.

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

36. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.



37. 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.
38. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a) Comply with mitigation measures recommended by the water purveyor.
39. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
40. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Jamison Avenue abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
41. The Developer shall modify existing driveways within the public right of way along Jamison Avenue abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
42. Plant approved parkway trees on locations where trees in the public right of way along Jamison Avenue abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
43. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Jamison Avenue abutting this proposed development.
44. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
45. 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.
46. Paint Curbs Red along Jamison Avenue within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
47. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.



48. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
49. 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.

FIRE DEPARTMENT

50. All requirements by the Los Angeles County Fire Department shall be complied with.
51. There shall be no storage allowed within any required building setback yard area to promote fire safety.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

52. All parties involved in the subject project located at 20848 Jamison Avenue including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

