



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 14, 2017

SUBJECT: Tentative Parcel Map No. 74208

**PROPERTY OWNER/
APPLICANT:** Mr. & Mrs. Sheerin
240 E. 214th Street
Carson, CA 90745

REQUEST: To create two (2) legal residential parcels on a 0.41-acre site in
the RS (Residential, Single Family) zoning district

PROPERTIES INVOLVED: 21402 and 21410 Orrick Avenue

COMMISSION ACTION

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chair Pimentel			Post
		Andrews			Thomas
		Cainglet			Alt. Osuna
		Fe'esago, Jr.			Alt. Palmer
		Guidry			

I. Introduction

Property Owner/Applicant:

Mr. and Mrs. Sheerin, 240 E. 214th Street, Carson, CA 90745

Project Address:

21402 and 21410 Orrick Avenue, Carson, CA 90745

II. Project Description

The applicant is requesting approval of Tentative Parcel Map No. 74208 to create two (2) legal residential lots on a 0.41 acre site in the RS (Residential, Single Family) zoning district (Existing Assessor's Parcel Number 7334-021-008). The proposed parcel map will create: "Parcel 1" is a 9,427-square-foot lot, having an existing 792-square-foot dwelling with a proposed 2 car garage and "Parcel 2" is a 12,805-square-foot lot, having an existing 2,169-square-foot dwelling. The existing project addresses: Parcel 1: 21402 Orrick Avenue and Parcel 2: 21410 Orrick Avenue.

III. Background

The subject site is developed with two (2) single family dwellings. All public street lights, utility improvements including sewer, water lines and fire hydrants exist along Orrick Avenue.

Current Improvements:

The site is currently improved with a two (2) single family dwellings.

Previously Approved Discretionary Permits

None

Public Safety Issues

There are no open code enforcement cases for this property.

IV. Project Site and Surrounding Land Uses

The project site is located at 21402 and 21410 Orrick Avenue.

Site Information	
Existing Land Use	Two single family dwellings
Existing Zoning District	RS
Site Size	0.41 acres
Surrounding Uses/Zoning	North: Single Family Residential, zoned RS South: Single Family Residential, zoned RS East: Single Family Residential, zoned RS West: Carson Park zoned, OS
Access	Ingress/Egress: Orrick Avenue

V. Analysis

Use

The California Subdivision Map Act requires that a Tentative Parcel Map be prepared and approved by the local Advisory Agency for the creation of four (4) or less legal parcels. The applicant currently owns one parcel of land on 0.41 acres (APN 7334-021-008) with two single family dwelling and proposes to create two (2) legal lots via the approval of Tentative Parcel Map No. 74208. The County of Los Angeles Public Works Land Development Division staff reviewed said map and recommended conditions of approval for Final Tract Map approval. The applicant's civil engineer has incorporated recommendations from LA County and the Carson's City Engineer's staff for Planning Commission's approval of the Tentative Parcel Map No. 74208.

Site Plan

The 0.41 acre site has frontage along Orrick Avenue. There are two existing single family dwelling on the existing parcel. The proposed parcel map will create: "Parcel 1" with a 9,427-square-foot lot, having an existing 792-square-foot dwelling with a proposed 2 car garage and "Parcel 2" with a 12, 805-square-foot lot, having an existing 2,169-square-foot dwelling with both dwellings having access off Orrick Avenue.

Tentative Parcel Map Findings (CMC Section 9203.14-Advisory Agency Findings)

Per California Government Code Section 65451, the proposed Tentative Parcel Map No. 74208 complies with the following:

1. The proposed map is consistent with the Carson General Plan Land Use Designation of Low Density Residential;
2. The design or the proposed subdivision is consistent with the General Plan;
3. The site is physically suitable for the type of development;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. The design of the subdivision or type of improvements is not likely to cause serious public health problems and
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

VI. Environmental Review

Pursuant to CEQA Section 15315, MINOR LAND DIVISIONS, Class 15, the proposed project consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels and is consistent with the General Plan land use designation of Low Density Residential and applicable zoning and will not have a significant adverse effect on the environment and is therefore Categorically exempt from CEQA.

