



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 11, 2014
SUBJECT: Design Overlay Review No. 1499-13
APPLICANT: Jorge Rios
REQUEST: To approve two new, two-story 1,977-square-foot single-family dwellings with attached 2-car garages located on thirty-foot wide lots in the RS (Residential, Single-Family) zone.
PROPERTY INVOLVED: 17419 and 17423 Wellfleet Avenue

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 11E

I. Introduction

Applicant

Jorge Rios
Rios Construction
11203 Virginia Avenue
Lynwood, CA 90262
rios.construction@yahoo.com

Property Owner

Fortino Santana
Santana Investors, LLC
7320 Firestone Boulevard, No. 208
Downey, CA 90240
fzconstruction@aol.com

Project Address

17419 and 17423 Wellfleet Avenue

Project Description

The applicant, Jorge Rios of Rios Construction represents the property owner Santana Investors, LLC and is requesting approval of Design Overlay Review (DOR) No. 1499-13 for construction of two new, two-story 1,977-square-foot single-family dwellings with attached 2-car garages on two 30-foot wide adjacent properties located at 17419 and 17423 Wellfleet Avenue respectively. The subject properties are located within the RS (Residential, Single-Family) zoning district and have a General Plan Land Use designation of Low Density (Exhibit No. 1).

II. Background

Previous Uses of Property

The subject vacant properties were formerly active oil well sites but the associated structure (oil well) is not located on the subject properties. The abandoned oil well is located at 17415 Wellfleet Avenue north of and adjacent to 17419 Wellfleet Avenue and was previously approved by the Planning Commission for a single-family-dwelling (DOR No. 1009-07) in 2007.

Previously Approved Discretionary Permits

Design Overlay Review No. 1009-07

On September 17, 2007, the Planning Commission approved construction of new two-story, 2,100-square-foot single-family dwellings on less than 50-foot-wide lots located at properties 17415, 17419 and 17423 Wellfleet Avenue (Exhibit No. 2). However, only property 17415 Wellfleet Avenue obtained the appropriate permits to construct a new two-story single-family dwelling with an existing abandoned oil well on-site. The property owners at the time obtained the appropriate clearance from the regulating agency Division of Oil, Gas and Geothermal Resources (DOGGR) for proper abandonment of the oil well; an engineer approved Methane Gas Mitigation certifying the safety to occupy the structure; and the appropriate permits and certificate of occupancy from the Los Angeles County Building and Safety Division (Exhibits No. 3, 4, and 5).

Public Safety Issues

There is no past or current code enforcement case associated with any of the subject properties.

III. Analysis

Project Details

The proposed 1,977-square-foot, two-story single-family-dwellings with attached 427-square-foot two-car garages are located on approximately 3,000-square-foot lots. Each house features similar exterior design (natural exterior paint color, hickory composition shingle roof materials, decorative stone veneer, window foam trim and automatic sectional roll-up garage door with a window) and have identical floor plans mirroring each other: The first floor has a living room, dining room, family room, kitchen, and one-half bath. The second floor houses all four bedrooms, including a master suite with a walk-in closet and master bathroom, as well as three additional bathrooms and a laundry room.

Single-family dwellings located on lots less than 50 feet wide and less than 5,000 square feet are subject to site plan and design review pursuant to Section 9121.1 and 9172.23 of the Carson Municipal Code (CMC).

DESIGN OVERLAY REVIEW NO. 1499-13

The Planning Commission may approve Design Overlay Review No. 1499-13 if the following findings can be made in the affirmative, as per CMC Section 9172.23(D):

a. Compatibility with the General Plan, any specific plans for the area, and surrounding areas

The subject properties are designated as Low Density within the General Plan Land Use Element. The currently vacant adjacent project sites are former oil well sites (with

no oil wells on-site) and located on a short, one-block cul-de-sac consisting of predominantly two-story, single-family-dwellings that were built in the mid 1960's. The subject residential neighborhood is located in the north-east portion of the City in the vicinity of Stephenson Park and Dominguez Hills Village, south of the 91 (Artesia) Freeway, north of Victoria Street, east of Avalon Boulevard, and west of Central Avenue. The proposed project is permitted within the RS (Residential, Single-Family) zoning district with approval of a DOR and will be compatible with the surrounding residential area. Though there are not specific plans for the project area, nearby Dominguez Hills Village is within Specific Plan 4.

