



**Tuesday, December 9, 2025**

701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2nd Floor  
6:30 p.m.

**AGENDA  
REGULAR MEETING OF THE  
PLANNING COMMISSION**

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocil
	Carlos Guerra	Del Huff	DeQuita Mfume
	Clarence Johnson	Leticia Wilson	
Alternates:	Jaime Monteclaro		
Staff:	Nathan Freeman Community and Economic Development Director	McKina Alexander Planning Manager	Chris Palmer, AICP Economic Dev. Manager
	Benjamin Jones Asst. City Attorney	Laura Gonzalez Planning Secretary	

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**This Agenda and corresponding staff reports can be found on the City of Carson website at [www.carsonca.gov](http://www.carsonca.gov)**

***“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)***

**PUBLIC INFORMATION**

The public may address the members of the Planning Commission on matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment periods. There will be two oral communication sessions: one for Agendized Items (comment about items ON the agenda) and the other non-Agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. Comment time is normally 3 minutes depending on the number of speakers.

**IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:**

- **Email:** [planning@carsonca.gov](mailto:planning@carsonca.gov) (up to 3 hours prior to the start of the meeting).
- **Written:** Delivered to the Planning Division at City Hall (up to 3 hours prior to the start of the meeting).

Emailed and written comments received by the Planning Division may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

**PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:**

- **Livestream:** [www.carsonca.gov](http://www.carsonca.gov)
- **YouTube:** [www.youtube.com/@CityofCarsonCalifornia](http://www.youtube.com/@CityofCarsonCalifornia)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

**RULES OF DECORUM:**

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
  2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
  3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
  4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
  5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
- *Treat everyone courteously*
  - *Listen to others respectfully*
  - *Exercise self-control*
  - *Give open-minded consideration to all viewpoints*
  - *Focus on the issues and avoid personalizing debate*
  - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

**1. CALL TO ORDER: PLANNING COMMISSION**

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**2. ROLL CALL**

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**3. FLAG SALUTE**

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**4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA**

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The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

## **5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

## **6. APPROVAL OF MINUTES**

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### **6.A. APPROVAL OF MINUTES - NOVEMBER 25, 2025**

#### **RECOMMENDED ACTION**

- 1. APPROVE the minutes as listed.

## **7. NEW PUBLIC HEARING**

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### **7.A. Site Plan and Design Review (DOR) No. 1959-24**

#### **RECOMENDED ACTION**

- 1. ADOPT Resolution No. 25-2894, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1959-24 FOR THE DEVELOPMENT OF EIGHT DETACHED DWELLING UNITS AT 21135 ½ BOLSA STREET. (APN 7334003021)"

7.B. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY'S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY'S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT

#### **RECOMMENDED ACTION**

- 1. CONDUCT a Public Hearing; and
- 2. ADOPT Resolution No. 25- 2895, entitled "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY'S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY'S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT"

## **8. MANAGER'S REPORT**

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## **9. ORAL COMMUNICATIONS (COMMISSIONERS)**

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## **10. ADJOURNMENT**

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# Report to Planning Commission

Tuesday, December 9, 2025, 6:30 PM

APPROVAL OF MINUTES 6A.

TO: Planning Commission  
FROM: McKina Alexander, Planning Manager  
PREPARED BY: Laura Gonzalez, Planning Secretary  
SUBJECT: APPROVAL OF MINUTES - NOVEMBER 25, 2025

## **I. SUMMARY**

The Planning Division is seeking approval of the following minutes:

- Tuesday, November 25, 2025

## **II. RECOMMENDATION**

Approve the minutes as listed.

## **III. ATTACHMENTS**

1. Minutes, November 25, 2025

## **Attachments**

[Minutes - November 25, 2025](#)



**CITY OF CARSON  
MINUTES  
PLANNING COMMISSION  
NOVEMBER 25, 2025**

**1. CALL TO ORDER: PLANNING COMMISSION**

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The meeting was called to order at 6:30 P.M. by Chair Dianne Thomas in the Helen Kawagoe Council Chambers, Carson City Hall, 701 E. Carson Street, Carson, California 90745.

**2. ROLL CALL**

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Planning Secretary Laura Gonzalez noted the roll:

Planning Commissioners Present: Chair Dianne Thomas, Vice Chair Louie Diaz, Commissioner Del Huff, Commissioner DeQuita Mfume, Commissioner Clarence Johnson, Commissioner Jaime Monteclaro

Planning Commissioners Absent: Commissioner Carlos Guerra, Commissioner Frederick Docdocil, Commissioner Leticia Wilson

Also Present: Community and Economic Development Director Nathan Freeman, Planning Manager McKina Alexander, Assistant Planner Richard Garcia, Assistant City Attorney Benjamin Jones

**3. FLAG SALUTE**

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Commissioner Mfume led the Pledge of Allegiance.

**4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA**

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None.

**5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA  
(MEMBERS OF THE PUBLIC)**

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None.

**6. APPROVAL OF MINUTES**

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6.A. APPROVAL OF THE MINUTES - October 28, 2025

RECOMMENDED ACTION

— APPROVE the minutes as listed.

**Motion To Approve submitted by Louie Diaz seconded by Del Huff resulting in 6-0-0-0-3  
Absent was Frederick Docdocil, Carlos Guerra, Leticia Wilson**

**7. NEW PUBLIC HEARING**

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7.A. CONSIDER ADOPTING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 04-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)

RECOMMENDED ACTION

- 1. CONDUCT a Public Hearing; and
- 2. ADOPT Resolution No. 25- 2893, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 04-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)"

Commissioner Johnson - Do we have a tentative tenant?

Assistant Planner Garcia - At the time of the application, we did not have a tentative tenant. I don't know if that has changed as of today.

Daniel Wilson (Applicant) - There is not a tenant that we have signed up for yet. It can accommodate various tenants.

Chair Thomas - Do you have a timeline?

Daniel Wilson - We would like to break ground sometime in late March. It's about an eight-month construction schedule. We're anticipating finishing the job by the fourth quarter of 2026.

Vice Chair Diaz - Are you in concurrence with the general conditions under exhibit B of this project?

Daniel Wilson - We've reviewed all the general conditions, and we are not pushing back on anything at this moment.

**Motion To Approve submitted by Louie Diaz seconded by Del Huff resulting in 6-0-0-0-3  
Absent was Frederick Docdocil, Carlos Guerra, Leticia Wilson**

**With revision to the Resolution title to read as follows, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 4-24 FOR**

## **DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)"**

Chair Thomas - Was there ever an ordinance passed that was putting a moratorium on warehouses and their size?

Assistant City Attorney Jones - (1) There was a moratorium on redevelopment of refinery sites which has since expired and it's no longer in effect. (2) The square footage limitation was part of the General Plan Update and the Phase 1 Code that says that warehouses are limited to 30,000 square feet only in the Flex District and the Flex Zone . This project is not in the Flex District.

### **8. MANAGER'S REPORT**

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Community and Economic Development Director Nathan Freeman - I would like to commend you on the great presentation to our City Council. I would like to thank staff for their hard work in putting together tonight's agenda. Even though we had one item, they do take a lot of time. They put a lot of work into making sure that you have good information so that you make great decisions on behalf of this community. Happy Thanksgiving everyone.

### **9. ORAL COMMUNICATIONS (COMMISSIONERS)**

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Commissioner Monteclaro - I'm glad to be here tonight. November is a memorable time for me because of my new granddaughter.

Commissioner Johnson - Happy to be here and happy to serve.

Commissioner Mfume - I want to wish everyone a happy and safe Thanksgiving.

Commissioner Huff - This is a wonderful commission to be part of. I ask that we say a little prayer for our absent commissioners. Happy Thanksgiving.

Vice Chair Diaz - When you present everything in our reports, it minimizes any questions or any additional concerns that we could raise here. Thank you for all the hard work. Thank you to my fellow commissioners for a job well done. Happy Thanksgiving.

Chair Thomas - I love meetings well planned. I had the opportunity to talk with Commissioner Guerra after our last meeting. He's not feeling well, please keep him and Commissioner Wilson in your prayers. Hopefully, all is well with Commissioner Docdocil. The city will be having its Winterfest on December 5th at Veteran's Park from 5:00 p.m. to 8:00 p.m. In collaboration with Carson Citizens Cultural Arts Foundation, we will be providing free toys.

### **10. ADJOURNMENT**

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Meeting as adjourned by Chair Dianne Thomas at 6:56 P.M.

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Dianne Thomas, Chairperson

Attest:

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Laura Gonzalez, Planning Secretary



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# Report to Planning Commission

Tuesday, December 9, 2025, 6:30 PM

NEW PUBLIC HEARING 7A.

TO: Planning Commission  
FROM: Nathan Freeman, Director of Community and Economic Development  
PREPARED BY: McKina Alexander, Planning Manager  
Aaron Whiting, Associate Planner  
SUBJECT: Site Plan and Design Review (DOR) No. 1959-24

## PROJECT/APPLICATION INFORMATION

Project Summary:	A request to consider finding a CEQA exemption and approving Design Overlay Review (DOR) No. 1959-24 for the development of an eight-unit detached residential condominium project.
Project Location:	21135 ½ Bolsa Street (APN # 7334003021)
General Plan/Zoning:	Low Density Residential (LDR)
Project Applicant:	Jefferson Choi
Project Owner:	Bill Hassan

## I. OVERVIEW

### A. Introduction

The proposed project is located on a 0.96-acre parcel at 21135 ½ Bolsa Street. The site is situated at the south end of the Foxwell Avenue cul-de-sac and is bordered by single-family residences to the north, south, and east, with Reflections Mini Park to the west. The property is mostly flat and currently undeveloped.

The project proposes a bungalow-style development with eight, two-story detached homes. The General Plan land-use designation is Low Density Residential, and the zoning matches this designation of Low Density Residential (LDR). The project's density is 8.3 units per acre, below the maximum allowable density of 10 units per acre for the Low Density Residential General Plan land-use designation.

The applicant's requested entitlements consist of the following:

- Site Plan Review and Design Review (DOR) No. 1959-24, to approve the development plan for the project.

No previously approved entitlements for this project site were found.

### B. Project Description

Site Plan and Design Review (DOR) No. 1959-24

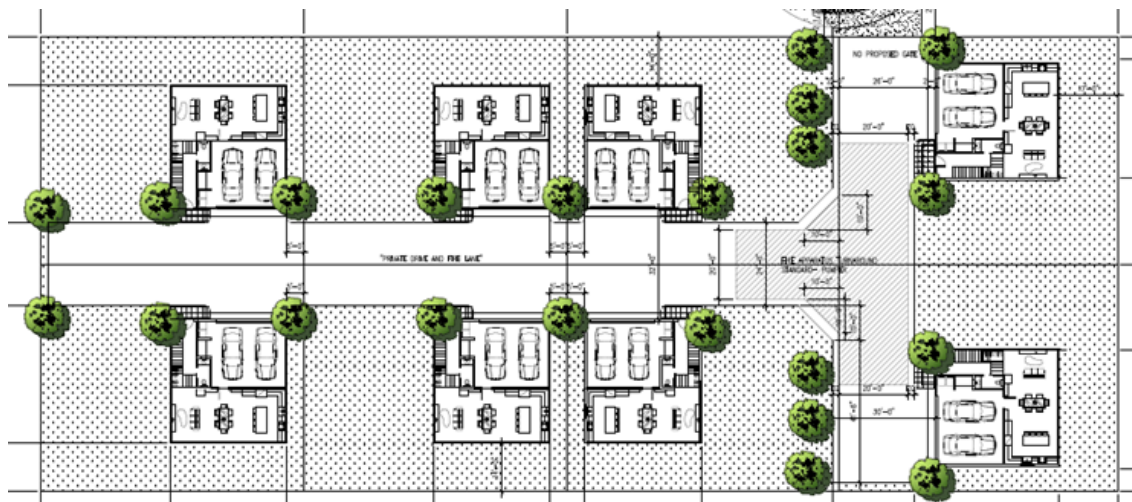
The proposed project consists of eight detached dwelling units. The applicant is proposing a bungalow-style development, with each unit measuring 2,418 square feet and featuring three bedrooms, 2.5 bathrooms and a 482-square-foot, two-car garage.

The project proposes a condominium subdivision into eight lots. Lots 5 and 6 measure 5,214 square feet with a 0.53 FAR, while the remaining lots measure 5,049 square feet with a 0.55 FAR. All lots meet or exceed the applicable development standards. Each lot will include a 122-square-foot balcony and a minimum of 2,486 square feet of landscaping area.

Access to the project will be provided through a new opening at the south end of the Foxwell Avenue cul-de-sac, and a private internal roadway will serve the site. The City's Traffic Engineer has reviewed and approved the plans, confirming that the project provides safe and adequate access and circulation and will not result in a significant traffic impact. The Los Angeles County Fire Department has also reviewed the plans and determined that emergency access will be adequate. Each detached residence includes a 482-square-foot, two-car garage, which complies with the parking requirements of the Carson Municipal Code.

The exterior façades will feature a stucco finish with painted black fascia, wood railings, decorative stucco columns and white garage doors. The roofing material will consist of charcoal-colored asphalt shingles.

C. Proposed Site Plan:



D.

E. Renderings Front Elevation:



F.

G. Renderings Rear Elevation:



H.

I. Existing Site Conditions

Land Use Information

The subject property is located in the Low Density Residential (LDR) Zone and has a General Plan land use designation of Low Density Residential. The project site is surrounded by residential and public open space uses, with single-family residences to the north, east, and south, and Reflections Mini Park to the west. As shown on the Radius Map (Attachment 2), the site is situated south of the Foxwell Avenue cul-de-sac and north of the 212th Street cul-de-sac.

The following table summarizes the surrounding land uses, zoning, and general plan designations:

Existing Use		Zoning	General Plan
Subject Site	Vacant	Low Density Residential (LDR)	Low Density Residential
North of Subject Side	Single-Family Residences	Low Density Residential (LDR)	Low Density Residential
South of Subject Site	Single-Family Residences	Low Density Residential (LDR)	Low Density Residential
East of Subject Site	Single-Family Residences	Low Density Residential (LDR)	Low Density Residential
West of Subject Site	Reflections Mini Park	Public Open Space (POS)	Park/ Open Space

#### Site Conditions

The site is currently vacant and undeveloped. The property is bordered by a block wall on the south, west, and north sides, and by wood fencing to the east, with a section of chain-link fencing along the Foxwell Avenue frontage. City records indicate that the property has historically remained undeveloped.

Existing Site Conditions:



## **II. ANALYSIS**

### **A. General Plan Consistency**

The General Plan 2040 sets forth goals and policies that provide guidance related to the community's vision for Carson. Goal 2 of the Housing Element is to encourage the development of a variety of housing to meet the needs of the broad spectrum of the community, and Policy 2-1 is to facilitate production of a variety of housing types in a diversity of settings and neighborhoods. Policy 2-5 is to increase the number of owner-occupied units within condominiums and planned unit developments. The project furthers those goals and policies and is consistent with the applicable General Plan land use designation of Low Density Residential, which allows residential development at a maximum density of 10 dwelling units per acre and a maximum 0.55 FAR.

The project would include eight new detached, two-story residential units on a lot that is currently unoccupied. The density of the project is approximately 8.33 dwelling units per acre, which meets the required maximum density.

The proposed development is compatible with the surrounding uses, which are residential and public open space, including single family residences to the north, east, and south and Reflections Mini Park to the west. The development plan is consistent with the surrounding neighborhood character consisting of mostly detached single family residences and would supply new housing in the City. There is no applicable specific plan for the area.

### **B. Zoning Ordinance Compliance**

Per Section 9211.9 of the City's Updated Zoning Ordinance (Phase 1), bungalow court residential is a permitted use in the LDR district subject to zoning compliance determination.

There is no applicable Specific Plan.

## **IV. ANALYSIS OF ENTITLEMENTS (DOR AND TTM)**

#### A. Site Plan and Design Review (DOR No. 1959-24)

The proposed development is compatible in architecture and design with existing and anticipated development in the area. This includes site planning, land coverage, landscaping, building appearance and scale, open space layout, and other features that support a harmonious and attractive neighborhood. The bungalow-style project consists of eight detached residences featuring contemporary architecture, painted stucco siding, asphalt-shingle roofs, and painted garage doors.

The proposed development plan provides convenient and safe circulation for both pedestrians and vehicles. Access to the project will be provided through a new opening at the south end of the Foxwell Avenue cul-de-sac, and a private internal roadway will serve the site. The City's Traffic Engineer has reviewed and approved the plans, confirming that the project provides safe and adequate access and circulation, and will not result in a significant traffic impact. The Los Angeles County Fire Department has also reviewed the plans and determined that emergency access will be adequate. Each detached residence includes a 482-square-foot, two-car garage, which complies with the parking requirements of the Carson Municipal Code

There is no proposed signage for the project. Any signage associated with the project will be pursuant to a separate permit and shall exhibit attractiveness, effectiveness, and restraint in signing graphics and color.

The proposed project will be in one phase (i.e., will not be a phased development).

#### B. Vesting Tentative Tract No. 84347

Per Ordinance No. 25-2513, because the condominium project does not involve "division of land", the tentative tract map for this project will be approved administratively.

### **V. ENVIRONMENTAL REVIEW**

The Planning Commission further: (1) finds the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development, which consists of projects characterized as in-fill development meeting the conditions described below.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project meets all the criteria for this CEQA categorical exemption. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The development is within the City of Carson jurisdiction, and the project site is not larger than five acres and is substantially surrounded by urban uses. There is no natural or native vegetation on the project site; the property has no value as a habitat for endangered species. The site can be adequately serviced by all required utilities and public services. Approval of the project will not result in any significant effects related to traffic, noise, air quality or water quality. The City's Traffic Engineer has reviewed and approved the plans, confirming that the project provides safe and adequate access and circulation and will not result in a significant traffic impact. No exception to the categorical exemption applies under CEQA Guidelines Section 15300.2.

### **VI. COMMUNITY OUTREACH**

#### **Area of Concern**

The proposed project site is surrounded by residential neighborhoods that were developed approximately 40 years ago. At the Planning Commission's direction, staff has set a precedent of requesting applicant-hosted community meetings for proposed development projects located adjacent to residential zones so that the community can provide feedback and have an opportunity to resolve concerns if capable. Staff was contacted by a Foxwell Avenue resident who expressed general concerns about the development. However, the applicant declined to hold a neighborhood meeting and requested to move the project before the Planning Commission for decision.

Transparency and community engagement have been emphasized by City leadership. As such, staff recommends that the Planning Commission continue the item prior to a further public hearing to consider a final action on the project.