VII. Recommendation

That the Planning Commission:

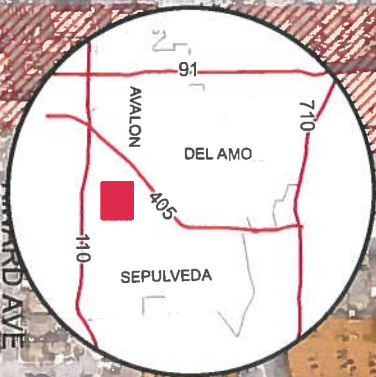
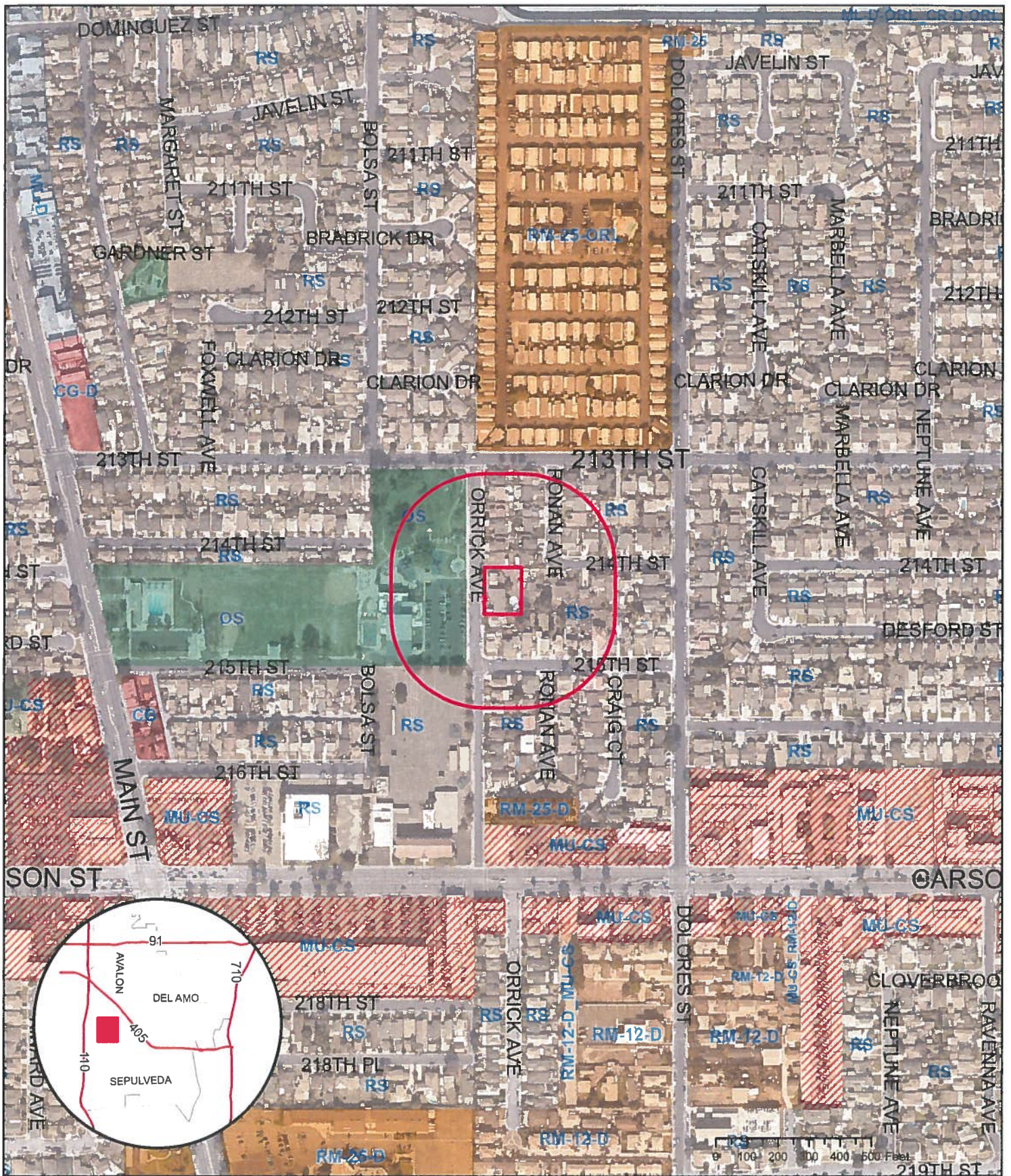
- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and

ADOPT Resolution No. 17-, "A Resolution approving Tentative Parcel Map No. 74208 to create two legal residential parcels on a 0.41 acre site zoned RS (Residential, Single Family) located at 21402 and 21410 Orrick Avenue."