b. Compatibility of 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 architecture and design is compatible with the existing development within the vicinity. The existing single-family dwellings on Wellfleet Avenue average 1,500 square feet with attached two-car garages. Dominguez Hills Village located near the subject properties consists of single-family dwellings and residential condominiums. Typical new housing units in the neighborhood range above 2,000 square feet in living area. The applicant intends to emulate the size and some of the modern characteristics found in these new developments.

c. Convenience and safety of circulation for pedestrians and vehicles

The local streets will be able to accommodate the traffic generated by this project. The project sites have new driveway approaches leading to two-car garages and walkways to the front entrance of the homes. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence and wall will not exceed the maximum code requirement of 42 inches in height, which will allow visibility for motorists backing onto Wellfleet Avenue.

d. Attractiveness, effectiveness and restraint in signing, graphics and color

The proposed project is for two single-family dwellings and will not require signage other than for the address identification of each house. The proposed colors and materials are attractive and effective in portraying an aesthetically pleasing product.

e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15

The proposed project meets all applicable design standards and guidelines of the Municipal Code.

IV. Environmental Review

Pursuant to Section 15303, Class 3 – New Construction or Conversion of Small Structures, the proposed development of the new, two-story single-family dwellings on two separate adjacent lots reasonably falls within this exemption category since no foreseeable significant impacts would result.

V. Conclusion

The above analysis documents that the proposed single-family dwelling units within an existing residential neighborhood is consistent with current regulations in the Carson Municipal Code, to include the applicable zoning district and use, and proper land use planning principles.

VI. Recommendation


That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Design Overlay No. 1499-13 subject to conditions of approval attached as Exhibit "B: to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1499-13 FOR CONSTRUCTION OF TWO NEW, TWO-STORY 1,977-SQUARE-FOOT SINGLE-FAMILY DWELLINGS WITH ATTACHED GARAGES ON TWO 30-FOOT-WIDE LOTS LOCATED AT 17419 AND 17423 WELLFLEET AVENUE.

VII. Exhibits

1. Land Use Map
2. September 17, 2007 Planning Commission Minutes for DOR No. 1009-07
3. Agency Response from the State of California Division of Oil, Gas, and Geothermal Resources for property 21915 Wellfleet Avenue
4. Methane Gas Mitigation Certification for property 21915 Wellfleet Avenue
5. Building and Safety Certificate of Occupancy for property 21915 Wellfleet Avenue

Prepared by:


McKina Alexander, Planning Technician II

Reviewed and Approved by:


John F. Signo, AICP, Senior Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. .

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1499-13, FOR THE CONSTRUCTION OF TWO, NEW TWO-STORY, 1,977-SQUARE-FOOT SINGLE-FAMILY DWELLINGS WITH ATTACHED GARAGES ON TWO 30-FOOT WIDE LOTS LOCATED AT 17419 AND 17423 WELLFLEET 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, Jorge Rios of Rios Construction on behalf of property owner Santana Investors, LLC, with respect to real property located at 17419 and 17423 Wellfleet Avenue and described in Exhibit "A" attached hereto, requesting the approval of and seeking approval to construct two new, two-story single-family dwellings on two contiguous lots which are thirty (30) feet wide in the RS (Residential, Single-Family) zoning district.

A public hearing was duly held on March 11, 2014, at 6:30 P.M. at City Hall, Helen Kawagoe 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. Pursuant to the following Section 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision the Planning Commission finds that:

- a) The proposed single-family dwellings are consistent with the General Plan of the City of Carson in that the properties and surrounding area are designated as Low Density and are zoned RS (Residential, Single-Family).
- b) The proposed project is for two new, two-story, 1,977-square-foot single family dwellings with attached 470-square-foot garages located on adjacent, less than 50-foot-wide lots in an area consisting of predominately two-story, single-family dwellings. The project is consistent with new two-story single-family dwellings in the neighborhood and meets the City's design and development standards.
- c) The subject properties are former oil well sites with an abandoned oil well located on the adjacent property 17415 Wellfleet Avenue. A leak test was conducted on March 29, 2010 for the property 17415 Wellfleet. The Building and Safety Division determined that the leak test is valid for development of the subject properties (17419 and 17423 Wellfleet) within five years of the test.
- d) The local streets will be able to accommodate the traffic generated by this project. The project sites have new driveway approaches leading to two-car garages and walkways to the front entrance of the homes. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence and wall will not exceed the maximum code requirement of 42 inches in height, which will allow visibility for motorists backing onto Wellfleet Avenue.