## **VII. PUBLIC HEARING NOTICE**

Public Notice was given in accordance with Part 7 of the CMC. Notice of the public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius on November 13, 2025. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

## **VIII. CONCLUSION AND RECOMMENDATION**

1. **Continue the item** to allow sufficient time for the applicant to hold a community meeting and solicit feedback from residents within a 750-foot radius of the project site; or

2. Adopt Resolution No. **25-2894**, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1959-24 FOR THE DEVELOPMENT OF EIGHT DETACHED DWELLING UNITS AT 21135 ½ BOLSA STREET. (APN 7334003021)"

Attachments:

1. Development Plans
2. Radius Map
3. Draft Resolution 25-2894

## **Attachments**

[DOR 1959-24 , TTM 1000008-24 Development Plans.pdf](#)

[Radius Map\\_21135 Bolsa.pdf](#)

[Resolution No. 25-2894.pdf](#)

<b>LOT 1:</b> PARCEL AREA: 5,049 SF OPEN AREA: 2,795 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF	<b>LOT 3:</b> PARCEL AREA: 5,049 SF OPEN AREA: 2,769 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF	<b>LOT 5:</b> PARCEL AREA: 5,214 SF OPEN AREA: 2,799 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF	<b>LOT 7:</b> PARCEL AREA: 5,049 SF OPEN AREA: 2,486 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF
<b>LOT 2:</b> PARCEL AREA: 5,049 SF OPEN AREA: 2,795 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF	<b>LOT 4:</b> PARCEL AREA: 5,049 SF OPEN AREA: 2,769 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF	<b>LOT 6:</b> PARCEL AREA: 5,214 SF OPEN AREA: 2,799 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF	<b>LOT 8:</b> PARCEL AREA: 5,049 SF OPEN AREA: 2,486 SF FIRST FLOOR AREA: 742 SF GARAGE AREA: 482 SF SECOND FLOOR AREA: 1,072 SF BALCONY: 122 SF

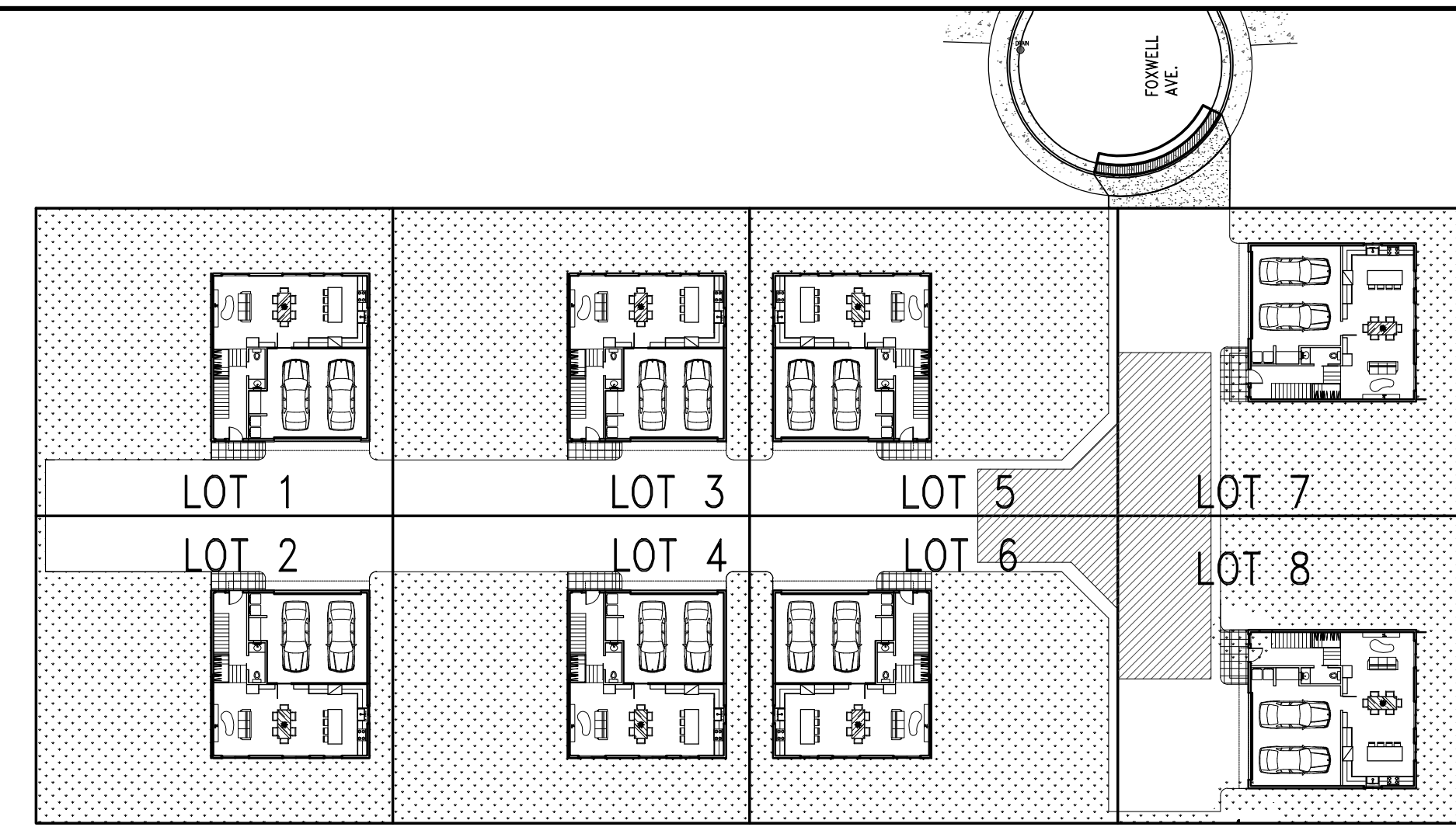
**TOTAL PARCEL AREAS:**  
 LOTS 1 - 4: 5,049 S.F.  
 LOTS 5 & 6: 5,214 S.F.  
 LOTS 7 & 8: 5,346 S.F.  
 TOTAL LOT SIZE: 41,316 S.F. OR .95 ACRES

**TOTAL BUILDING AREAS>(\*INCLUDING GARAGES AND BALCONIES)**  
 LOT 1: 2,418 SF  
 LOT 2: 2,418 SF  
 LOT 3: 2,418 SF  
 LOT 4: 2,418 SF  
 LOT 5: 2,418 SF  
 LOT 6: 2,418 SF  
 LOT 7: 2,418 SF  
 LOT 8: 2,418 SF  
 TOTAL BUILDING AREA 19,344 SF

**FAR:**  
 BLDG. FOOTPRINTS: 9,792 SF (1,224 x 8)  
 SITE: 41,316 SF  
 FAR: 24%

\*PROPOSED DEVELOPMENT WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, WHICH SHALL BE IN COMPLIANCE WITH CURRENT LA COUNTY FIRE AND BUILDING CODES.

ALL STRUCTURES TO BE TYPE V



**PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF EIGHT (8) LOTS, EACH WITH A TWO STORY SINGLE FAMILY RESIDENCE AND AN ACCESSORY DWELLING UNIT (ADU) ON A VACANT .95 ACRE PARCEL. THE LOT FOR EACH HOME SHALL BE LARGER THAN 5,000 SQUARE FEET (SEE PARCEL AREA BREAKDOWN UNDER PROJECT INFORMATION BELOW) AND EACH ADU LESS THAN 1,200 SQUARE FEET. THE SITE HAS A MINI PARK TO THE WEST, AND SINGLE FAMILY RESIDENTIAL PROPERTIES TO THE NORTH, EAST, AND SOUTH. ACCESS TO THE SITE WILL BE FROM THE CUL-DE-SAC AT THE END OF FOXWELL AVENUE FEEDS INTO E 211TH STREET.

**PROJECT INFORMATION**

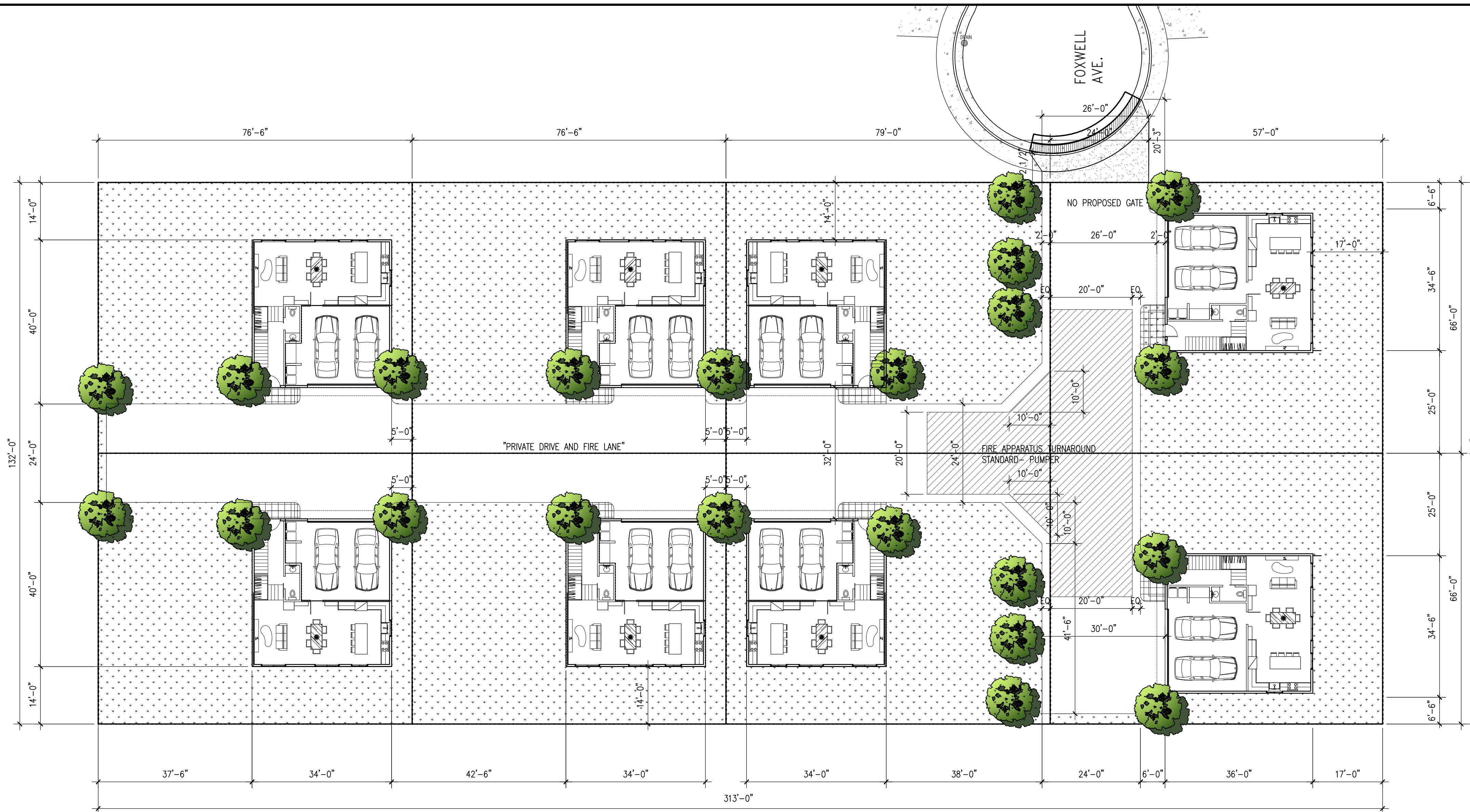
**PROJECT LOCATION**  
 APN: 7334-007-047  
 21135-1/2 S BOLSA ST @ FOXWELL AVE  
 CARSON, CA 90745

ZONE: RS (SINGLE FAMILY RESIDENTIAL)  
 CONSTRUCTION TYPE: V  
 MIN LOT WIDTH: 50 FEET  
 MIN LOT AREA: 5,000 S.F.

COVERED PARKING PER UNIT: 2, 16 TOTAL  
 SITE UNCOVERED PARKING SPACES: 0  
 ACCESSIBLE SPACES: 0 VAN, 0 STANDARD, 0 TOTAL  
 TOTAL PARKING REQUIRED: 2 PER UNIT (16) = 16  
 TOTAL PARKING PROVIDED: 16

THE PROPOSED DEVELOPMENT SHALL BE ADDRESSED FROM FOXWELL AVENUE

PROPOSED LOTS SCALE 1/32" = 1'-0" 02



PROPOSED SITE PLAN SCALE 1/16" = 1'-0" 01

**INDEX**

- A-1.2 SITE PLAN, PROJECT INFORMATION
- A-2.1 PLAN 1 - FLOOR PLANS
- A-2.R1 ROOF PLANS
- A-7.20 PLAN 1 ELEVATIONS
- A-7.21 PLAN 1 ELEVATIONS

CITY RECORD #: XXXXXXXX



**KIG Properties** | 21135-1/2 South Bolsa Street @ Foxwell Ave, Carson, California 90745

17200 Red Hill Ave, Irvine, CA 92614  
 w: 949-596-4298 | m: 949-233-1126  
 jchoi@SynArcStudio.com | PN: 21\_101

*Proposed Site Plan*

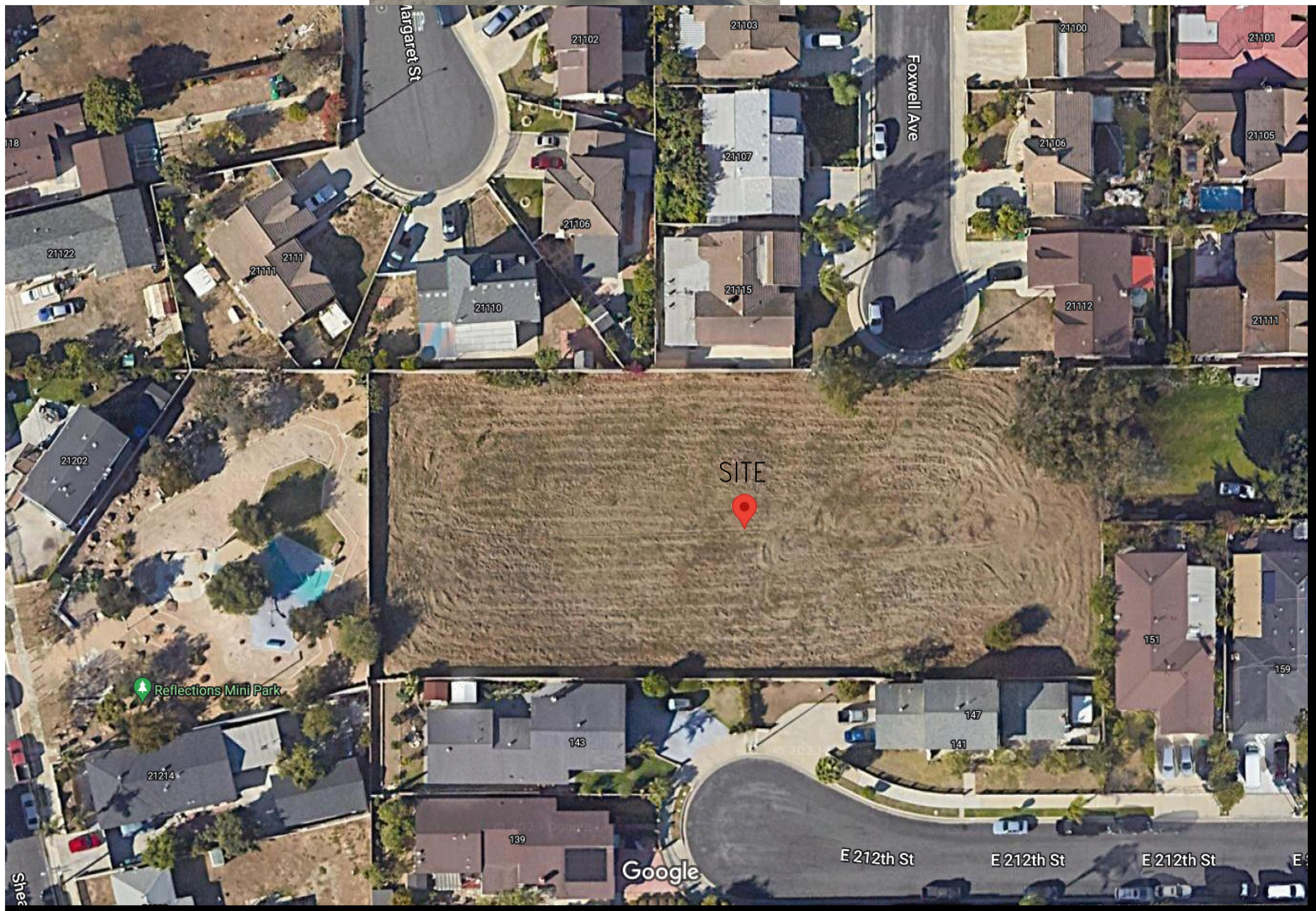
06/12/2024

A-1.2



1

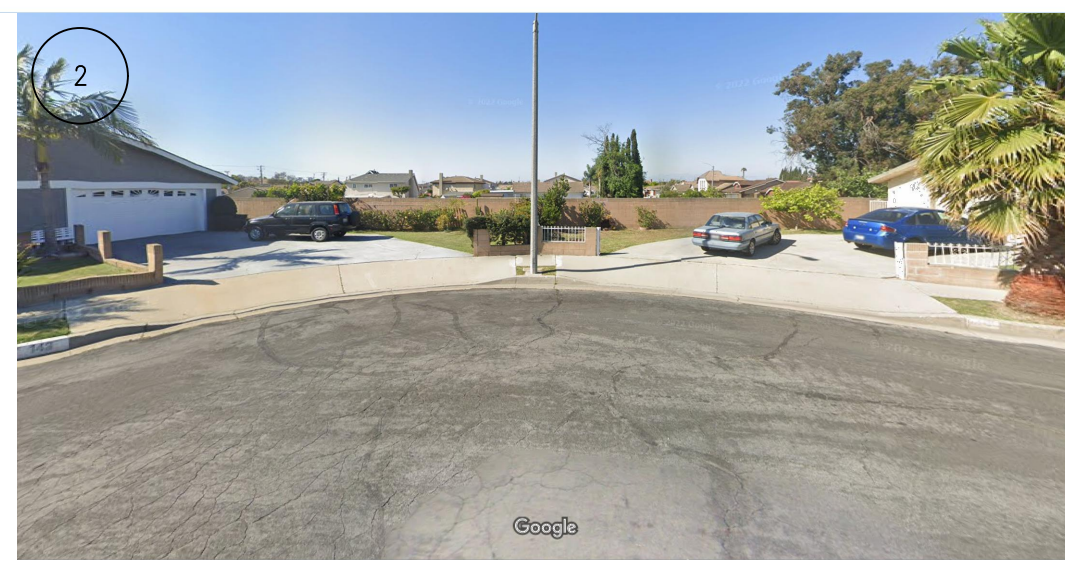
Google Maps 21135 1/2 Bolsa St



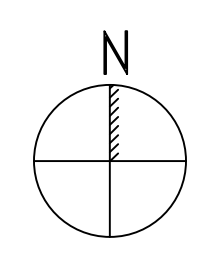
Imagery ©2023 Airbus, Map data ©2023 Google 20 ft



3



2



INDEX

- 1. VIEW FROM FOXWELL AVE
- 2. VIEW FROM E 12TH STREET
- 3. VIEW FROM SHEARER AVE (REFLECTIONS MINI PARK)