VIII. Exhibits

1. Zoning Map
2. Resolution, Exhibit "A" and Conditions of Approval
3. Tentative Parcel Map No. 74208

Prepared by: Zak Gonzalez II, Associate Planner



**City of Carson
300 Foot Radius Map
21410 Orrick Ave**



Date Printed Wednesday October 25 2017

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 17-2616

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TENTATIVE PARCEL MAP NO. 74208 TO CREATE TWO (2) LEGAL PARCELS ON A 0.41-ACRE SITE, ZONED RS (RESIDENTIAL, SINGLE FAMILY), FOR PROPERTY LOCATED AT 21402 AND 21410 ORRICK 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 and property owner, Mr. and Mrs. Sheerin, with respect to real property located at 21402 and 21410 Orrick Avenue and described in Exhibit "A" attached hereto, requesting approval of Tentative Parcel Map No. 74208 to create two (2) legal parcels, on a 0.41 acre site zoned RS (Residential, Single Family). The request includes:

- Tentative Parcel Map No. 74208, to create two (2) legal lots on a 0.41-acre site zoned RS (Residential, Single Family). Parcel 1 will consist of a 9,427-square-foot lot, having an existing 792-square-foot dwelling with a proposed 2-car garage and Parcel 2 will consist of a 12, 805-square-foot lot with an existing 2,169-square-foot dwelling.

A Planning Commission meeting was duly held on November 14, 2017, 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. With respect to the Tentative Parcel Map No.74208, the Planning Commission finds that:

- a) The proposed map and design will be consistent with the General Plan Land Use Designation of Low Density use.
- b) The site is physically suitable for the type and density development;
- c) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- d) The design of the subdivision or type of improvements is not likely to cause serious public health problems and
- e) The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- f) There is adequate water supply for fire department protection.



Section 4. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment and is deemed Categorically Exempt from CEQA as per Section 15315. MINOR LAND DIVISIONS, Class 15.

Section 5. Based on the aforementioned findings, the Commission hereby approves Tentative Parcel Map No. 74208 for the creation of two (2) legal lots 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 14th DAY OF NOVEMBER, 2017

CHAIRPERSON

ATTEST:

SECRETARY



Exhibit "A"

Legal Description:

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

Portion of Lot 7, as shown as Licensed Surveyor's Map filed in Book 22, Page 38 of Records of Surveys, in the office of the county recorder of said county, in the City of Carson, County of Los Angeles, State of California.

Except therefrom:

That portion thereof, included within Lot 6 and 7 Tract No. 27164, as per map recorded in Book 700, Pages 13 to 15 inclusive of maps, in the office of the County Recorder of said county.

APN 7334-021-008



**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 74208**

GENERAL CONDITIONS

1. If a building permit for the proposed garage associated with Tentative Parcel Map No. 74208 is not issued within one year of their effective date of approval, 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 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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.
6. 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.
7. 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.
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. 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.
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. 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.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree 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 the Parties operations or any claims against the City for or as a result of the granting of the approval. The City will promptly notify the Parties of any such claim, action, or proceeding against the City, and Parties 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 Parties' 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. Parties 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 Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

AESTHETICS

14. **The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.**
15. Prior to issuance of proposed garage building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

BUILDING AND SAFETY DIVISION

16. Submit development plans for plan check review and approval.
17. Obtain all appropriate building permits and an approved final inspection for the proposed project.
18. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

Prior to Issuance of Building Permit

19. 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.
20. A construction permit is required for any work to be done in the public right-of-way.
21. 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.



22. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
23. Repair and replace any broken/damaged driveway approach within the public right of way along Orrick Avenue abutting project site per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
24. Remove unused driveway approach if any within the public right of way along Orrick Avenue and replace it with full height curb and gutter/sidewalk per City of Carson PW Standard Drawings to the satisfaction of the City Engineer.
25. The developer shall verify if current driveways meet ADA requirements. Reconstruct driveway non-compliant with ADA requirements per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 20 feet.
26. Plant parkway grass and trees in the public right of way along Orrick Avenue abutting project site to the satisfaction of the City Engineer.
27. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Orrick Avenue abutting the project site.
28. 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/entity.
29. Orrick Avenue shall be slurry sealed from curb-to-curb or as approved by the City Engineer. Slurry seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of slurry seal (\$0.45 per square-foot \$1,350.00 minimum for first location up to 3,000 square feet).

FIRE DEPARTMENT

30. The proposed project shall comply with all Los Angeles County Fire Department requirements (i.e., fire hydrant fire flow requirements).

BUSINESS LICENSE

31. All parties involved in the subject project 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.