- e) The proposed project is for two single-family dwellings and will not require signage other than for the address identification of each house. The proposed colors and materials for the houses are attractive and effective in portraying an aesthetically pleasing product.
- f) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

Section 4. The Planning Commission further finds that the construction of the proposed two-story, single-family dwellings on the existing adjacent lots is categorically exempt, pursuant to Section 15303, Class 3, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines, because it reasonably falls within this exemption category since no foreseeable significant impacts would result.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1499-13 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 Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS DAY OF 11th DAY OF MARCH, 2014.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

LOTS 158 AND 159 OF TRACT NO. 24268, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 747, PAGE(S) 51 TO 57, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SAID TRACT BEING A SUBDIVISION OF THE SURFACE AND THE UPPER 500 FEET OF THE SUB-SURFACE MEASURED VERTICALLY DOWNWARD FROM THE SURFACE.

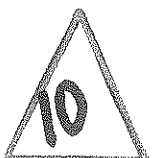
APN: 7319-012-009 AND 7319-012-010



CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1499-13

GENERAL CONDITIONS

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1499-13 is not submitted to the City of Carson within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously 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. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. 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 by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission 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.
7. 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.



8. 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.
9. 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.
10. 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.
11. 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.
12. The Applicant shall 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 the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1499-13. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds 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. The applicant shall provide a deposit in the amount of 100 percent 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 the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

PARKING

13. All areas used for movement, parking, loading, repair or storage of vehicles shall be paved in compliance with Section 9162.0 of the Zoning Ordinance.



14. No designated garage shall be converted to other use(s) without approval by the Planning Division.
15. All driveways shall remain clear. No encroachment into driveways shall be permitted.

AESTHETICS

16. Wrought iron and railings shall be sculptured or otherwise designed in such way as to create interest to the satisfaction of the Planning Division.
17. All trash and debris shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
18. Vehicle repairs shall be done only in accordance with Section 9122.7 of the Zoning Ordinance. Said repairs must be an accessory use, not a primary use.
19. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

FENCES/WALLS

20. Existing and proposed fences and walls shall be permitted, repaired and constructed subject to inspection and approval pursuant to all applicable Los Angeles County Building and Safety Division standards and Planning Division.
21. A new wrought iron fence shall be placed on the subject properties north-south center boundaries as described in a legally devised survey conducted by a professional land surveyor licensed by the State of California.
22. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9126.3 of the Zoning Ordinance.

LIGHTING

23. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9127.1 of the Zoning Ordinance.

BUILDING AND SAFETY

24. The existing leak test conducted by the Division of Oil, Gas, and Geothermal Resources (DOGGR) on March 29, 2010 for the adjacent property (17415 Wellfleet) is valid for development of the subject adjacent properties (17419 and 17423 Wellfleet) within five years of the test. If a leak is detected, contact DOGGR for abandonment and clearance. After abandonment, retest for leaks.



25. If deemed to be required, a landfill gas protection plan prepared by a licensed Civil Engineer shall be reviewed and approved by a Los Angeles County plan check engineer prior to the issuance of necessary permits.
26. If deemed to be required, drainage and grading plan shall be submitted by the applicant and reviewed and approved by a Los Angeles County grading engineer prior to the issuance of a building permit.
27. Submit for plan check, obtain all building permits and approved final inspection for proposed project.
28. Prior to the issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles county Building and Safety Department

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

29. If needed, easements shall be granted to the City, appropriate agency, or entity for the purposed 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.
30. The developer shall fill in any missing sidewalk and any city-owned improvement damaged during the construction of the proposed project shall be removed and reconstructed per City Standard Plan and to the satisfaction of the City Engineer prior to the issuance of a building permit.
31. The developer shall construct new driveway approaches pursuant to City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
32. The developer shall protect or relocate any facilities to accommodate the proposed driveway approach.
33. All new overhead utility lines along Wellfleet Avenue abutting the proposed development shall be underground to the satisfaction of the City Engineer.
34. The developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of the main line sewers may be necessary to meet this requirement.
35. 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.
36. The developer shall submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans when submitted.