PROPOSED SITE PLAN SCALE 1/16" = 1'-0" 01



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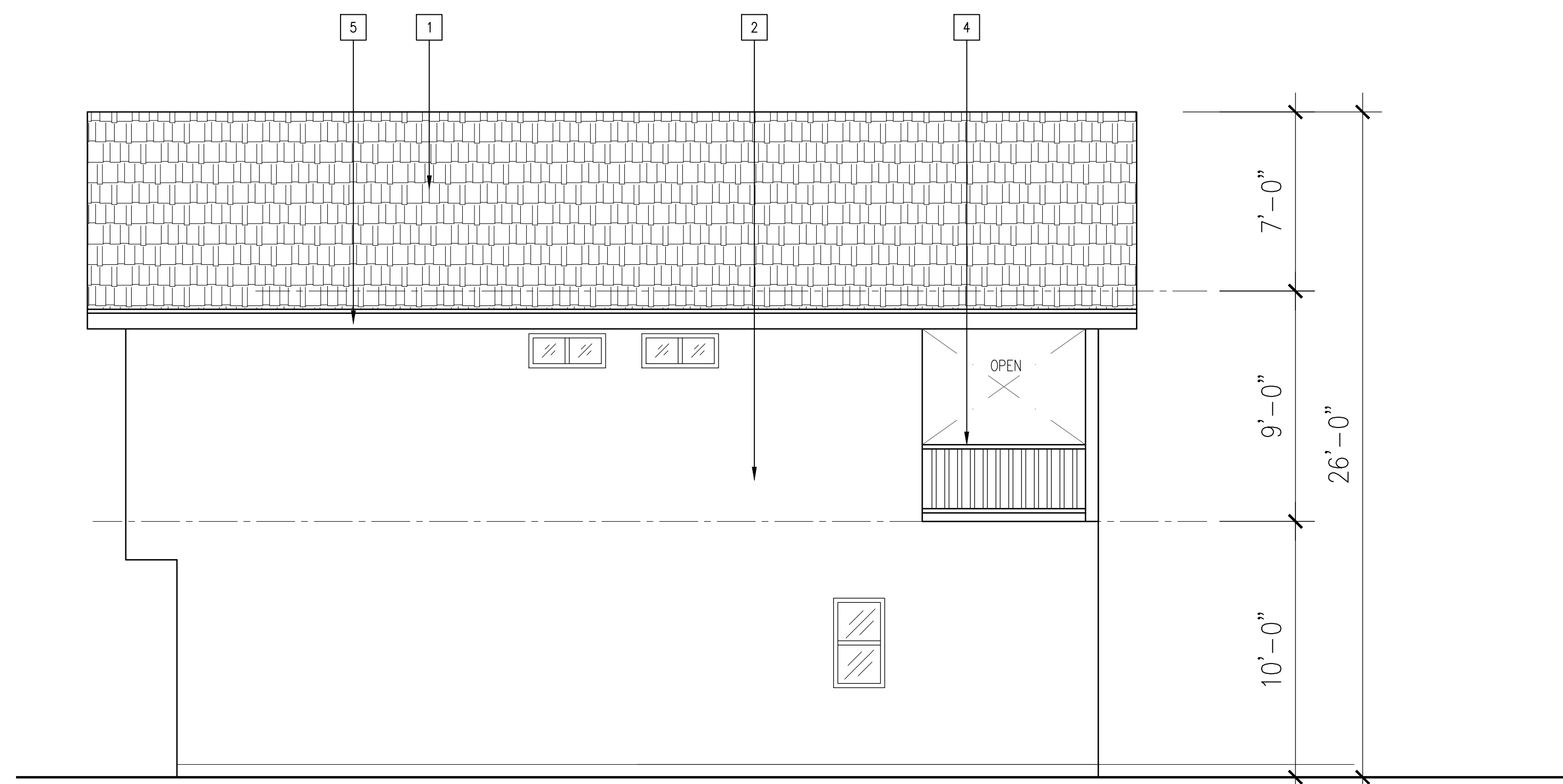
Existing Site Photos

A-1.1

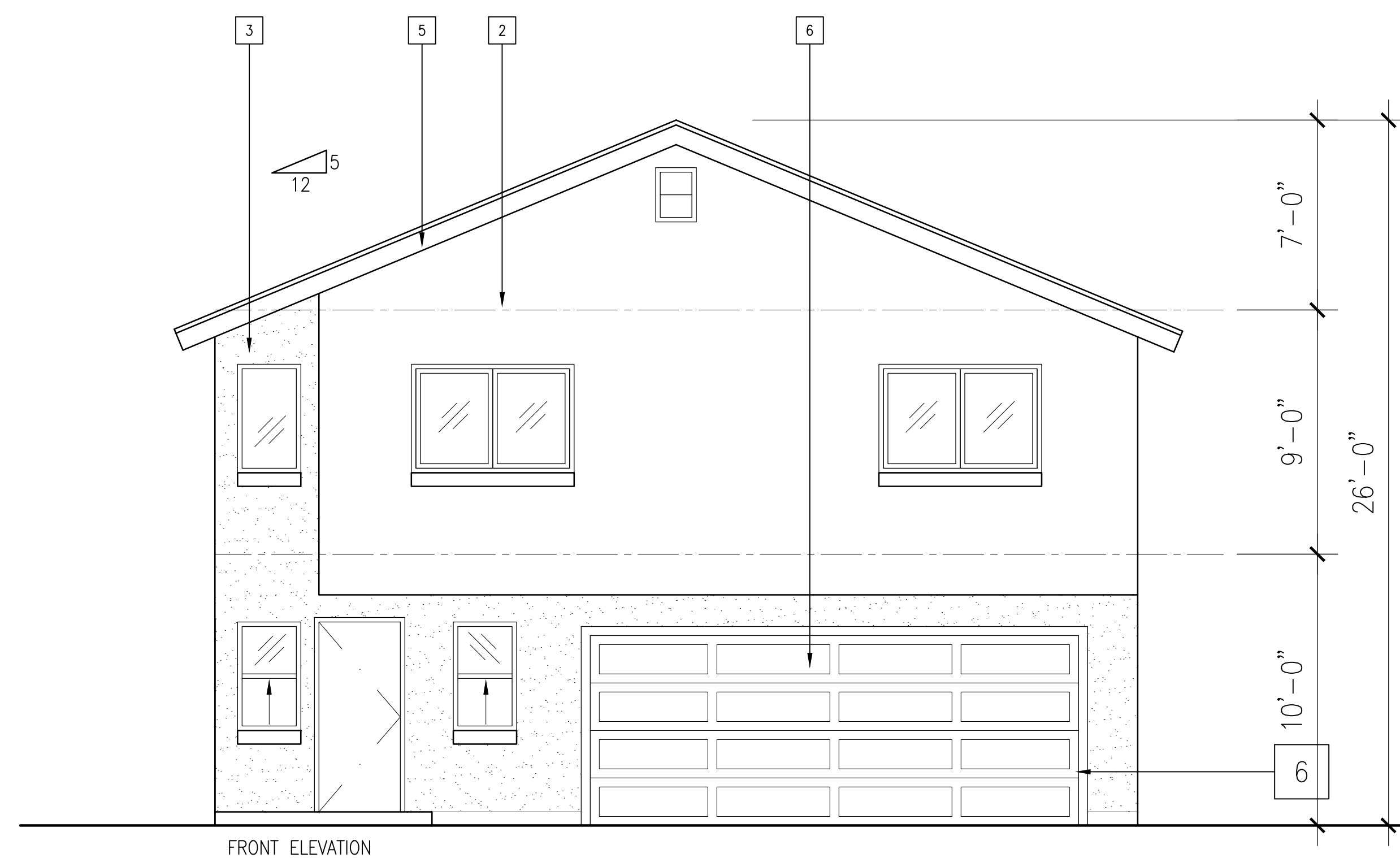
CITY RECORD #: XXXXXXXX

KEYNOTES

- 1 ASPHALT SHINGLE ROOFING. TIMBERLINE®NS SHINGLES. COLOR: CHARCOAL
- 2 STUCCO FINISH. DUNN EDWARDS - WHISPER DEW340
- 3 STUCCO FINISH. DUNN EDWARDS - WEATHERED BROWN DEC756
- 4 WOOD RAILING. PAINT FINISH. DUNN EDWARDS - WEATHERED BROWN DEC756
- 5 FASCIA. PAINT FINISH. DUNN EDWARDS - BLACK DEA002
- 6 WHITE GARAGE DOOR
- 7 DECORATIVE STUCCO COLUMNS. COLOR DUNN EDWARDS - WHISPER DEW340



ELEVATIONS SCALE 1/4" = 1'-0" 01



ELEVATIONS SCALE 1/4" = 1'-0" 02

CITY RECORD #: XXXXXXXX

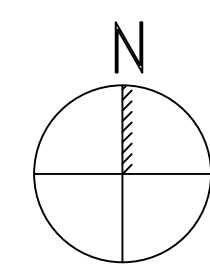
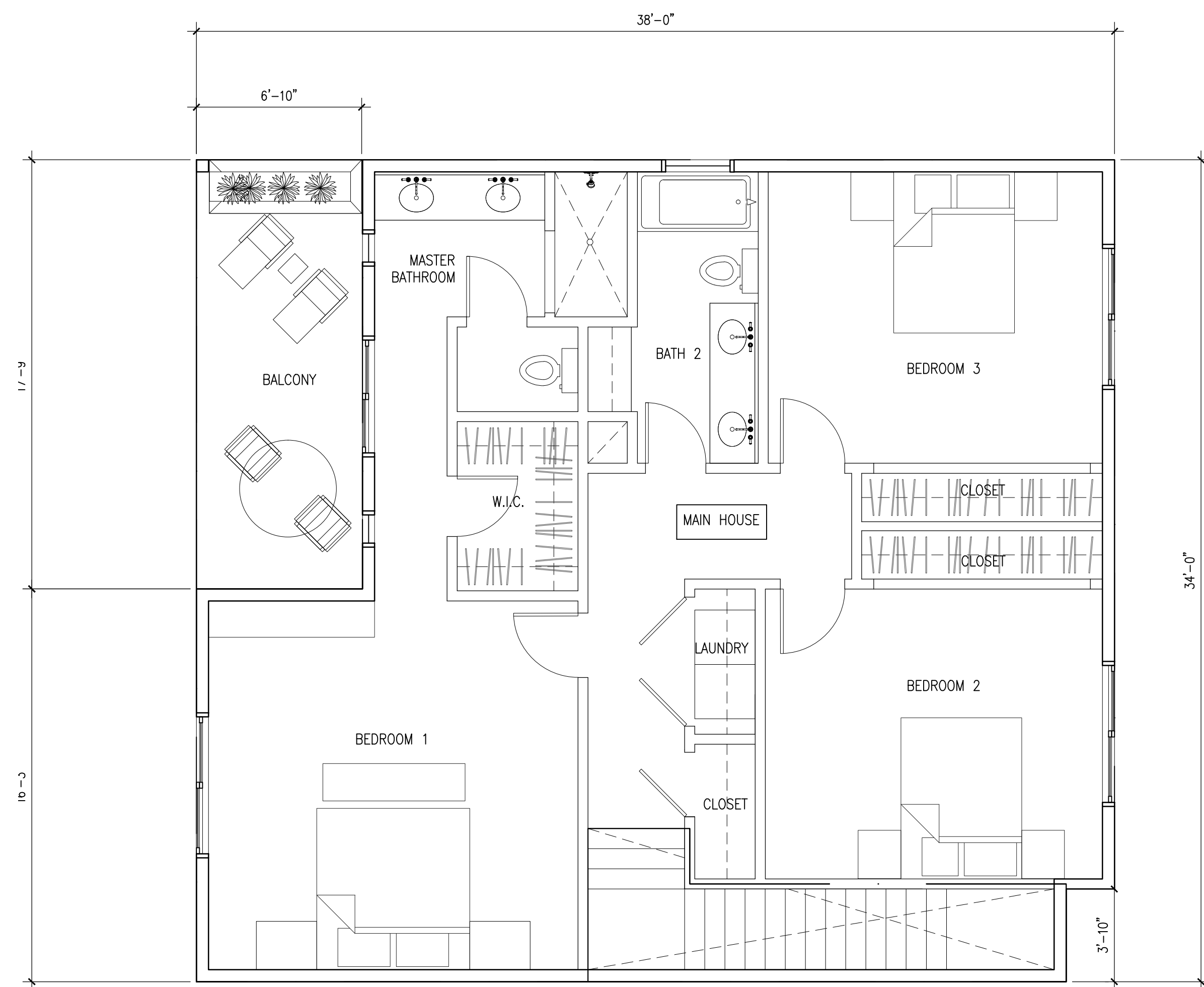
**KIG Properties** | 21135-1/2 South Bolsa Street @ Foxwell Ave, Carson, California 90745

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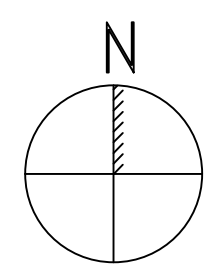
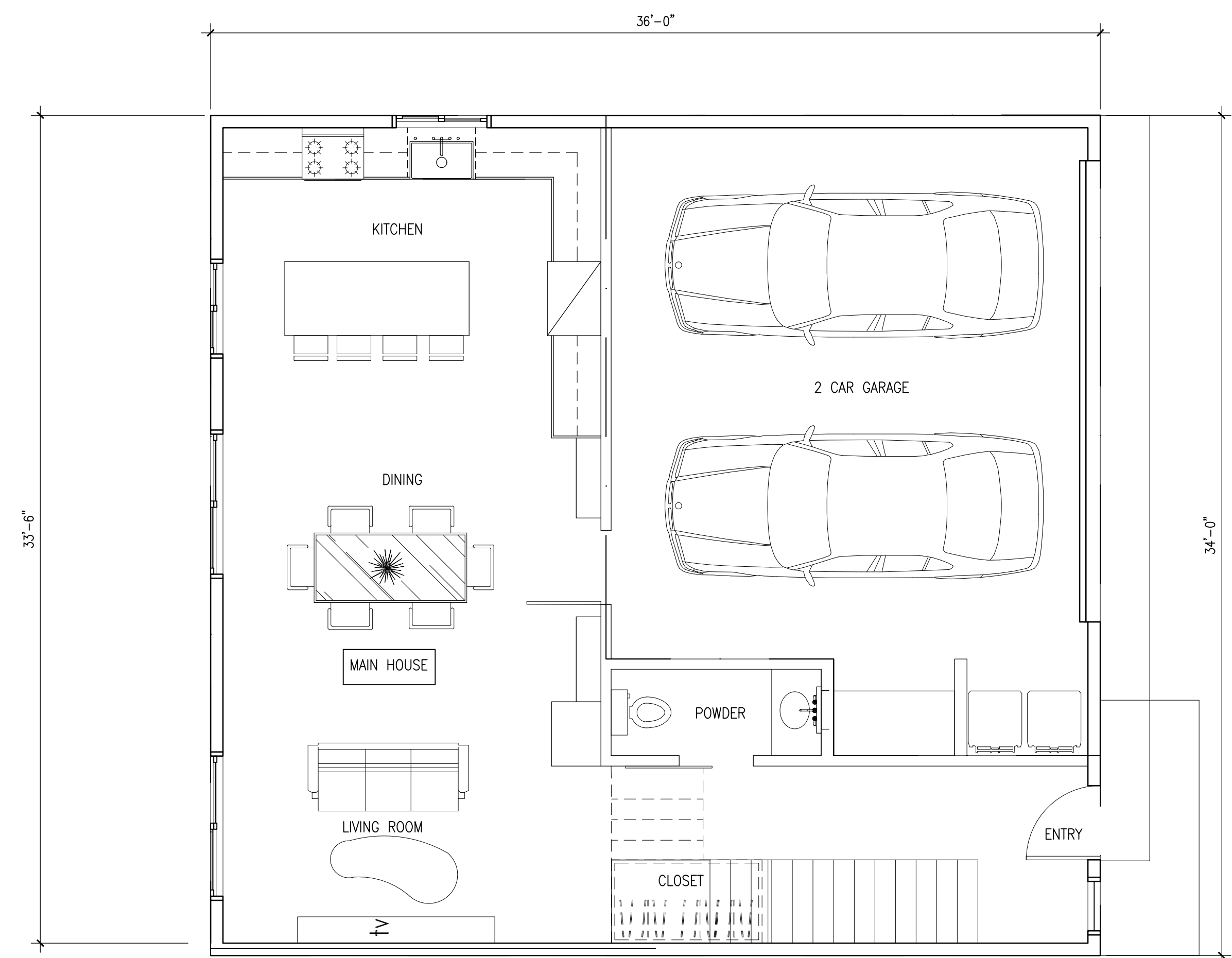


*Elevations Plan 1*

A-7.20



SECOND FLOOR PLAN 1,187 S.F. SCALE 1/4" = 1'-0" 02



FIRST FLOOR PLAN - 1231 S.F. SCALE 1/4" = 1'-0" 01

CITY RECORD #: XXXXXXXX

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 w: 949-596-4298 | m: 949-233-1126  
 jchoi@SynArcStudio.com | PN: 21\_101

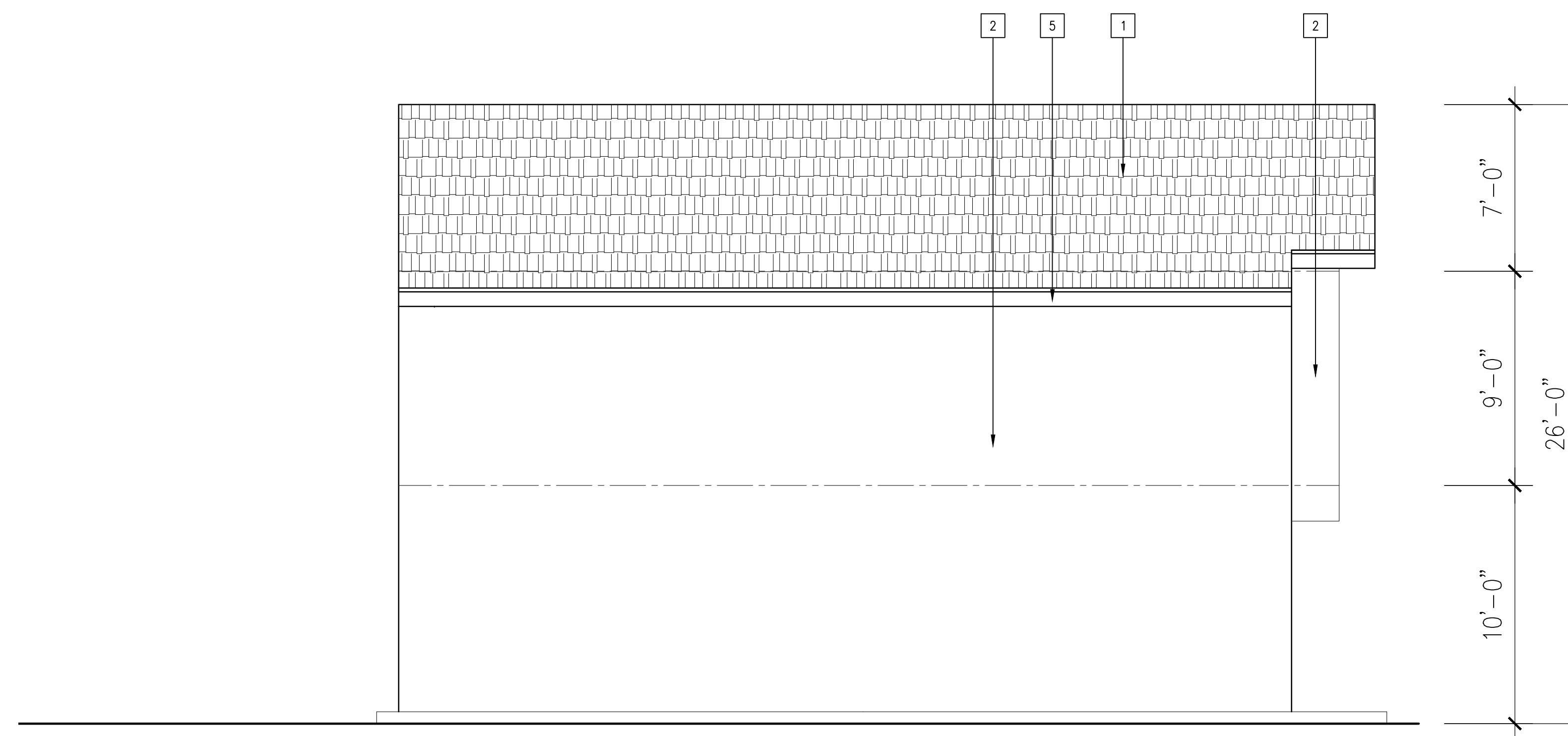
*Residential Floor Plan 1*

A-2.1

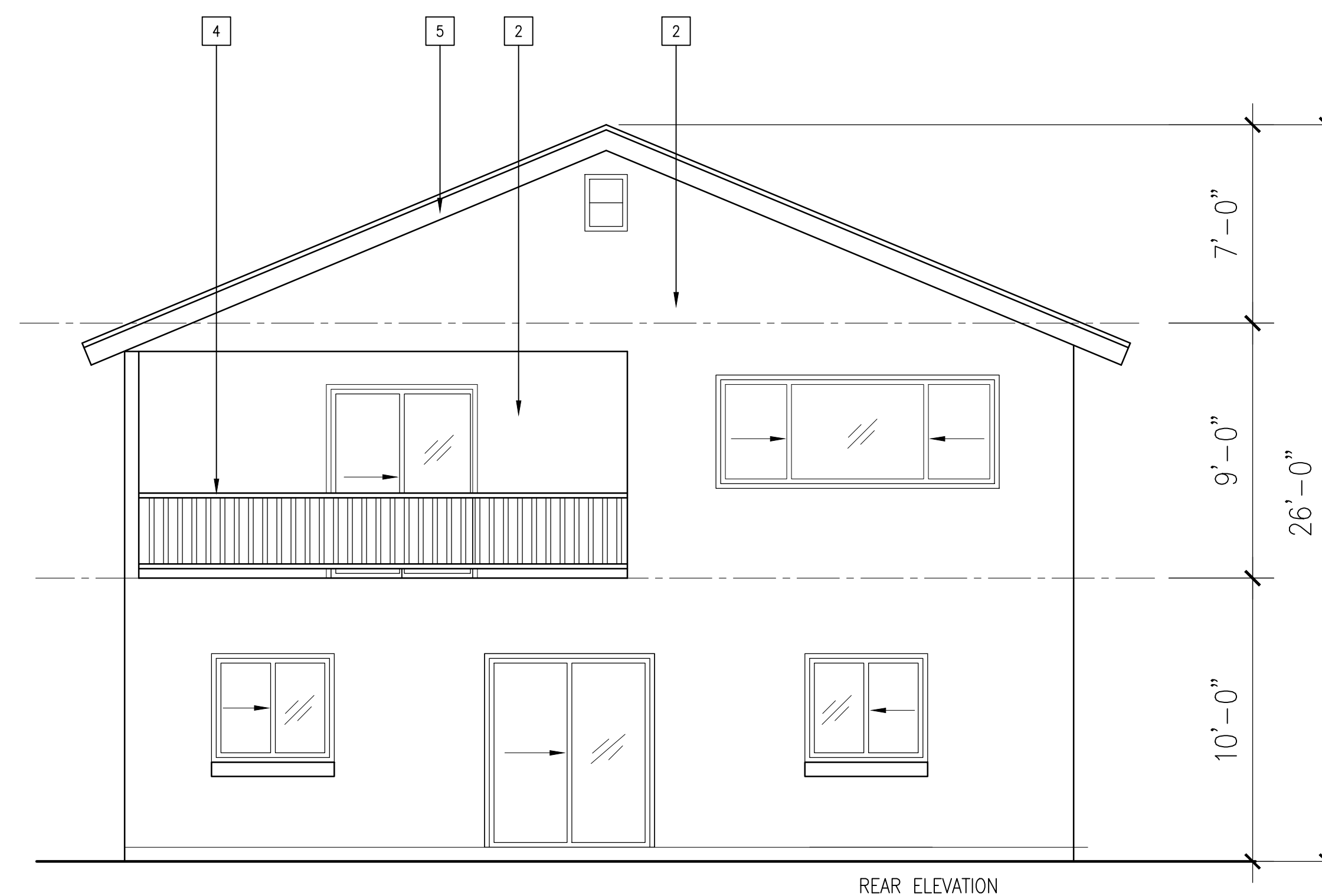


KEYNOTES

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- 2 STUCCO FINISH. DUNN EDWARDS - WHISPER DEW340
- 3 STUCCO FINISH. DUNN EDWARDS - WEATHERED BROWN DEC756
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- 7 DECORATIVE STUCCO COLUMNS. COLOR DUNN EDWARDS - WHISPER DEW340



ELEVATIONS SCALE 1/4" = 1'-0" 01



REAR ELEVATION

ELEVATIONS SCALE 1/4" = 1'-0" 02

CITY RECORD #: XXXXXXXX

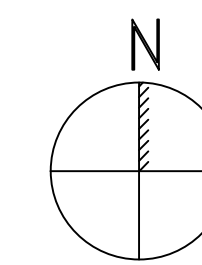
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17200 Red Hill Ave, Irvine, CA 92614  
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 jchoi@SynArcStudio.com | PN: 21\_101

SYNARC STUDIO  
 ARCHITECTURE · LANDSCAPE · INTERIOR DESIGN

*Elevations Plan 1*

A-7.21

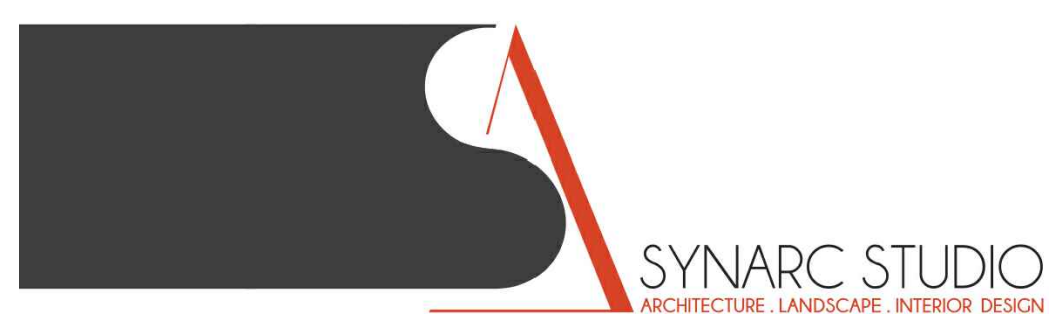


ROOF PLAN 1 

SCALE
1/4" = 1'-0"

 01

CITY RECORD #: XXXXXXXX



**KIG Properties** | 21135-1/2 South Bolsa Street @ Foxwell Ave, Carson, California 90745  
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w: 949-596-4298 | m: 949-233-1126  
jchoi@SynArcStudio.com | PN: 21\_101

*Plan 2 - Roof Plan*

A-2.R2

# LANDSCAPE PLANS FOR

## 21135-1/2 S. BOLSA STREET AT FOXWELL AVE, CARSON, CA 90745

### GENERAL REQUIREMENTS

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS AND IN THESE SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS.
2. ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISK AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.
4. THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL WORK DAMAGED BY HIM OR MAKE PAYMENT TO OWNER FOR SUCH REPAIR. SHOULD THE LANDSCAPE CONTRACTOR HAVE HIS WORK DAMAGED BY ANOTHER CONTRACTOR, HE IS TO MAKE ARRANGEMENTS WITH THE OTHER CONTRACTOR FOR THE REPAIR OR PAYMENT FOR THE REPAIR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND AND OVERHEAD UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
6. ALL WORK AND PORTIONS OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER SEVEN ( 7) DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

### DEMOLITION NOTES

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH DEMOLITION AS SHOWN WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR OBJECTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS AND/OR OBJECTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANYWAY. ALL MATERIAL TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
3. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH OWNER PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO PAY ALL FEES ASSOCIATED WITH DISPOSAL.
4. REMOVE PLANT MATERIAL WITHIN PROJECT LIMITS OF DEMOLITION AS SHOWN ON PLAN AND AS AUTHORIZED IN THE FIELD BY THE LANDSCAPE DESIGNER.
5. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE.

### WEED REMOVAL

1. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND GRASSES (INCLUDING ROOTS) IN THE AREA OF LANDSCAPE CONSTRUCTION.
2. IF AGREED UPON BY OWNER, ALL LANDSCAPE AREAS TO RECEIVE THE PRE-EMERGENT HERBICIDE SURFAN 75W PER MANUFACTURER'S CURRENT PRINTED SPECIFICATIONS. APPLICATION OF HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.

### GRADING AND SOIL CONDITIONING

1. ALL WALKWAYS AND PAVED AREAS SHALL HAVE SMOOTH AND CONTINUOUS ELEVATION CHANGES.
2. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.
3. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR "ROUNDING OFF" ALL SHARP RIDGES EXISTING ON-SITE, WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS, AND FOR "FINISH GRADING." FINISH GRADING SHALL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, CULTIVATING THE SOIL TO A DEPTH OF SIX INCHES (6") AND REMOVING ALL ROCKS OR CLODS OF TWO-INCH (2") DIAMETER OR LARGER. REMOVAL OF MINOR AMOUNTS OF CONSTRUCTION WASTE IS INCLUDED.
5. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION (PER EACH 1000 SQUARE FEET) OF SIX (6) CUBIC YARDS OF NITROGEN MINERALIZED, STABILIZED WOOD SAWDUST, THIRTY (30) POUNDS OF 6N-20P-20K FERTILIZER AND TEN (10) POUNDS OF SOIL SULPHUR. MATERIAL IS TO BE INCORPORATED UNIFORMLY INTO THE TOP SIX INCHES (6") OF SOIL.
6. FOR PLANTS INDICATED ON PLANT LIST AS "ACID-LOVING," A SPECIAL BACKFILL MIX IS TO BE USED, CONSISTING OF TWO (2) PARTS SITE SOIL, ONE (1) PART FINE SAND, ONE (1) PART PEAT MOSS AND 7-7-7 HIGH ACID IRON PREPLANT FERTILIZER. BACKFILL MIX FOR ALL OTHER CONTAINER PLANTS TO CONSIST OF TWO (2) PARTS SOIL AND ONE (1) PART NITROGEN MINERALIZED FIR BARK. BACKFILL MIXES ARE TO BE MIXED IN SEPARATE STOCKPILES, NOT IN THE PLANTING PIT.

### CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS. THE LOCATIONS OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN FIELD, CONTACT LANDSCAPE DESIGNER FOR SOLUTION.
2. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
3. PROVIDE FELT EXPANSION JOINT WITH SEALANT WHERE PAVING ABUTS CURBING, BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY TYPE AND COLOR OF SEALANT WITH LANDSCAPE DESIGNER.
4. ALL CURVED WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR COORDINATING PRE-CONSTRUCTION MEETINGS ON SITE WITH ALL SUB-CONTRACTORS AND THE LANDSCAPE DESIGNER.
6. CONTRACTOR SHALL PROVIDE 4' BY 4' SAMPLES OF ALL FLATWORK FOR LANDSCAPE DESIGNER'S APPROVAL.

### PLANT MATERIALS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS THAT ARE FREE OF PESTS OR PLANT DISEASES. THIS INCLUDES PRE-SELECTED OR "TAGGED" MATERIAL.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE DESIGNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY AS SHOWN.
4. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.

### GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL IMPORT OF SOIL AND/OR AMENDMENTS AS NECESSARY TO EXECUTE SPECIFIED SOIL PREPARATION AND ACHIEVE FINISH GRADES IN PLANTED AREAS, AS INDICATED ON CIVIL DRAWINGS AND IN SPECIFICATIONS.
2. ALL PLANTS ARE TO HAVE A PLANTING PIT 1 1/2 TIMES THE DIAMETER OF THE ROOTBALL AND EQUAL TO ITS DEPTH. THE PLANT IS TO BE BACKFILLED (AFTER POSITIONING OF PLANT) WITH SPECIFIED BACKFILL MIX OR SPECIFIED ACID-LOVING BACK-FILL MIX IF INDICATED ON THE PLANT LIST. PROVIDE A SHALLOW WATERING BASIN FOR EACH PLANT.
3. GROUND COVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
4. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
5. GUYING AND STAKING OF TREES IS TO BE PER DETAILS.

### CLEAN UP

1. AT THE COMPLETION OF ALL PLANTING OPERATIONS, CONTRACTOR WILL LEAVE THE PREMISES NEAT AND CLEAN.
2. CONTRACTOR WILL REMOVE ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE FROM THE SITE.

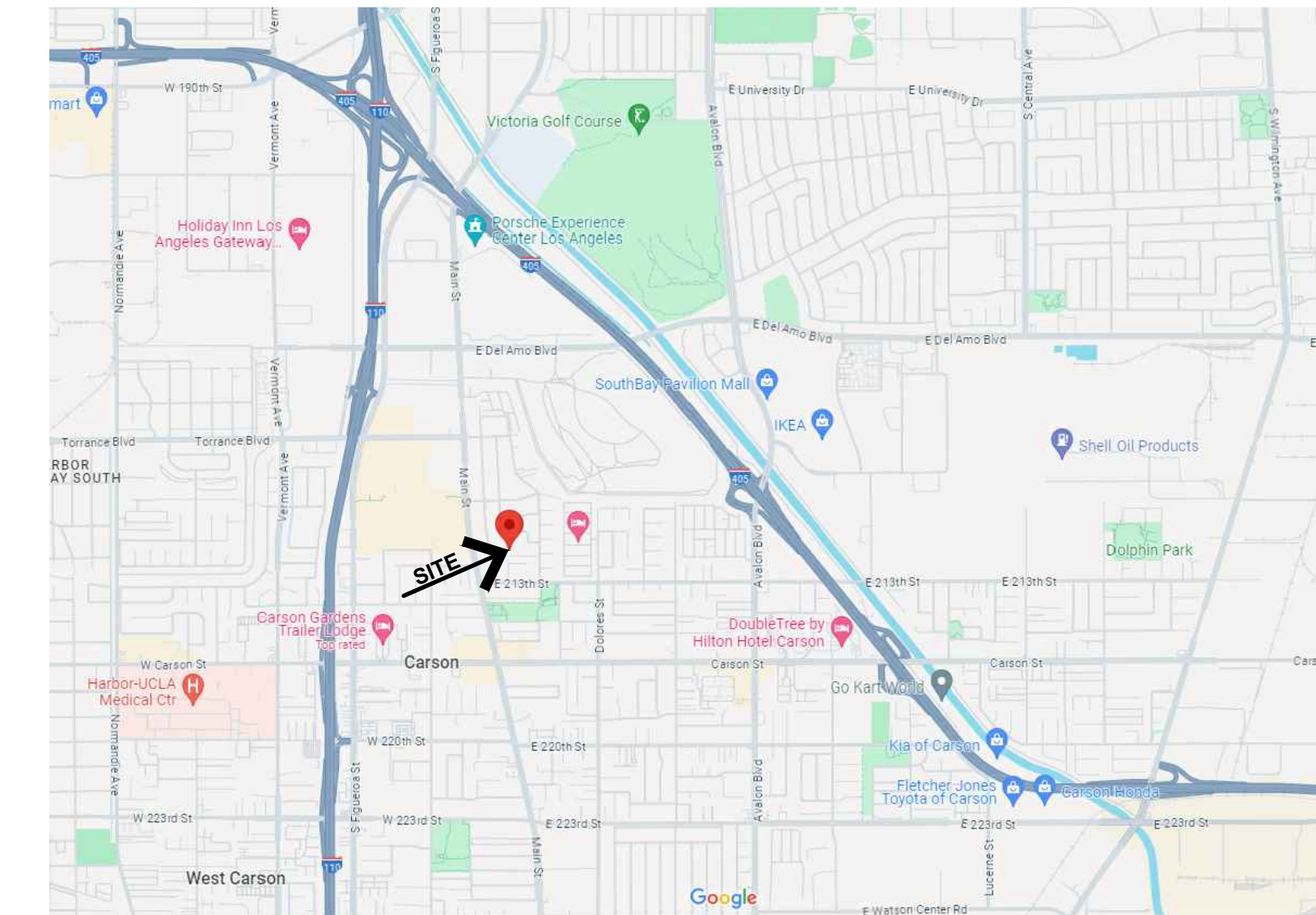
### MAINTENANCE

1. THE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL-WATERED, FREE OF WEEDS, GRASSES AND TRASH DURING THE MAINTENANCE PERIOD.
2. AN APPLICATION OF FERTILIZER IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT THIRTY (30) DAY INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
3. THE IRRIGATION SYSTEM OF THE INSTALLATION AREA IS TO BE CHECKED FOR COVERAGE AT EACH WATERING. MALFUNCTIONS, SUCH AS DIRTY HEADS, ETC., ARE TO BE CORRECTED ON THE SPOT. MORE SERIOUS DEFECTS ARE TO BE REPORTED IMMEDIATELY TO THE OWNER FOR CORRECTION BY THE SPRINKLER CONTRACTOR, OR CORRECTED IMMEDIATELY BY THE LANDSCAPE CONTRACTOR IF CONTRACT INCLUDED SPRINKLER INSTALLATION.
4. MAINTENANCE SCHEDULE: A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT LIMITED TO: ROUTINE INSPECTIONS: AN ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, AERATING AND DETACHING TURF AREA; REPLENISHING MULCH : FERTILIZING AREAS: AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.
5. A MAINTENANCE SCHEDULE IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION

### GUARANTEE

1. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIALS OF 1-GALLON TO 15-GALLON SIZE FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF ACCEPTANCE. ALL BOX-SIZE MATERIAL IS TO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

### VICINITY MAP



### LANDSCAPING COMPLETED PRIOR TO THE FINAL INSPECTION SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: 4.106.4

- A. AREAS DISTURBED DURING CONSTRUCTION ARE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS
- B. LIMIT TURF AREAS TO THE GREATEST EXTENT POSSIBLE
- C. UTILIZE AT LEAST 75% NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.
- D. HYDROZONING IRRIGATION IRRIGATION TECHNIQUES ARE INCORPORATED INTO THE LANDSCAPE DESIGN

### A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:

- A. GRADING/EXCAVATION/BACKFILL/REMOVAL AND RECOMPACTION
- B. WALLS AND PAVING LOCATED WITHIN THE REQUIRED FRONT SETBACK
- C. RETAINING WALLS OVER 3 FEET IN HEIGHT
- D. GARDEN WALLS OVER 6 FEET IN HEIGHT
- E. SWIMMING POOLS/SPA
- F. ACCESSORY BUILDINGS
- G. GAME COURTS
- H. FIRE SPRINKLER SYSTEM
- I. DEMOLITION OF ANY EXISTING STRUCTURE WHICH REQUIRED A BUILDING PERMIT TO BE CONSTRUCTED.
  - 1) SEWER SHALL BE CAPPED AND APPROVED (OBTAIN PLUMBING PERMIT). NOTE: IF THE STRUCTURE IS CONNECTED TO A SEWER, THE SEWER MUST BECAPPED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT.
  - 2) BUILDINGS OR STRUCTURES SHALL BE CERTIFIED AS BEING FREE FROM ASBESTOS BY A CERTIFIED PERSON OR FIRM PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT. A BUILDING PERMIT IS REQUIRED FOR ASBESTOS REMOVAL.
- J. TREE REMOVAL
- K. ELECTRICAL WORK
- L. MECHANICAL WORK
- M. PLUMBING WORK"

### SHEET INDEX:

- L-0 COVER SHEET
- L-1.1 LANDSCAPE
- L-1.2 LANDSCAPE MATERIAL IMAGES
- L-2 PLANT SYMBOL KEY AND PHOTOS
- I-1 IRRIGATION PLAN
- I-2 IRRIGATION NOTES & LANDSCAPE MANAGEMENT
- I-3 IRRIGATION DETAILS
- I-4 IRRIGATION SPECS AND MAINTENANCE



THIS PLAN(S) DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN.

PROJECT TITLE

### RESIDENCES

21135-1/2 S. BOLSA STREET  
AT FOXWELL AVE,  
CARSON, CA 90745

DESCRIPTION

NO. DATE

SHEET TITLE

COVER  
L-0

DATE 08.15.2024





MYRTUS COMMUNIS 'COMPACTA'



CARPENTARIA CALIFORNICA



LEUCOPHYLLUM 'GREEN CLOUD'



WESTRINGIA 'MUNDI'



DIANELLA 'CLARITY BLUE'



CALLIANDRA HAEMATOCEPHALA



MYOPORUM PARVIFOLIUM 'PUTAH CREEK'



AGROSTIS PALLENS



HYMENOSPORUM FLAVUM



TIPUANA TIPU



SUPREME WALK-ON BARK MULCH, ALL PLANTER AREAS AND AT BASE OF TREES IN LAWN AREAS



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LANDSCAPE IMAGES

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PROJECT

TITLE

RESIDENCES

21135-1/2 S. BOLSA STREET  
AT FOXWELL AVE,  
CARSON, CA 90745

REVISION

DATE

NO.