37. A construction permit is required for any work to be done in the public right-of-way.
38. All infrastructures necessary to serve the proposed development (water, sewer, storm drain and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
39. The developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
40. A construction bond as required for all work to be done within the public right-of-way and proof of worker's compensation and liability insurance must be on file prior to issuance of Building permit.
41. The developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of the Building Permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

42. Per section 6310 of the Carson Municipal Code, all parties involved in the subject project located at 17419 and 17423 Wellfleet Avenue including but not limited to contractors and subcontractors, will need to obtain a City Business License.



91 FREEWAY

BITTERLAKE ST

ALBA

BAUCHARD CT

NAUSET CT

WELLFLEET AVE

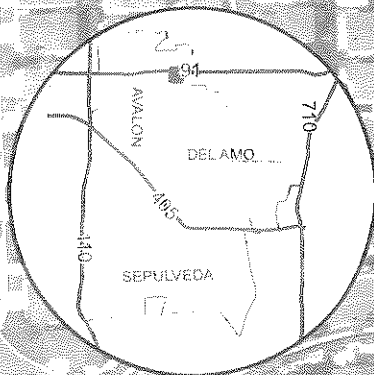
KEENE AVE

SCUDDER CT

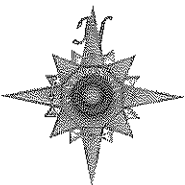
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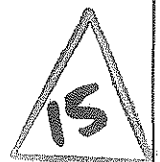
SP-4



0 100 200 300 Feet



City of Carson
500 Foot Radius Map EXHIBIT NO. 01
17419 & 17423 Wellfleet Ave



MINUTES

CITY OF CARSON PLANNING COMMISSION ADJOURNED REGULAR MEETING COUNCIL CHAMBERS, CARSON CITY HALL, 2ND FLOOR

CARSON, CALIFORNIA 90745

MONDAY, September 17, 2007 – 6:30 P.M.

1. **CALL TO ORDER** Vice-Chair Hudson called the meeting to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Verrett.
3. **ROLL CALL**

Planning Commissioners Present: Cannon, Graber, Hudson, Saenz, Verrett

Planning Commissioners Absent: Faletogo (excused)

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Galante, Associate Planner Newberg, Associate Planner Gonzalez, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the Agenda as submitted. Motion carried (absent Chairman Faletogo).
6. **INSTRUCTIONS TO WITNESSES** Vice-Chair Hudson requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES** Assistant City Attorney Galante
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.



Vice-Chair Hudson opened the public hearing.

Jose Correa, applicant, noted his concurrence with the conditions of approval; and stated the accessory building will most likely be used for storage.

Vice-Chair Hudson closed the public hearing

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to concur with staff recommendation, thus adopting Resolution No. 07-2163. Motion carried (absent Chairman Faletogo).

11. PUBLIC HEARING

D) Design Overlay Review No. 1007-07, Design Overlay Review No. 1008-07; and Design Overlay Review No. 1009-07

Applicant's Request:

The applicant, E.B.E. Associates, is requesting to construct a new 2-story single-family home on 3 sets of side-by-side less than 50-foot wide lots within the RS (Residential, Single-Family) zone. A total of 7 houses are proposed – one on each lot, averaging 2,100 square feet. The subject properties are 17701 and 17707 Exa Court; 17911 and 17915 Mackeson Court; 17415, 17419, and 17423 Wellfleet Avenue.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review Nos. 1007-07, 1008-07, and 1009-07; WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1007-07 for the construction of two 2-Story, single-family homes on two adjacent, less than 50-foot wide lots located at 17701 and 17707 Exa Court"; ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1008-07 for the construction of two 2-Story, single-family homes on two adjacent, less than 50-foot wide lots located at 17911 and 17915 Mackeson Court"; and, ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1009-07 for the construction of three 2-Story, single-family homes on three adjacent, less than 50-foot wide lots located at 17415, 17419, and 17423 Wellfleet Avenue."

Vice-Chair Hudson opened the public hearing.

Bradley, representing the applicant, noted his concurrence with the conditions of approval, but asked that board-on-board wooden fences be permitted between the properties instead of concrete block; and stated he would build the block walls around the perimeter.