SHEET

TITLE

LANDSCAPE IMAGES  
L-1.2

DATE

08.15.2024

















# MAJOR LAND DIVISION

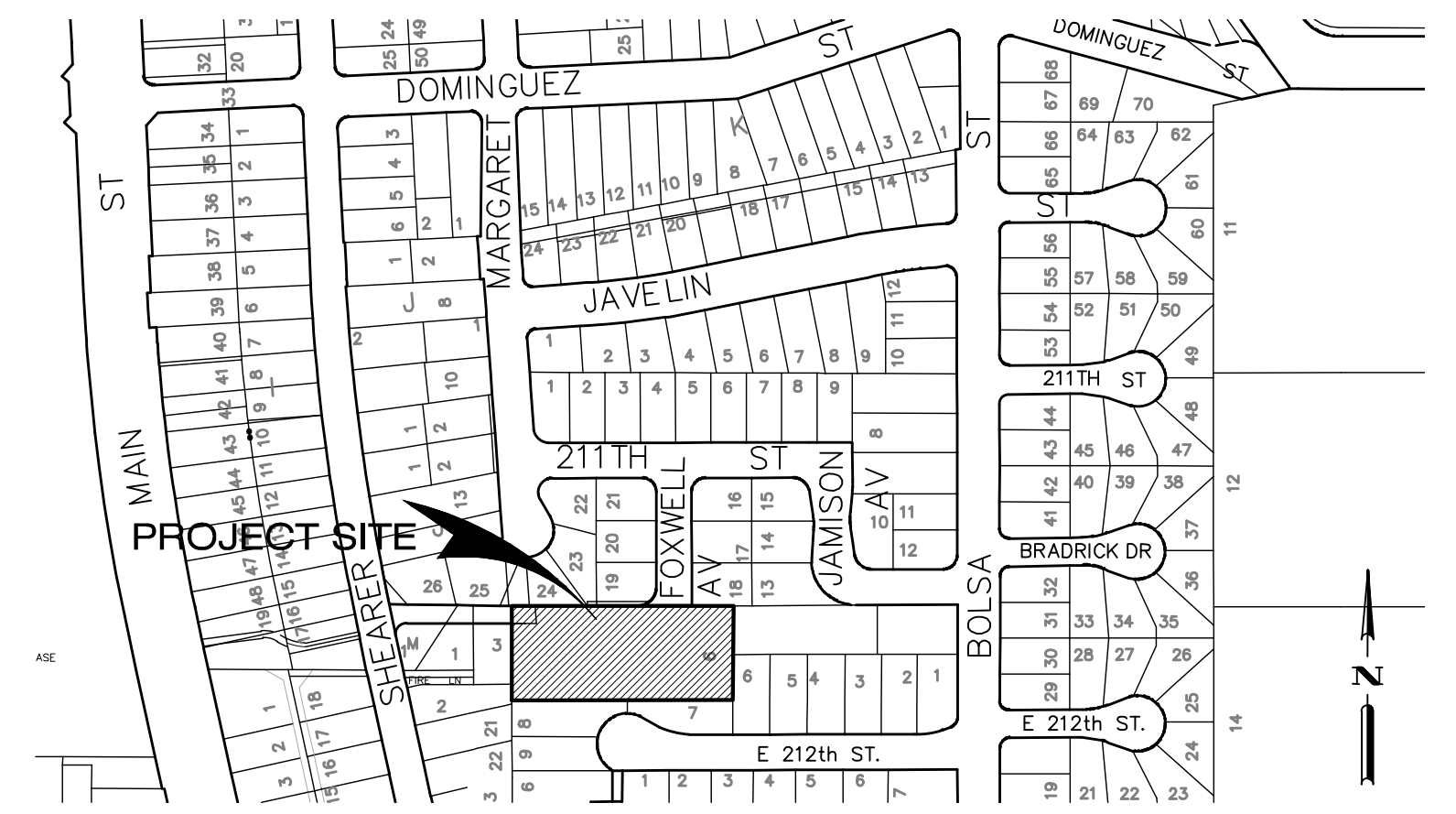
## Vesting Tentative Tract Map Number 84254 (For Condominium Purposes)

Located in the City of Carson, County of Los Angeles, State of California

THIS SUBDIVISION IS FOR CONDOMINIUM PURPOSES AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

SITE PLAN AND DESIGN REVIEW (DOR) No. 1959-24  
TENTATIVE TRACT MAP (TTM) 1000008-24

May 16, 2025



VICINITY MAP

PROPERTY ADDRESS: 21135 1/2 BOLSA STREET  
CARSON, CALIFORNIA 90745  
APN: 7334-003-021

APPLICANT/DEVELOPER: KIG Properties  
11998 Hawthorne Blvd.  
Hawthorne, CA 90251  
Contact: Bill Hasson  
310-912-4568  
kigproperties.com

ENGINEER / MAP PREPARED BY: BOLTON ENGINEERING CORP.  
25834 Narbonne Ave #210  
Lomita, CA 90717  
Phone: (310) 325-5580  
Contact: Daniel J. Bolton

**ARCHITECT:**

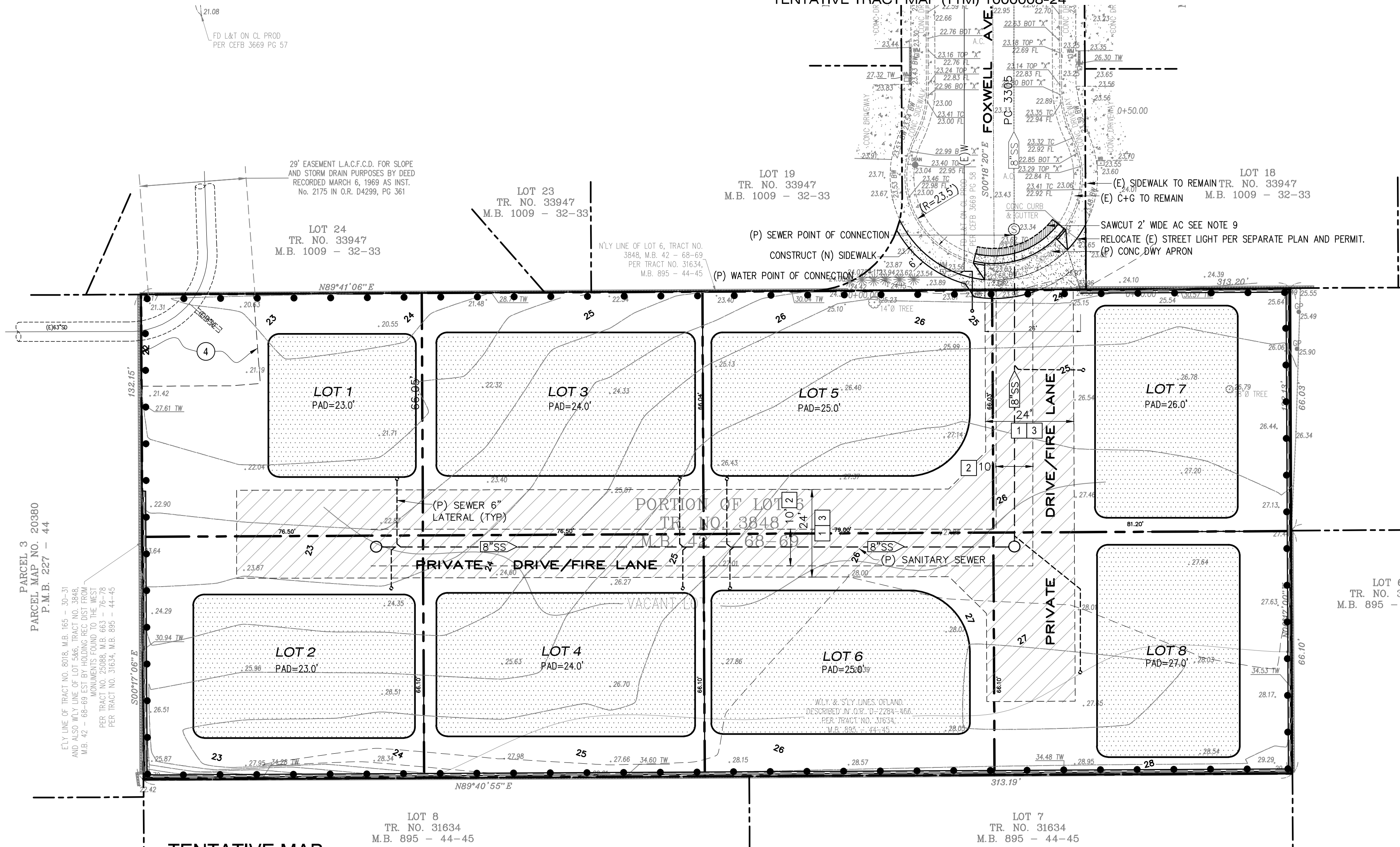
SynArcStudio  
ATTENTION: J. Choi  
17200 Red Hills Ave.  
Irvine, CA 92614  
PHONE: 949-596-4298

**LEGAL DESCRIPTION:**

Fidelity National Title,  
Date: July 20, 2023  
Order No. 00196764-997-BS5-MM7

**RECORD OWNER:**

KIG Realty Inc.  
Contact: Jerry Feldman  
310-912-4568  
Jerry@KIGProperties.com  
**SOIL ENGINEER:**



TENTATIVE MAP

Scale: 1" = 20'

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1  
THE NORTH 132 FEET OF THE WEST 313 FEET OF LOT 6, OF TRACT NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68-69, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

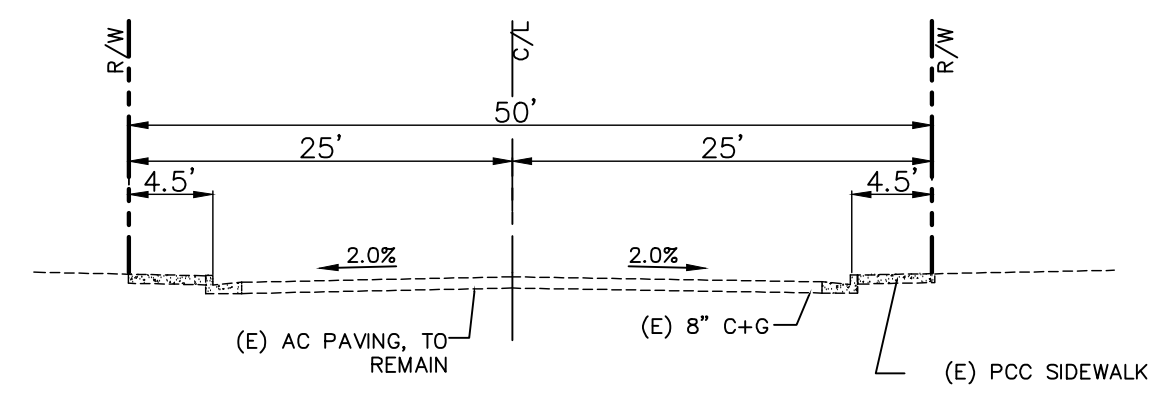
ASSESSOR'S PARCEL NO: 7334-003-021

**EASEMENTS:**

- EXISTING:**
- AN EASEMENT TO TITLE INSURANCE AND TRUST COMPANY FOR CONSTRUCTING, OPERATING, LAYING DOWN, MAINTAINING AND FOR REPAIRING PIPES FOR CONDUCTING WATER FOR IRRIGATION, DOMESTIC AND OTHER USES AND OF RUNNING AND CONDUCTING WATER THEREIN, RECORDED IN BOOK 1715, PAGE 325 OF OFFICIAL RECORDS. NOT PLOTTED, INDETERMINATE IN NATURE. PROPOSED TO BE ABANDONED ON FINAL MAP.
  - AN EASEMENT TO DOMINGUEZ WATER COMPANY FOR CONSTRUCTING AND MAINTAINING A PIPE LINE AND WATER DISTRIBUTION SYSTEM RECORDED IN BOOK 1515, PAGE 265 OF OFFICIAL RECORDS. NOT PLOTTED, INDETERMINATE IN NATURE. PROPOSED TO BE ABANDONED ON FINAL MAP.
  - AN EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN, SLOPE AND INCIDENTAL PURPOSES, RECORDED DATE APRIL 18, 1969, RECORDING NO. 3949 OF OFFICIAL RECORDS. TO REMAIN.

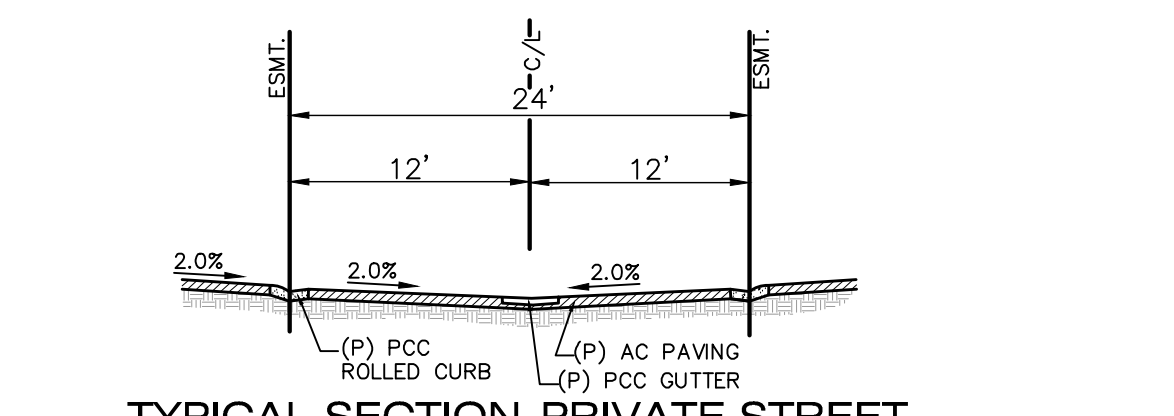
**PROPOSED:**

- A VARIABLE WIDTH INGRESS AND EGRESS EASEMENT FOR SEWER OPERATION AND MAINTENANCE PURPOSES DEDICATED TO THE CITY OF CARSON AS SHOWN HEREON.
- A 10 FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF CARSON.
- A VARIABLE WIDTH EASEMENT FOR UTILITIES, EMERGENCY VEHICLE ACCESS AND RECIPROCAL INGRESS AND EGRESS.



TYPICAL SECTION-FOXWELL AVE.

SCALE: 1"=10'



TYPICAL SECTION-PRIVATE STREET

SCALE: 1"=10'

**PROJECT INFORMATION:**

APN: 7334-003-021  
21135-1/2 S BOLSA ST @ FOXWELL AVE  
CARSON, CA 90745

ZONE: RS (SINGLE FAMILY RESIDENTIAL)  
MIN LOT WIDTH: 50 FEET  
MIN LOT AREA: 5,000 S.F.  
AVG LOT AREA: 5,170 S.F.

BUILDING AREAS:  
FIRST FLOOR: 800 S.F.  
SECOND FLOOR: 965 S.F.  
TOTAL BUILDING AREA: 1,765 S.F., EACH (EIGHT BUILDINGS)  
TOTAL BUILDING AREA = 1,765 X 8 = 14,120 S.F.

COVERED PARKING PER UNIT: 2, 16 TOTAL

**LEGEND**

(E)	EXISTING	INDICATES THE BOUNDARY OF LAND
(P)	PROPOSED	PROPOSED TO BE SUBDIVIDED
ASPH	ASPHALT	
BLDG	BUILDING	
CONC	CONCRETE	
CLF	CHAIN LINK FENCE	
GV	GAS VALVE	
HH	HANDHOLE	
MH	MANHOLE	
PA	PLANTER AREA	
PP	POWER POLE	
SHH	SEWER HANDHOLE	
TSHH	TRAFFIC SIGNAL HANDHOLE	
WF	WROUGHT IRON FENCE	
WM	WATER METER	
WV	WATER VALVE	

**EXISTING USE:**  
THE TOTAL AREA OF LAND CONSISTS OF:  
GROSS = 41,386± SQ. FT. (0.95ac)  
NET = 40,600± SQ. FT. (0.93ac)

THE SITE IS CURRENTLY UNDEVELOPED.

ZONING: RS (SINGLE FAMILY RESID.)  
LAND USE (EXISTING): UNDEVELOPED  
LAND USE (PROPOSED): SINGLE FAMILY RESIDENTIAL (TOWNHOUSE)

**SUBDIVISION SUMMARY:**

THE PROJECT CONSISTS OF EIGHT (8) LOTS, WITH EIGHT (8) TWO STORY SINGLE FAMILY RESIDENCES ON A VACANT 0.95 ACRE PARCEL. THE LOT FOR EACH HOME SHALL BE LARGER THAN 5,000 SQUARE FEET (SEE PARCEL AREA BREAKDOWN UNDER PROJECT INFORMATION).

THE SITE HAS A MINI PARK TO THE WEST, AND SINGLE FAMILY RESIDENTIAL PROPERTIES TO THE NORTH, EAST, AND SOUTH. ACCESS TO THE SITE WILL BE FROM THE CUL-DE-SAC AT THE END OF FOXWELL AVENUE, BY PRIVATE DRIVEWAY.

**GRADING QUANTITIES**

CUT: 1480cy  
FILL: 650cy  
EXPORT: 830cy

**FLOOD ZONE:**

THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

**BENCHMARK:**

QUAD YEAR BASE	ELEVATION (ft)	BM NUMBER
2005 B (NAVD88)	28.265	7Y10543

DESCRIPTION: DPW TAG IN W CB 5FT S/O OF THE BCR @ NW COR BOLSA ST. & 213rd ST.

**NOTES:**

- ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM, PUMPED FROM THE SITE AND DISCHARGING TO AN EXISTING 18" DRAIN STUB. INFILTRATION IS PROPOSED TO ADDRESS LOW IMPACT DEVELOPMENT REQUIREMENTS, SUBJECT TO SOILS ENGINEER'S RECOMMENDATIONS.
- SANITARY SEWER, WATER, AND UTILITIES ARE AVAILABLE IN THE ADJACENT STREET.
- ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.
- NO WELLS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- NO OAK TREES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY. ALL EXISTING TREES ON SITE TO BE REMOVED.
- NO HAZARDOUS CONDITIONS ARE KNOWN TO EXIST ON SITE.
- DRAINAGE IMPROVEMENTS PRIVATELY MAINTAINED AND ARE NOT TO BE MAINTAINED BY LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.
- SAWCUT EXISTING AC 2" WIDE AND REPLACE WITH 4" AC OR EXISTING SECTION + 1", WHICHEVER IS GREATER OVER 8" TRENCH BACKFILL SLURRY.
- NO GATES PROPOSED FOR THIS DEVELOPMENT.

**BASIS OF BEARINGS:**

THE BEARING NORTH 89° 39' 39" EAST, ON THE CENTERLINE OF 213 STREET AS SHOWN ON TRACT NO. 31634, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 895, PAGES 44-45, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**Bolton Engineering Corp.**  
Civil Engineering & Surveying  
25834 Narbonne Avenue Ste. 210  
Lomita, CA 90717  
BEC JOB NO. 23310  
**SHEET 1 of 1**

# MAJOR LAND DIVISION

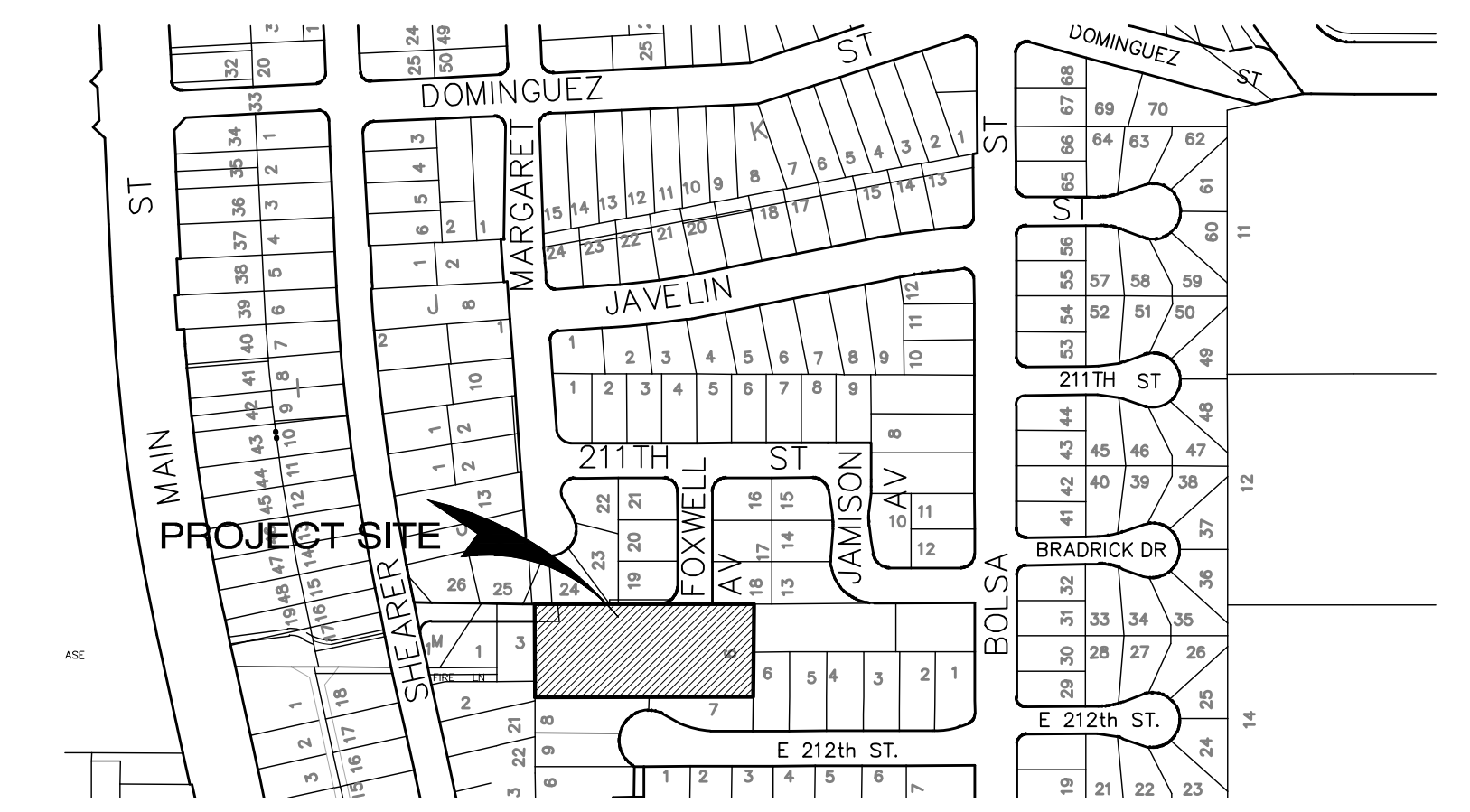
## Vesting Tentative Tract Map Number 84254

### (For Condominium Purposes)

Located in the City of Carson, County of Los Angeles, State of California

## EXHIBIT MAP

SITE PLAN AND DESIGN REVIEW (DOR) No. 1959-24  
TENTATIVE TRACT MAP (TTM) 1000008-24



**VICINITY MAP**

**PROPERTY ADDRESS:** 21135 1/2 BOLSA STREET, CARSON, CALIFORNIA 90745, APN: 7334-003-021

**APPLICANT/DEVELOPER:** KIG Properties, 11998 Hawthorne Blvd., Lomita, CA 90251, Contact: Bill Hasson, 310-912-4568, kigproperties.com

**ENGINEER / MAP PREPARED BY:** BOLTON ENGINEERING CORP., 25834 Narbonne Ave #210, Lomita, CA 90717, Phone: (310) 325-5580, Contact: Daniel J. Bolton

**ARCHITECT:** SynArcStudio, ATTENTION: J. Choi, 17200 Red Hills Ave., Irvine, CA 92614, PHONE: 949-596-4298

**RECORD OWNER:** KIG Realty Inc., Contact: Jerry Feldman, 310-912-4568, Jerry@KIGproperties.com

**LEGAL DESCRIPTION:** Fidelity National Title, Date: July 20, 2023, Order No. 00196764-997-B55-MM7

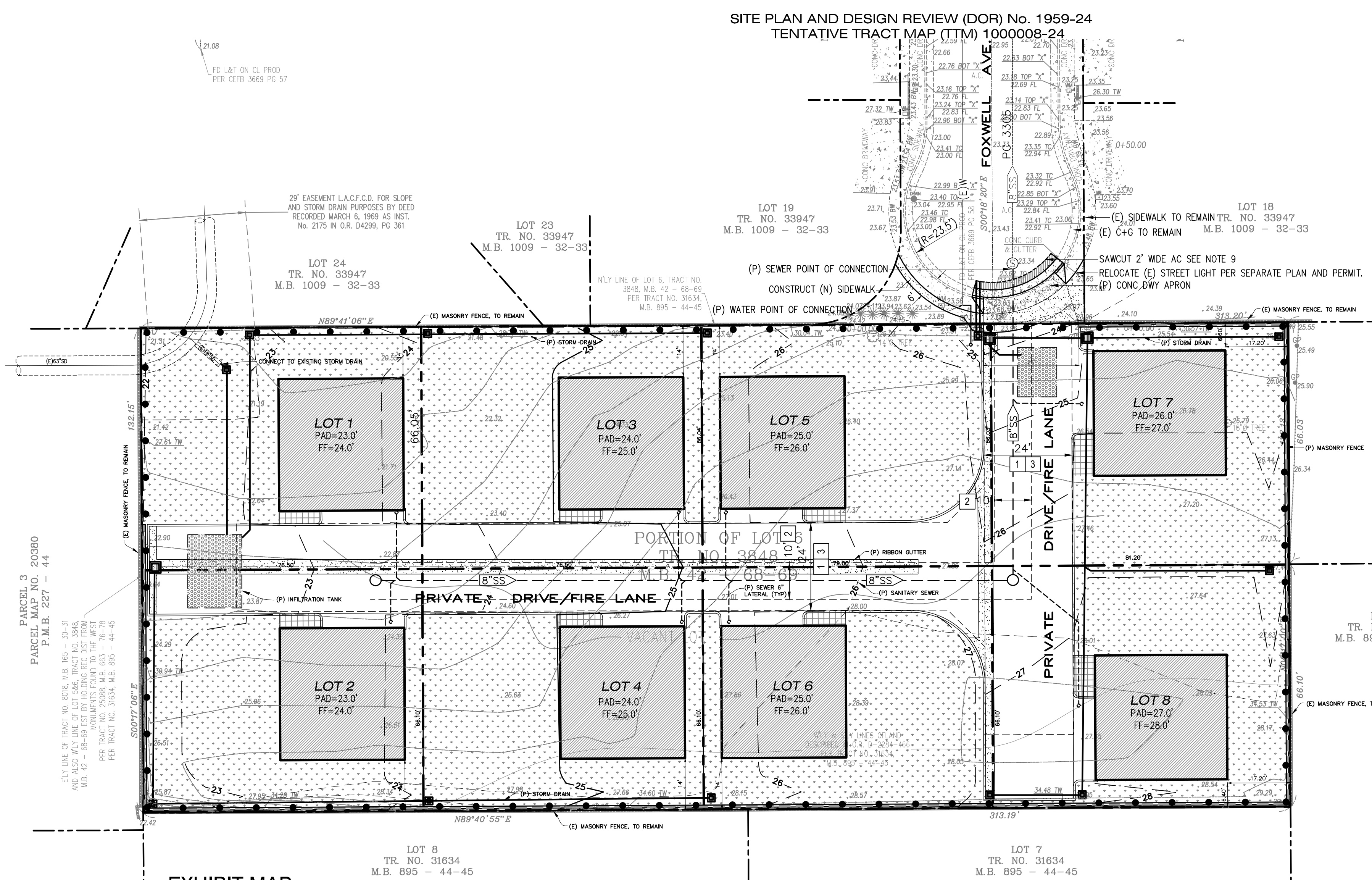
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1**  
THE NORTH 132 FEET OF THE WEST 313 FEET OF LOT 6, OF TRACT No. 3848, IN THE CITY CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 68-69, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**ASSESSOR'S PARCEL No:** 7334-003-021  
**EXISTING EASEMENTS:**

- 2. AN EASEMENT TO TITLE INSURANCE AND TRUST COMPANY FOR CONSTRUCTING, OPERATING, LAYING DOWN, MAINTAINING AND FOR REPAIRING PIPES FOR CONDUCTING WATER FOR IRRIGATION, DOMESTIC AND OTHER USES AND OF RUNNING AND CONDUCTING WATER THEREIN, RECORDED IN BOOK 1715, PAGE 325 OF OFFICIAL RECORDS. NOT PLOTTED, INDETERMINATE IN NATURE. PROPOSED TO BE ABANDONED ON FINAL MAP.
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- PROPOSED:**
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  - 2. A 10 FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF CARSON.
  - 3. A VARIABLE WIDTH EASEMENT FOR UTILITIES, EMERGENCY VEHICLE ACCESS AND RECIPROCAL INGRESS AND EGRESS.



**EXHIBIT MAP**  
Scale: 1" = 20'

**PROJECT INFORMATION:**

APN: 7334-003-021  
21135-1/2 S BOLSA ST @ FOXWELL AVE  
CARSON, CA 90745

ZONE: RS (SINGLE FAMILY RESIDENTIAL)  
MIN LOT WIDTH: 50 FEET  
MIN LOT AREA: 5,000 S.F.  
AVG LOT AREA: 5,170 S.F.

BUILDING AREAS:  
FIRST FLOOR: 800 S.F.  
SECOND FLOOR: 965 S.F.  
TOTAL BUILDING AREA: 1,765 S.F. EACH (EIGHT BUILDINGS)  
TOTAL BUILDING AREA = 1,765 X 8 = 14,120 S.F.

COVERED PARKING PER UNIT: 2, 16 TOTAL

**LEGEND**

(E)	EXISTING	INDICATES THE BOUNDARY OF LAND
(P)	PROPOSED	PROPOSED TO BE SUBDIVIDED
ASPH	ASPHALT	
BLDG	BUILDING	
CONC	CONCRETE	
CLF	CHAIN LINK FENCE	
GV	GAS VALVE	
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MH	MANHOLE	
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PP	POWER POLE	
SHH	SEWER HANDHOLE	
TSHH	TRAFFIC SIGNAL HANDHOLE	
WF	WROUGHT IRON FENCE	
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WV	WATER VALVE	
---	PROPOSED GRADED PAD	
---	PROPOSED FIRE LANE	

**EXISTING USE:**

THE TOTAL AREA OF LAND CONSISTS OF:  
GROSS = 41,386± SQ. FT. (0.95ac)  
NET = 40,600± SQ. FT. (0.93ac)

THE SITE IS CURRENTLY UNDEVELOPED.

**SUBDIVISION SUMMARY:**

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**GRADING QUANTITIES**

CUT: 1480cy  
FILL: 650cy

EXPORT: 830cy

**FLOOD ZONE:**

THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

**NOTES:**

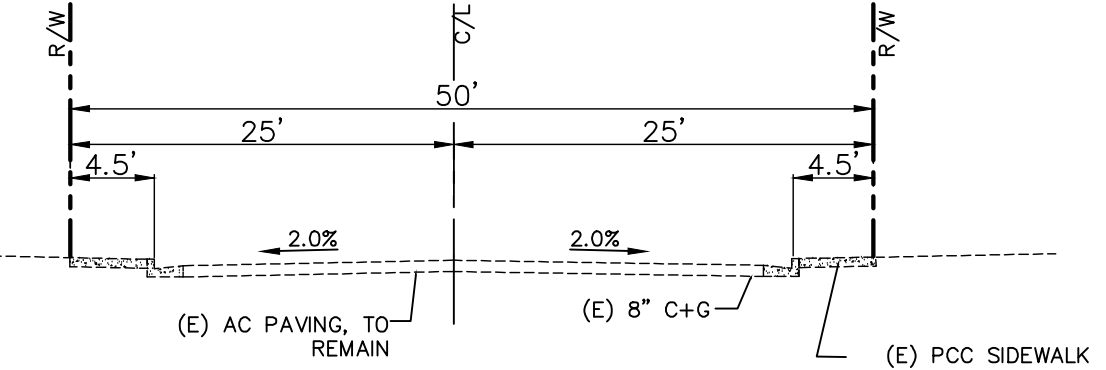
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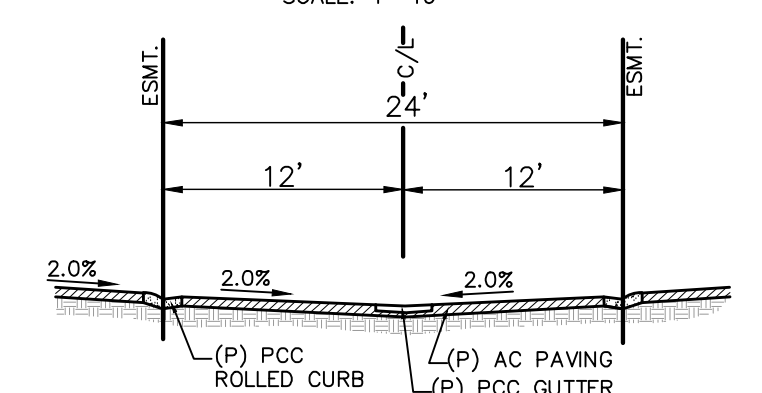
QUAD YEAR BASE ELEVATION (H) BM NUMBER  
2005 B (NAVD88) 28.265 7Y10543  
DESCRIPTION: DPW TAG IN W CB SFT S/O OF THE BCR @ NW COR BOLSA ST. & 213rd ST.

**BASIS OF BEARINGS:**

THE BEARING NORTH 89° 39' 39" EAST, ON THE CENTERLINE OF 213 STREET AS SHOWN ON TRACT NO. 31634, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 895, PAGES 44-45, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



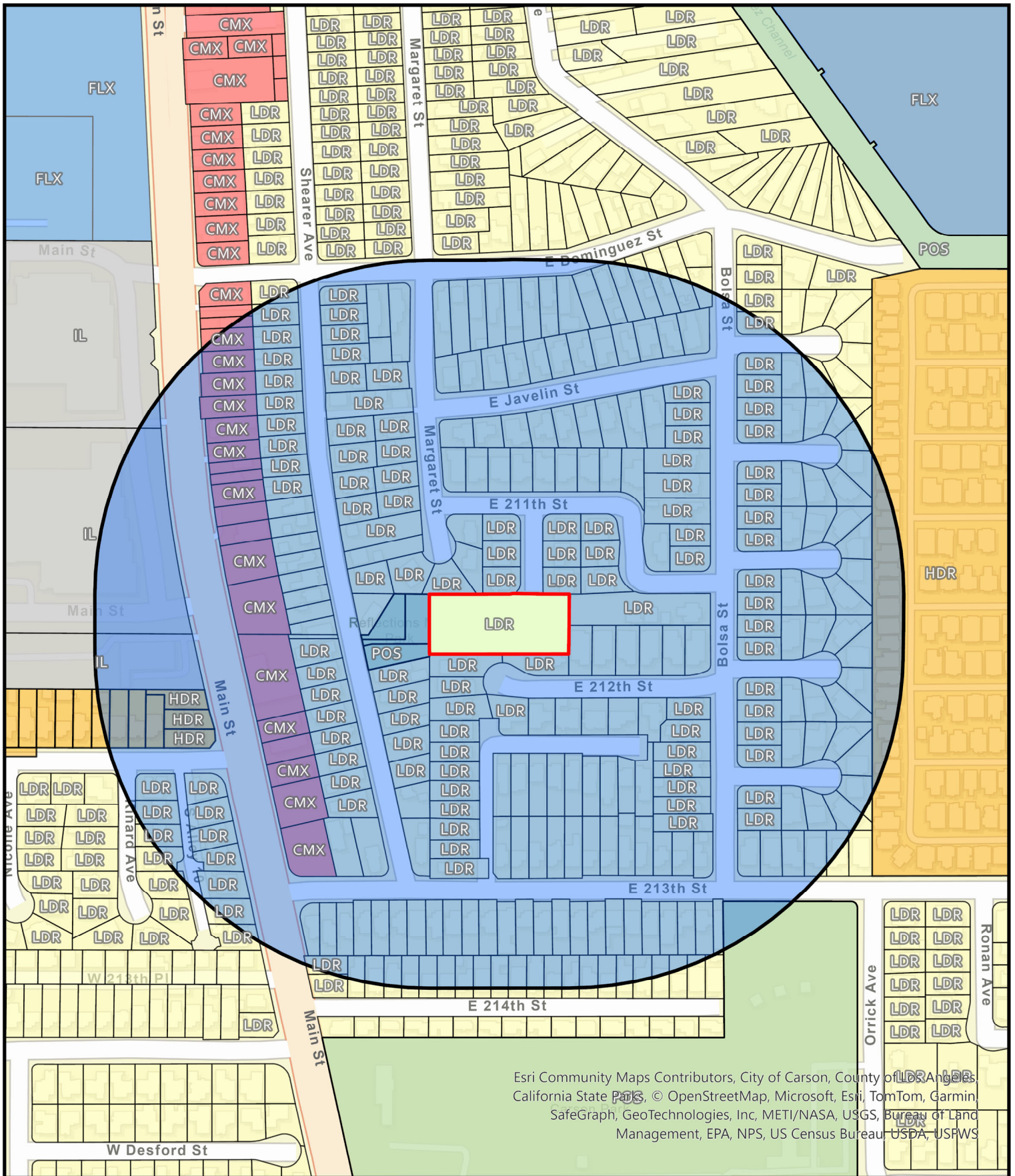
**TYPICAL SECTION-FOXWELL AVE.**  
SCALE: 1"=10'



**TYPICAL SECTION-PRIVATE STREET**  
SCALE: 1"=10'



**Bolton Engineering Corp.**  
Civil Engineering & Surveying  
25834 Narbonne Avenue Ste. 210  
Lomita, CA 90717  
BEC JOB NO. 23310  
**SHEET 1 of 1**



**21135 1/2 Bolsa St. (APN: 7334-003-021)**

Public Notice Area: 750 foot radius



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 25-2894**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1959-24 FOR THE DEVELOPMENT OF EIGHT DETACHED DWELLING UNITS AT 21135 ½ BOLSA STREET. (APN 7334003021)**

**WHEREAS**, on February 1, 2024, the Department of Community and Economic Development received an application from Jefferson Choi for the following entitlements for a proposed development of eight detached dwelling units on a 0.96-acre site which is a single unoccupied parcel located at 21135 ½ Bolsa Street (APN 7334003021) and is legally described in Exhibit "A" attached hereto (the "Property").

- Site Plan Review and Design Review (DOR) No. 1959-24, to approve the development plan for the project; and
- Tentative Tract Map (TTM) No. 1000008-24, to approve a subdivision of the project site into a lot for purposes of the eight detached dwelling unit condominium development.

**WHEREAS** the proposed use and development is a bungalow-style development, with each detached dwelling measuring approximately 2,418 square feet and featuring three bedrooms, 2.5 bathrooms and a 482 square foot two car garage.