Staff indicated that would be acceptable.

Vice-Chair Hudson closed the public hearing.



Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Cannon, to concur with staff recommendation, thus adopting Resolution Nos. 07-2164, 07-2165, and 07-2166. Motion carried (absent Chairman Faletogo).

11. PUBLIC HEARING

E) Conditional Use Permit No. 643-06

Applicant's Request:

The applicant, Antonio Ceja, is requesting to approve an existing legal, non-conforming second dwelling located within the RS (Residential, Single-Family) zoned district. The property is located at 21221 and 21221 ½ Shearer Avenue.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 643-06, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 643-06 for an existing legal, non-conforming second dwelling located at 21221 and 21221 ½ Shearer Avenue."

Vice-Chair Hudson opened the public hearing.

Edgar Oleja, representing the applicant, noted his concurrence with the conditions of approval.

Hazel Robert, resident, requested, and received, clarification on what the applicant is proposing.

Vice-Chair Hudson closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Verrett, to concur with staff recommendation, thus adopting Resolution No. 07-2167. Motion carried (absent Chairman Faletogo).

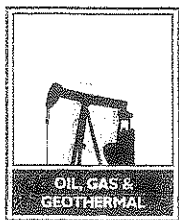
11. PUBLIC HEARING

F) Conditional Use Permit No. 667-07

Applicant's Request:

The applicant, Alfred Design, is requesting to approve a 2-story addition to an existing single-family dwelling located within the RS (Residential, Single-Family) zoned district. The property is located at 21620 Vera Street.





DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

5816 Corporate Avenue • Suite 200 • CYPRESS, CALIFORNIA, 90630-4731

PHONE 714 / 816-6847 • FAX 714 / 816-6853 • WEBSITE conservation.ca.gov

March 29, 2010

Mr. Jorge Rios
11203 Virginia Ave,
Lynwood, CA 90262

Applicant: **Jorge Rios**Project Name: **Rios Residence**Project Address: **17415 Wellfleet Ave, Carson, CA 90746 (APN: 7319-012-011)**Division Reference Number: **CR-10-002**

Dear Mr. Rios:

The Department of Conservation's Division of Oil, Gas, & Geothermal Resources has received and reviewed the above referenced project application and submits the following recommendations.

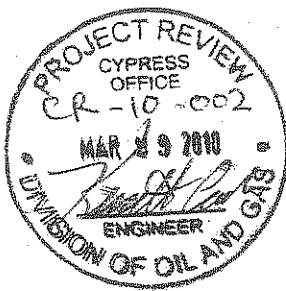
The project is located in the Dominguez oil field. Our records indicate that there is an abandoned well on the project site. The well is Brea Canon Oil Co., "Callender" 137, API # 037-07505. The subject well has been abandoned to Division's requirements and has been successfully gas tested. See enclosed Site Plan Review for well information.

However, if during construction, any abandoned or unrecorded wells are uncovered, please contact the District office immediately. An amended site plan shall be submitted for review. The District office will send a follow-up letter to the local jurisdiction. Remedial plugging and reabandonment operations may be required.

Division policy requires that soil contaminated by hydrocarbons shall be remediated or disposed of in accordance with local, state, or federal laws. If any oil saturated soil or seepage is detected during construction, please contact us immediately.

Should you have any questions, please feel free to contact me at (714) 816-7829. Your cooperation is appreciated.

Sincerely,



AB Gorashi Abdulrahman, P.E.
Construction Site Plan Engineer
Division of Oil, Gas, and Geothermal Resources

CR-10-002
Enclosure

*The Department of Conservation's mission is to protect Californians and their environment by:
Protecting lives and property from earthquakes and landslides; Ensuring safe mining and oil and gas drilling;
Conserving California's farmland; and Saving energy and resources through recycling.*

EXHIBIT NO. 03





DEPARTMENT OF CONSERVATION

Managing California's Working Lands

Division of Oil, Gas, & Geothermal Resources

801 K STREET • MS 20-20 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 445-9686 • FAX 916 / 323-0424 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

SITE PLAN REVIEW

Applicant: Jorge Rios

Project Name: Rios Residence

Project Address: 17415 Wellfleet Ave, Carson, CA 90746 (APN: 7319-012-011)