**WHEREAS**, pursuant to Section 9411.4(O) of the Zoning Code, the Director of Community Development may refer items to the Planning Commission where, in the Director's opinion, the public interest would be better served by a Planning Commission public hearing and action.

**WHEREAS**, studies and investigations were made, and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 9<sup>th</sup> day of December 2025, conduct a duly noticed public hearing as required by law to consider the project DOR application. Notice of the hearing was posted on the subject property and mailed to property owners of properties within a 750-foot radius by November 13, 2025.

**WHEREAS**, the Planning Commission, having duly reviewed and considered the project and all associated documents and evidence in the record, hereby intends to approve DOR No. 1959-24 for the project, subject to the conditions of approval set forth in Exhibit "B" hereto ("Conditions").

**WHEREAS** all legal prerequisites to the adoption of this Resolution have occurred.

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

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by this reference as findings of fact.

**SECTION 2.** With respect to **Site Plan and Design Review No. (DOR) 1959-24**, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The proposed development plan is compatible with the applicable General Plan and the surrounding uses.

The General Plan 2040 sets forth goals and policies that provide guidance related to the community's vision for Carson. Goal 2 of the Housing Element is to encourage the development of a variety of housing to meet need of the broad spectrum of the community, and Policy 2-1 is to facilitate production of a variety of housing types in a diversity of settings and neighborhoods. Policy 2-5 is to increase the number of owner-occupied units within condominiums and planned unit developments. The project furthers those goals and policies and is consistent with the applicable General Plan land use designation of Low Density Residential, which allows residential development at a maximum density of 10 dwelling units per acre and with a maximum 0.55 FAR.

The project would include eight new detached residential units on a lot that is currently unoccupied. The density of the project is approximately 8.33 dwelling units per acre, which meets the required maximum density.

The proposed development is compatible with the surrounding uses, which are residential and public open space, including single family residences to the north, east and south and Reflections Mini Park to the west. The development plan is consistent with the surrounding neighborhood character consisting of mostly detached single family residences and would supply new housing in the City. There is no applicable specific plan for the area.

- b) The proposed development is compatible in architecture and design with existing and anticipated development in the area. This includes site planning, land coverage, landscaping, building appearance and scale, open space layout, and other features that support a harmonious and attractive neighborhood. The bungalow-style project consists of eight detached residences featuring contemporary architecture, painted stucco siding, asphalt-shingle roofs, and painted garage doors.
- c) The proposed development plan provides convenient and safe circulation for both pedestrians and vehicles. Access to the project will be provided through a new opening at the south end of the Foxwell Avenue cul-de-sac, and a private internal roadway will serve the site. The City's Traffic Engineer has reviewed and approved the plans, confirming that the project provides safe and adequate access and circulation and will not result in a significant traffic impact. The Los Angeles County Fire Department has also reviewed the plans and determined that emergency access will be adequate. Each detached residence includes a 482-square-foot, two-car garage, which complies with the parking requirements of the Carson Municipal Code.
- d) There is no proposed signage for the project. Any signage associated with the project will be pursuant to a separate permit and shall exhibit attractiveness, effectiveness, and restraint in signing graphics and color.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Carson Municipal Code Section 9415.4(B), "Development and Site Review," can be and are made in the affirmative.

**SECTION 3.** With respect to **Tentative Tract Map No. 10000008-24**, the Planning Commission finds that because the tentative map is solely for a condominium project (i.e., it is solely for creation of condominiums with no other proposed "division of land," as that term is

defined in CMC 9202.10, the Director of Community Development, with the prior concurrence of the City Manager, is the “Advisory Agency” having authority to approve the map pursuant to CMC Section 9202.1 as amended by Ordinance No. 25-2513, which remains in effect until July 17, 2026. Accordingly a Condition has been included for the applicant to obtain approval of the tentative map by the Director, with the prior concurrence of the Community Development Director.:

**SECTION 4.** The Planning Commission further finds, based on the entire administrative record, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development, which consists of projects characterized as in-fill development meeting the conditions described below.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project meets all the criteria for this CEQA categorical exemption. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The development is within the City of Carson jurisdiction, and the project site is not larger than five acres and is substantially surrounded by urban uses. There is no natural or native vegetation on the project site; the property has no value as a habitat of endangered species. The site can be adequately serviced by all required utilities and public services. Approval of the project will not result in any significant effects related to traffic, noise, air quality or water quality. The City’s Traffic Engineer has reviewed and approved the plans, confirming that the project provides safe and adequate access and circulation and will not result in a significant traffic impact.

No exception to the categorical exemption applies under CEQA Guidelines Section 15300.2.

A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

**SECTION 5.** Based on the findings and conclusions set forth above, the Planning Commission hereby approves DOR No. 1959-24, subject to the Conditions.

**SECTION 6.** This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Code.

**SECTION 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**APPROVED and ADOPTED** this 9<sup>th</sup> day of December 2025.

---

**DIANNE THOMAS  
CHAIRPERSON**

**ATTEST:**

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**LAURA GONZALEZ  
SECRETARY**

**EXHIBIT A: LEGAL DESCRIPTION [TO BE ATTACHED]  
EXHIBIT B: CONDITIONS [TO BE ATTACHED]**

## EXHIBIT "A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 132 FEET OF THE WEST 313 FEET OF LOT 6, OF TRACT NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 42, PAGES 68 AND 69](#), INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 7334-003-021](#)

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

**SITE PLAN AND DESIGN REVIEW NO. 1959-24**

**GENERAL CONDITIONS**

1. Site Plan and Design Overlay Review No. 1959-24 is for the development of eight detached residential units and related site improvements at 21135 ½ Bolsa Street (APN: 7334003021).
2. Development project approval for Design Overlay Review No. 1959-24 shall become null and void if building permits are not issued within two years of the effective date unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The applicant shall submit a complete set of electronic plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
4. Developer shall comply with all city, county, state, and federal regulations applicable to the Project.
5. Developer shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Any revisions will require review and approval by the Planning Division.
6. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by Developer in accordance with the Carson Municipal Code.
7. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
8. 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.
9. 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 by Developer 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 15 days of the request therefore, or work may cease on the Project.

10. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest (“Indemnitors”), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, “Claims”) against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees’ review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors’ operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors’ consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City’s estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys’ fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.
11. Developer shall pay all applicable City fees when due, and at the applicable rate.
12. The Developer shall ensure that a fugitive dust control program to the satisfaction of the Community and Economic Development Director is implemented during construction. The program shall be depicted on the construction drawings/grading plans and the contractor shall be responsible for implementation.
13. To the satisfaction of the Community and Economic Development Director, temporary construction fencing equipped with sound blankets to minimize offsite noise shall be placed around the project site during construction.
14. Pursuant to Carson Municipal Code (CMC) Section 9202.1 as amended by City Ordinance No. 25-2513, the Community and Economic Development Director is the “Advisory Agency” having authority to approve Tentative Tract Map (TTM). Prior to issuance of any permits, Developer must obtain Community and Economic

Development Director approval of TTM No. 1000008-24 pursuant to Part 3 (Tentative Maps) of Chapter 2 (Subdivision Regulations) of CMC Article IX (Planning and Zoning).

### **COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)**

15. CC&Rs executed by the property owner shall be submitted to the Planning Division for review and approval before issuance of building permits.
16. Any loans on the property shall be subordinated to the CC&Rs at the time of recordation, which will be concurrently with the Final Map.

### **FENCE/WALLS**

17. Chain link and barb wire fencing is prohibited on the exterior of the property, any location that is visible from the public right of way, any other public areas, and any location that is visible to any adjacent properties.
18. Prior to the issuance of any building permits, the Applicant shall submit a Wall and Fence Plan to the Planning Division for review and approval.
19. All walls shall include graffiti-resistant coating.

### **LANDSCAPE/IRRIGATION**

20. Landscaping shall conform to all City codes regarding water conservation, and the proposed irrigation system shall include best water conservation practices.
21. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically timed controller station set for early morning or late evening irrigation. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
22. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
23. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
24. Prior to City issuance of any permit, the applicant shall electronically submit landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.
25. All landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELo) per Department of Water Resources Title 23, Chapter 2.7. The Developer shall include the signed MWELo project information, WELo water budget calculations and compliance checklist items on landscape plans, prior to the issuance of building permits.

### **LIGHTING**

26. All exterior lighting shall be provided in compliance with the standards pursuant to Part 3-A / Division 4 (Lighting and Glare) of the Zoning Ordinance.
27. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

#### **RECIPROCAL EASEMENT AGREEMENT**

28. Prior to approval of Final Map and issuance of Building Permits, a reciprocal easement agreement (REA) shall be recorded: against the parcel that is the subject of the project, for ingress and egress, sanitary sewer, utilities, drainage, water, right to grade, maintenance purposes, etc., over the common private driveways.
29. REA must state it is effective immediately upon recordation, City is a third-party beneficiary and the REA cannot be amended or terminated without the written consent of the City.
30. REA shall be reviewed and approved in writing by the City prior to recordation.

#### **TRASH**

31. Trash collection shall comply with the requirements of the City's trash collection company.

#### **UTILITIES**

32. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 (Utilities) of the Zoning Ordinance, unless otherwise provided for in these conditions.
33. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
34. Developer shall remove at its own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
35. Any aboveground air conditioning unit, utility cabinet or equipment cabinet shall be screened from the public right-of way by a decorative block wall or landscaping, to the satisfaction of the Planning Division, and in compliance with public utility access requirements.

#### **BUILDING AND SAFETY DIVISION**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.

- B3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
- B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B5. Applicant shall file an application to assign addresses along with a site plan with proposed addressing to be reviewed and approved by Building Official. Plan check application may be under the address of 21135 ½ Bolsa Street , permits shall be issued with assigned addresses.
- B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.
- B9. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and
  - f) The inspection of review of drainage devices.
- B10. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
- B11. Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall submit and pay a separate review fee for the soils report prior submitting building and grading plans for review. Approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.

B12. A soil gas investigation to identify the concentration and pressure of methane gas in the subsurface is required if any of the following situations apply:

1. The development is within 300 feet of an active, idle, orphaned or abandoned oil and gas well. (Oil and Gas Wells can be found here: <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx> )
2. The development is within 1,000 feet of a current or historical landfill (Landfill locations can be found here: <https://egis-lacounty.hub.arcgis.com/datasets/lacounty::methane-producing-landfills/explore?location=33.821256%2C-118.214832%2C11.95> )

B13. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.

B14. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56qgyz7cj&dl=0>

B15. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

B16. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

B17. Project shall comply with the CalGreen Residential mandatory requirements.

B18. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

B19. Separate permit is required for Fire Sprinklers

B20. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

B21. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

## **BUSINESS LICENSE**

36. All parties involved in the development of the Project, including but not limited to contractors and subcontractors, are required to obtain a City business license per Section 6310 of the Carson Municipal Code.

## **PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION**

### *General Conditions*

37. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
38. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions.
39. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
40. The Developer shall submit an electronic copy of approved plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of permit by Engineering Division.
41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
42. A construction permit from the Engineering Division is required for any work to be done in the public right-of-way.
43. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
44. Proof of Worker’s Compensation and Liability Insurance shall be submitted to the City prior to issuance of permit by Engineering Division.
45. Following Community Development Director approval of TTM No. 84254, unless otherwise provided in the conditions of such approval, a Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer for City Council approval prior to being filed with the County Recorder.
46. CC&R’s (covenants, conditions, and restrictions) to address drainage responsibilities are required.
47. Unless otherwise provided in conditions of Community Development Director approval of TTM No. 84254: (1) Private easements will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder; (2) If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
48. Unless otherwise provided in conditions of Community Development Director approval of TTM No. 84254, prior to Final Map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency, or entity.

49. Provide suitable turnaround and unless otherwise provided in conditions of Community Development Director approval of TTM No. 84254, label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
50. 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.
51. Unless otherwise provided in conditions of Community Development Director approval of TTM No. 84254, a final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.

*Prior to Issuance of Building Permits*

52. Final Map shall be recorded (i.e., filed for record with the County Recorder), following Community Development Director approval of TTM No. 84254 and City Council approval of the Final Map.
53. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be submitted for review and approval. 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. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
54. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
  - a) Sewer Main improvements as determined by the sewer area study
  - b) Storm Drain Improvements (if any) as determined by the aforementioned requirement.
55. Off-site improvements (*e.g. 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.
56. Prior to issuance of Grading permit, the Developer shall obtain clearance from City of Carson Engineering Division.
57. Drainage/Grading plan prepared by a registered Civil Engineer shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of the approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Services Division of the Department of Public Works.
58. 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.

59. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of City Building and Safety, LA County DPW and the City Engineer.
60. The Developer shall execute and provide to the City Engineer a written statement from the water purveyor indicating the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the Project and that water service will be provided to each building.
61. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings (and other structures with respect to fire suppression needs) in the Project, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
62. The City of Carson Engineering Division shall contact LA County Department of Public Works for street lighting Conditions of Approval.
63. The Developer shall execute and provide to the City Engineer, a will serve letter from the utility companies.

*Prior to Issuance of Certificate of Occupancy*

64. 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 the Project, prior to release of all improvement bonds.
65. 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.
66. Repair any broken or raised/sagged sidewalk, curb, and gutter within the public right of way abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
67. Fill in any missing sidewalk within the public right of way along abutting this proposed development.
68. Remove and replace any broken/damaged driveway approach within the public right of way abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
69. Remove unused driveway approach if any, within the public right of way abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
70. The Developer shall construct new driveway approach 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.

Developer may be required to grant an easement to the City to accommodate the construction of the driveway and meet the ADA requirement. The maximum driveway approach width allowed for the site is 28 feet.

71. Refurbish parkway grass. Replant parkway grass in the public right of way abutting this proposed development to the satisfaction of the City Engineer. Install irrigation system for the purpose of maintaining the parkway trees and other vegetation to be planted within the public right of way abutting this proposed development.
72. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
73. Install striping and pavement legend per City of Carson PW Standard Drawings.
74. 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.
75. 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.

#### **PUBLIC WORKS DEPARTMENT, WATER QUALITY**

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

76. Per City of Carson Municipal Code Section 5809, Developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
77. Per City of Carson Municipal Code Section 5809(d)(2), Developer shall comply with all street and road construction of 10,000 sq. ft. or more of impervious surface, shall manage wet weather with Green Infrastructure: Greens Streets.
78. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
79. Developer shall provide an approved SWPPP stamped by the Building and Safety Division along with WDID number.
80. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to the City via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
81. Developer shall submit digital copies of the LID/NPDES/Grading Plans, Hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Building & Safety Division. Deliver City copy via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov)
82. Developer shall complete, sign, and return the Stormwater Planning Program LID Plan Checklist form and return to the City via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).

*Prior to Issuance of Certificate of Occupancy*

83. For any structural and/or treatment control device installed, Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
84. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
85. The covenant shall receive approval by the City Engineer prior to recordation with the Los Angeles County Register Recorder/County Clerk.
86. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City Engineer.
87. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
88. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

#### **PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEER**

89. The access driveway shall be constructed per City of Carson Standard No. 111 or No. 112.

#### **FIRE DEPARTMENT – LOS ANGELES COUNTY FIRE DEPARTMENT**

1. The proposed development for the project shall obtain approval from the Los Angeles County Fire Department and comply with all Los Angeles County Fire Department requirements prior to the issuance of any permits.

#### **SHERIFF DEPARTMENT –LOS ANGELES COUNTY**

1. A Construction Traffic Management Plan shall be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access shall be always maintained. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs shall be posted to advise motorists of reduced construction zone speed limits. On-site inspector shall notify the Carson Station when these measures are in place.



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# Report to Planning Commission

Tuesday, December 9, 2025, 6:30 PM

NEW PUBLIC HEARING 7B.

TO: Planning Commission  
FROM: Nathan Freeman, Director of Community and Economic Development  
PREPARED BY: McKina Alexander, Planning Manager  
SUBJECT: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY'S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY'S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT

## PROJECT/APPLICATION INFORMATION

### PROJECT SUMMARY

A request for a recommendation to the City Council to adopt General Plan Amendment (GPA) No. 03-25, an amendment to the Noise Element of the City's General Plan to clarify its alignment with existing language in the City's Noise Ordinance and to establish clear standards for new development projects while protecting the community noise environment.

## I. OVERVIEW

### A. Introduction

California Government Code Section 65302(f) requires general plans to identify and appraise noise problems within the community by analyzing and quantifying current and projected noise levels. In accordance with State law, the Noise Element of the General Plan satisfies the statutory requirements for noise elements and includes goals and policies to address noise issues. The Noise Element addresses sources of noise in Carson including traffic along highways, freeways, and other major roads; railroads operations and ground rapid transit systems; aircraft and airport noise; local industrial plants; and other ground stationary noise sources contributing to the community noise environment.

The Noise Control Ordinance of the City of Carson is codified in Article V, Chapter 5 of the Carson Municipal Code ("Noise Ordinance"). The purpose of these regulations in Zoning Code, Part 3.A, Division 5 is to implement the General Plan policies on noise exposure and land use compatibility policies. It establishes regulations that would apply Citywide to implement the Noise Element of the General Plan with more detailed requirements. On April 4, 2023, the City of Carson certified an Environmental Impact Report (SCH #2001091120; the "General Plan EIR") and adopted a comprehensive update to its General Plan, including a new General Plan Noise Element. The Amendment request is to clarify its alignment with existing language in the City's Noise Ordinance and to establish clear standards for new development projects while protecting the community noise environment.

### B. Project Description

Consider recommending adoption of General Plan Amendment No. 03-25 to revise the Noise Element and resolve inconsistencies between the Noise Element and the Carson Municipal Code Noise Ordinance.

## **II. ANALYSIS**

Summary - General Plan Amendment No. 03--25

General Plan Noise Element, in Table 9-3, specifies noise generation performance standards for non-transportation sources with a daytime hourly decibel (dB Leq) limit of 55 dB, which is higher than the Noise Ordinance's specified exterior daytime limit of 50 dB for residential properties and the specified exterior limit of 45 dB for a designated noise-sensitive area. The Noise Element states that in the case of any discrepancy between it and the Noise Ordinance, the standards in the Noise Element shall prevail. However, the Noise Element does not clarify whether the limits in Table 9-3 were intended to be absolute limits, or whether the limits were intended to be subject to the caveat found in the Noise Ordinance (CMC 5502) that states where the ambient noise level exceeds the specified limit, then the higher ambient noise level shall become the allowable limit. Further, where the ambient noise level exceeds the specified limit and thereby constitutes the allowable limit as stated in CMC 5502, the Noise Element does not expressly permit proposed new development to increase the allowable limit (i.e., the ambient noise level) by any amount, even though any new source of noise associated with proposed new development would likely incrementally increase the ambient noise level by at least some fraction of a decibel.

The City proposes a General Plan Amendment providing as follows, to address the aforementioned discrepancy and clarify the Noise Element's alignment with existing language in the Noise Ordinance, and to establish clear standards for new development projects while protecting the community noise environment: 1. Where the ambient noise level exceeds the specified noise generation performance standards for non-transportation sources for Hourly Leq, dB and/or Maximum Level, dB in Table 9-3, then the higher ambient noise level shall become the performance standard; 2. Further, where the ambient noise level is within 3 dB less than, or is equal to, or exceeds the specified performance standards for Hourly Leq, dB and/or Maximum Level, dB in Table 9-3, a proposed new development project is permitted to incrementally increase the ambient noise level by up to 3 dB and not be considered a violation of the City's Noise Element.

The recommended General Plan Amendment would clarify that the exception provided in CMC 5502 applies to the General Plan noise standards and would establish criteria allowing modest ambient noise increases from new development when current levels fall within 3 dB less than, equal, or above the General Plan specified limits.