Division Reference Number: CR-10-002

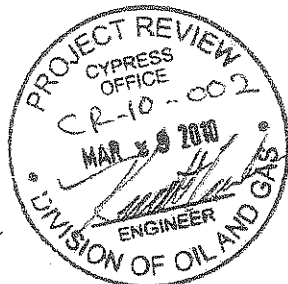
The staff of the Division of Oil, Gas, and Geothermal Resources has reviewed the attached project site plan and determined the following:

- A. The subject wells should be abandoned or reabandoned to current standards (or equivalent) of the Division of Oil, Gas, and Geothermal Resources.
- B. The subject well has been abandoned or reabandoned to current standards (or equivalent) of the Division of Oil, Gas, and Geothermal Resources.
- C. The subject well was not abandoned to current standards, but no additional well work is required.
- D. The well is active, shut-in or idle, therefore, no abandonment is required at this time. The active, shut-in or idle wells must have adequate clearance and access for well work over equipment. We recommend that the well and associated equipment be enclosed with fencing in accordance with the provisions of Section 1778 (a) and (e) of the California Code of Regulations, publication number PRC04.
- E. A gas vent approved by the city or county permitting agency is recommended.
- F. Additional gas mitigation approved by the city or county permitting agency is recommended, prior to construction.
- G. An approved Division oil well gas leak test was performed on 03/29/2010.

	COMPANY / OPERATOR	WELL DESIGNATION	API NO. (037)	FIELD/COUNTY	A	B	C	D	E	F	G
1	Brea Canon Oil Co.	"Callender" 137	07505	Dominguez/ Los Angeles		X			X		X

Number of Wells: 1

9/9/13
Leak test is valid
for development of
adjacent property
at 17419 & 17423
w/in 5 years of test.
P.C.



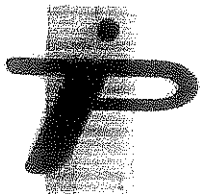
March 29, 2010
AB Gorashi Abdulrahman, P.E.
Construction Site Plan Engineer


Signature

Note: This review expires one year from the date shown on the "Project Review" stamp.

Page 2 of 2





TERRA-PETRA

December 20, 2010

Los Angeles County Department of Public Works
Environmental Programs Division
900 S. Fremont Avenue, 3rd Floor Annex
Alhambra, CA 91803-1331

Subject: 17415 Wellfleet Ave.
Methane Gas Mitigation Certification

To whom it may concern,

The methane gas mitigation measures for the subject new home were installed per the approved plans. Each element of the plans was inspected under my supervision before being covered and found to be acceptable. As built plans are herewith submitted for your review.

On December 20, 2010, the interior of the home was monitored with a Heattech Detecto-Pak III, flame ionization (FID), combustible gas detector, calibrated to methane gas. The FID was set at 100 parts per million (ppm) maximum scale. No gas was detected during the sweep of the structure interior.

Based upon the inspections during construction and the monitoring, I find that all of the mitigation systems are properly installed and functioning, and that it is safe to occupy the structure.

I am a registered California civil engineer with experience in methane gas mitigation systems.

Sincerely,

John Conaway, PE

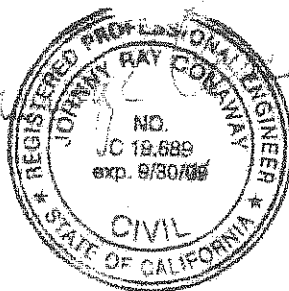


EXHIBIT NO.04



CERTIFICATE OF OCCUPANCY

CITY OF CARSON

BUILDING AND SAFETY DIVISION

This certifies that the building or structure or portion thereof, as described herein, complies with provisions of the Building Code for the following use(s) and occupancy group(s). No change shall be made in the character of occupancy or use of the building or structure without approval of the Building Official.

BUILDING ADDRESS **17415 Wellfleet Dr**

LOCALITY **Carson**

PERMIT NO. **BL 0802070048**

PERMIT DATE **02/17/2009**

OWNER **Jorge Kios**

ADDRESS **17415 Wellfleet Dr Carson, CA 90745**

Occupancy
R-3

Occupant Load

Use of building (or portion)
New Single Family Residence

Issuing Office
Carson District Office
701 E. Carson St.
Carson CA 90745

[Signature]
By **Kit Bagnell**

Date Issued **December 23, 2010**

EXHIBIT NO. 05