## **III. ENVIRONMENTAL REVIEW**

As detailed in Exhibit 1, pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no subsequent EIR is required for the General Plan Amendment and the City can approve the activity as being within the scope of the project covered by the EIR that was prepared for the Carson 2040 General Plan Update (SCH #2001091120). The proposed Amendment to the Noise Element of the General Plan would not result in substantial changes, would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and would not require major revisions to the 2023 EIR. The proposed Amendment would have no impact on other environmental issues analyzed in the 2023 EIR.

Therefore, the proposed Amendment to the Noise Element of the General Plan is within the scope of the project covered by the 2023 EIR, and no new environmental document is required. See Attachment No. 1 CEQA Memo dated September 23, 2025.

## **IV. PUBLIC HEARING NOTICE**

Public Notice was given in accordance with CMC Sections 9203.16 and 9173.22. Notice of public hearing was posted to the paper by November 15, 2025. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

## **V. RECOMMENDATION**

Staff recommends the Planning Commission:

ADOPT RESOLUTION NO. 25-2895, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY'S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY'S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT"

Attachments:

1. CEQA Memo dated September 23, 2025 prepared by ESA
2. Resolution No. 25-2895

**Attachments**

[1. CEQA Memo dated 9-23-2025 Final Carson Noise Element Amendment.pdf](#)

[2. PC Reso\\_Noise Element Amendment 120925.pdf](#)



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# memorandum

date September 23, 2025  
to McKina Alexander, Acting Planning Manager, City of Carson  
cc  
from Alan Sako, Principal, ESA  
subject City of Carson General Plan Noise Element Amendment

## Introduction

The Carson 2040 General Plan (General Plan) covers the Sphere of Influence of the City of Carson, which includes the City limits and some unincorporated areas to the northwest (north of Alondra) and east of the City (north of Del Amo and east of Wilmington). The General Plan introduces a greater mix of land uses to reflect new and changing priorities to address the current needs of the City and anticipated futures needs of the City. It encourages sustainability through transit-oriented, mixed-use, infill development and greater opportunity and equity. It promotes development in the core area and provides greater diversity of non-residential uses. The General Plan was adopted by the City Council on April 4, 2023, and establishes the City's vision and capacity for development of the City through the year 2040.

California Government Code Section 65302(f) requires general plans to identify and appraise noise problems within the community by analyzing and quantifying current and projected noise levels. In accordance with State law, the Noise Element of the General Plan satisfies the statutory requirements for noise elements and includes goals and policies to address noise issues. The Noise Element of the General Plan encourages the City to maintain healthy sound environments and protect noise-sensitive uses. This is accomplished by land use considerations to locate and design noise-generators to minimize noise/vibration impacts to sensitive uses. The Noise Element recognizes that, although noise is an inevitable component of urban environments, thoughtful planning and design can minimize noise to create pleasant sound environments that do not detract from public health and enhance the quality of life in the community. The Noise Element addresses sources of noise in Carson including traffic along highways, freeways, and other major roads; railroads operations and ground rapid transit systems; aircraft and airport noise; local industrial plants; and other ground stationary noise sources contributing to the community noise environment.

The City has also adopted a new Division to the Carson Zoning Code (Article IX, Chapter 1 of the Carson Municipal Code) that augments the current Zoning Code requirements applicable to specific uses and Carson Municipal Code, Article V, Chapter 5, Noise Control Ordinance. The purpose of these regulations in Zoning Code, Part 3.A, Division 5 is to implement the General Plan policies on noise exposure and

land use compatibility policies. It establishes regulations that would apply Citywide to implement the Noise Element of the General Plan with more detailed requirements.

## **Project Background**

### ***Project Location***

The City of Carson is in the South Bay region of southern Los Angeles County. The City is located about 13 miles south of downtown Los Angeles. Interstate 405 runs through Carson, and Interstates 110 and 710 are located just outside the City boundaries, connecting Carson to other communities throughout the region. The City comprises approximately 10,151 acres, or about 15.7 square miles, and is generally bound by East Alondra Boulevard and the city of Compton on the north, the city of Long Beach on the east, the Los Angeles neighborhood of Wilmington on the south, and I-110 and South Figueroa Street on the west.

### ***Proposed Project***

The Noise Element of the General Plan, in Table 9-3, specifies noise generation performance standards for non-transportation sources with a daytime hourly decibel (dB Leq) limit of 55 dB, which is higher than the Carson Municipal Code (CMC) Noise Ordinance (CMC 5500-5503) specified exterior daytime limit of 50 dB for residential properties and the specified exterior limit of 45 dB for a designated noise-sensitive area. The Noise Element, in Table 9-3, also specifies noise generation performance standards for non-transportation sources with a nighttime hourly dB Leq limit of 45 dB, which aligns with the CMC 5500-5503 specified exterior nighttime limit of 45 dB for residential properties and the specified exterior limit of 45 dB for a designated noise-sensitive area. Furthermore, the Noise Element, in Table 9-3, specifies noise generation performance standards for non-transportation sources with a daytime and nighttime maximum level dB limit of 75 dB and 65 dB, respectively. CMC 5500-5503 includes *Standard No. 5*, which is defined as “the exterior noise level which may not be exceeded for any period of time” (referred to in the Noise Ordinance as L0) and is equal to “the applicable noise level from [the Noise Ordinance] plus 20 dB; or, if the ambient L0 exceeds the foregoing level then the ambient L0 becomes the exterior noise level for Standard No. 5.” In practical terms for noise, L0 is typically equivalent to the maximum level as both descriptors refer to the highest measured noise level in a sample.

The Noise Element states that in the case of any discrepancy between the General Plan and the Noise Ordinance standards, the standards in the General Plan shall prevail. However, the Noise Element does not clarify whether the limits in Table 9-3 were intended to be absolute limits, or whether the limits were intended to be subject to the caveat found in the CMC Noise Ordinance (CMC 5502) that states where the ambient noise level exceeds the specified limit, then the higher ambient noise level shall become the allowable limit. Further, where the ambient noise level exceeds the specified limit and thereby constitutes the allowable limit as stated in CMC 5502, the Noise Element does not expressly permit proposed new development to increase the allowable limit (i.e., the ambient noise level) by any amount, even though any new source of noise associated with proposed new development would likely incrementally increase the ambient noise level by at least some fraction of a decibel. The City is proposing an Amendment to the Noise Element of the General Plan to clarify that the caveat found in the CMC Noise Ordinance (CMC 5502) is also incorporated into the General Plan standards and to define an incremental allowance for proposed new development to increase the ambient noise level where the ambient noise level is within 3 dB less than, or is equal to, or exceeds the specified limit in the General Plan.

## CEQA Guidelines Applicability

As required by the California Environmental Quality Act (CEQA), the City evaluated the environmental impacts of full buildout, including residential and nonresidential development, allowed under the Carson 2040 General Plan in the 2023 Environmental Impact Report (EIR) (State Clearinghouse No. 2001091120).

As discussed in Chapter 1, *Introduction*, of the 2023 EIR, the 2023 EIR analyzed the potential environmental effects of the General Plan at a program level (pp. 1-3 and 1-4). The purpose of the programmatic analysis was to evaluate the potential environmental effects of the General Plan as a whole. CEQA Guidelines Section 15168 (Program EIR), subsection (c) states that “later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” Furthermore, sub-subsection 15168(c)(2) states that if the lead agency finds pursuant to CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) that no subsequent EIR would be required, “the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.”

According to CEQA Guidelines section 15162, once an EIR has been certified, no subsequent or supplemental EIR shall be prepared for a project unless the lead agency determines that one or more of the following occurs:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

## **Findings**

The following discussion addresses the noise environmental issues analyzed in the 2023 EIR for the Carson 2040 GPU pursuant to CEQA Guidelines Section 15162(c)(2) to determine if the proposed Noise Element Amendment is within the scope of the 2023 EIR, and thus if subsequent environmental analysis is required. As discussed below, the proposed Amendment to the Noise Element of the General Plan would not result in substantial changes, would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and would not require major revisions to the 2023 EIR. The proposed Amendment would have no impact on other environmental issues analyzed in the 2023 EIR. Therefore, the proposed Amendment to the Noise Element of the General Plan is within the scope of the project covered by the 2023 EIR, and no new environmental document would be required.

### **Noise**

#### **Impact Summary**

##### **Temporary or Permanent Increase in Ambient Noise Levels**

As discussed in Section 3.11, Noise, of the 2023 EIR, construction of future development allowed under the Carson 2040 GPU would not result in the generation of a substantial temporary increase in ambient noise levels in excess of City standards as individual projects would be required to conduct their own CEQA analysis and implement mitigation in the event that noise generated during construction exceed thresholds. In addition, operation of future development allowed under the Carson 2040 GPU would not result in a substantial permanent increase in ambient noise levels in the city more than City standards as future traffic noise along major roadway segments in the city would not be discernably different when compared to existing traffic noise levels. Therefore, the 2023 EIR found that this impact would be less than significant.

##### **Excessive Groundborne Vibration or Groundborne Noise**

As discussed in Section 3.11, Noise, of the 2023 EIR, construction of future development allowed under the Carson 2040 GPU would not result in the generation of excessive groundborne vibration or groundborne noise as individual projects would be required to conduct their own CEQA analysis and implement mitigation if vibration generated during construction exceed thresholds. In addition, traffic generated by future development allowed under the Carson 2040 GPU would not result in the generation of excessive groundborne vibration or groundborne noise as vibration from vehicles is temporary and intermittent and would be below the thresholds for human annoyance and structural damage. For these reasons, the 2023 EIR found that this impact would be less than significant.

##### **Airport Noise**

As discussed in Section 3.11, Noise, of the 2023 EIR, future development allowed under the Carson 2040 GPU would not expose people residing or working in the Planning Area to excessive noise levels generated by aircraft as the city is not located within the vicinity of a private airstrip or airport land use plan, and thus is not within the 60 dBA CNEL of any airport. Therefore, the 2023 EIR found that this impact would be less than significant.

## Adequacy of the EIR Analysis

### Temporary or Permanent Increase in Ambient Noise Levels

As stated above, the Noise Element of the General Plan (Table 9-3) specifies noise generation performance standards for non-transportation sources with a limit of 55 dB Leq, which is higher than the CMC Noise Ordinance (CMC 5500-5503) specified exterior daytime limit of 50 dB for residential properties and the specified exterior limit of 45 dB for a designated noise-sensitive area. The Noise Element states that in the case of any discrepancy between the General Plan and the Noise Ordinance standards, the standards in the General Plan shall prevail.

The City proposes an Amendment to the Noise Element of the General Plan to clarify its alignment with existing language in the City's Noise Ordinance and to establish clear standards for new development projects while protecting the community noise environment:

- Where the ambient noise level exceeds the specified noise generation performance standards for non-transportation sources for *Hourly Leq, dB* and/or *Maximum Level, dB* in Table 9-3, then the higher ambient noise level shall become the performance standard.
- Further, where the ambient noise level is within 3 dB less than, or is equal to, or exceeds the specified performance standards for *Hourly Leq, dB* and/or *Maximum Level, dB* in Table 9-3, a proposed new development project is permitted to incrementally increase the ambient noise level by up to 3 dB and not be considered a violation of the City's Noise Element.

The proposed Amendment to the Noise Element was considered in Section 3.11, *Noise*, of the 2023 EIR. Page 3.11-14 of the 2023 EIR acknowledges and considers the caveat found in the CMC Noise Ordinance (CMC 5502) that states where the ambient noise level exceeds the specified limit, then the higher ambient noise level shall become the allowable limit and specifically states the following using nearly identical wording from the Noise Ordinance: "If the existing ambient L50 exceeds these levels, then the ambient L50 becomes the exterior noise levels."

Further, page 3.11-4 of the 2023 EIR acknowledges and considers that the effects of noise increases depend on the degree of the noise increase, particularly in comparison to the existing ambient noise environment. Specifically, page 3.11-4 of the 2023 EIR states that "an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted (i.e., comparison to the ambient noise environment)" and that "[i]n general, the more a new noise level exceeds the previously existing ambient noise level, the less acceptable the new noise level will be judged by those hearing it." For the range in which human hearing is most sensitive, referred to as the A-weighted decibel noise level (dBA), the 2023 EIR states that "a 3 dBA change in ambient noise levels is considered to be a barely perceivable difference;" and a "change in ambient noise levels of 5 dBA is considered to be a readily perceivable difference." The 2023 EIR also acknowledges and considers that future development under the General Plan could result in new non-transportation noise, such as rooftop heating, ventilation, and air conditioning units, which are typical noise sources for residential and commercial developments. The proposed Amendment to allow for an incremental increase in the ambient noise level by up to 3 dB where the ambient noise level is within 3 dB less than, or is equal to, or exceeds the specified performance standard in Table 9-3 is in alignment with the 2023 EIR that new development could include new non-transportation sources of noise and that such an incremental increase

in noise from these sources would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects as the incremental increase is a barely perceivable difference for human hearing.

The proposed Amendment is intended to clarify the guiding principles, guiding policies and implementing policies found in the Noise Element of the General Plan and would not directly result in new development nor would it create new zones or alter the land use patterns identified in the General Plan. As a result, the proposed Amendment does not propose any changes to the amount of future development analyzed in the 2023 EIR. Conditions in the Planning Area have not changed substantially since certification of the 2023 EIR in April 2023 and, thus, no substantial changes have occurred under which future development analyzed in the 2023 EIR will be undertaken.

With respect to the noise regulations in Zoning Code, Part 3.A, Division 5, the specified noise requirements apply to the property from which the noise emanates. According to Division 5, Section 9315.3, it is stated that: “No person shall make, cause, suffer, or permit to be made upon any public property, public right-of-way or private property, any excessive noise, annoying noise, amplified sound or vibrations that are physically annoying to reasonable persons of normal sensitivity or that are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons of normal sensitivity located at the lot line of the property *from which these noises emanate...*” (emphasis added). In addition, Section 9315.3.A.3.b. states that: “Noise measurement. In determining whether any noise exceeds the maximum exterior noise limits set forth in this section, measurements shall be taken at the property line of the property *from which the noise emanates...*” (emphasis added). Furthermore, certain noise that makes up part of the ambient noise environment in an urban area are specifically exempted from the Zoning Code. Section 9315.3.A.4.d. states that: “Noise from sources not under local jurisdiction such as freeways and aircraft shall be exempt from the requirements of this Division.” Thus, the requirements of the noise regulations in Zoning Code, Part 3.A, Division 5 apply to excessive noise from a regulated land use from which the excessive noise emanates, and the requirements do not apply generally to background or ambient noise. Thus, the proposed Amendment to the Noise Element of the General Plan that clarifies ambient noise level considerations in alignment with existing language in the City’s Noise Ordinance has no effect on the requirements of the noise regulations in Zoning Code, Part 3.A, Division 5. As a result, the proposed Amendment has no impact on Zoning Code, Part 3.A, Division 5.

Therefore, based on the above, the proposed Amendment would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and no new environmental document would be required.

#### Excessive Groundborne Vibration or Groundborne Noise

With respect to environmental effects related to excessive groundborne vibration or groundborne noise, as evaluated in Section 3.11, *Noise*, of the 2023 EIR, construction of future development allowed under the General Plan and traffic generated by future development allowed under the General Plan would not result in the generation of excessive groundborne vibration or groundborne noise. The proposed Amendment to the Noise Element of the General Plan does not contemplate changes to groundborne vibration or groundborne noise standards. Therefore, the proposed Amendment would not result in new

significant environmental effects or a substantial increase in the severity of previously identified significant effects and no new environmental document would be required.

### **Airport Noise**

With respect to environmental effects related to Airport Noise, the proposed Amendment to the Noise Element of the General Plan would not directly result in new development nor would it create new zones or alter the land use patterns identified in the General Plan. As evaluated in Section 3.11, *Noise*, of the 2023 EIR, development allowed under the General Plan would not expose residential uses to airport noise since the city is not located within the vicinity of a private airstrip or airport land use plan. Therefore, the proposed Amendment would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and no new environmental document would be required.

### **Conclusion**

The proposed project would not result in noise, groundborne vibration, or groundborne noise impacts beyond what was disclosed and evaluated in the 2023 EIR. Therefore, the proposed project would not create any new significant impacts related to noise or vibration, nor would it increase the severity of impacts that were identified in the 2023 EIR. Therefore, as per CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and CEQA Guidelines Section 15168 (Program EIR), the proposed Amendment to the Noise Element of the General Plan is within the scope of the project covered by the 2023 EIR, and no new environmental document is required.

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 25-2895**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY'S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY'S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT**

**WHEREAS**, on April 4, 2023, the City of Carson (“City”) certified an Environmental Impact Report (SCH #2001091120; the “General Plan EIR”) and adopted a comprehensive update to its General Plan, including a new General Plan Noise Element.

**WHEREAS**, the Noise Control Ordinance of the City of Carson is codified in Article V, Chapter 5 of the Carson Municipal Code (“Noise Ordinance”).

**WHEREAS**, the Noise Element, in Table 9-3, specifies noise generation performance standards for non-transportation sources with a daytime hourly decibel (dB Leq) limit of 55 dB, which is higher than the Noise Ordinance’s specified exterior daytime limit of 50 dB for residential properties and the specified exterior limit of 45 dB for a designated noise-sensitive area. The Noise Element states that in the case of any discrepancy between it and the Noise Ordinance, the standards in the Noise Element shall prevail. However, the Noise Element does not clarify whether the limits in Table 9-3 were intended to be absolute limits, or whether the limits were intended to be subject to the caveat found in the Noise Ordinance (CMC 5502) that states where the ambient noise level exceeds the specified limit, then the higher ambient noise level shall become the allowable limit. Further, where the ambient noise level exceeds the specified limit and thereby constitutes the allowable limit as stated in CMC 5502, the Noise Element does not expressly permit proposed new development to increase the allowable limit (i.e., the ambient noise level) by any amount, even though any new source of noise associated with proposed new development would likely incrementally increase the ambient noise level by at least some fraction of a decibel.

**WHEREAS**, the City proposes a General Plan Amendment providing as follows, to address the aforementioned discrepancy and clarify the Noise Element’s alignment with existing language in the Noise Ordinance, and to establish clear standards for new development projects while protecting the community noise environment: (1) Where the ambient noise level exceeds the specified noise generation performance standards for non-transportation sources for Hourly Leq, dB and/or Maximum Level, dB in Table 9-3, then the higher ambient noise level shall become the performance standard; (2) Further, where the ambient noise level is within 3 dB less than, or is equal to, or exceeds the specified performance standards for Hourly Leq, dB and/or Maximum

Level, dB in Table 9-3, a proposed new development project is permitted to incrementally increase the ambient noise level by up to 3 dB and not be considered a violation of the City’s Noise Element (the “General Plan Amendment”).

**WHEREAS**, with respect to environmental review, the General Plan Amendment is within the scope of the project covered by the General Plan EIR, and no new environmental document is required under CEQA, as detailed below.

**WHEREAS**, the Planning Commission held a duly noticed public hearing at its meeting of October 28, 2025, to consider the General Plan Amendment. The Planning Commission considered evidence presented at the public hearing, including public testimony, and a report prepared by City staff, and having done so, sees fits and hereby intends to recommend to the City Council approval of the General Plan Amendment, based on the findings and recommendations set forth herein, without limitation.

**WHEREAS**, all of the legal prerequisites to adoption of this Resolution have occurred, including all tribal notice and consultation requirements.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:**

**SECTION 1. Recitals.** The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by reference as findings of fact.

**SECTION 2. Initiation of General Plan Amendment.** The Planning Commission initiates General Plan Amendment No. 03-25 on the recommendation of the Director, pursuant to CMC 94117.2.

**SECTION 3. CEQA Findings.** The Planning Commission further finds and recommends that the City Council find, based on the entire administrative record and as more particularly detailed in the Memorandum attached hereto as Exhibit “A” and incorporated herein by this reference, that pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no subsequent EIR would be required for the General Plan Amendment and the City can approve the activity as being within the scope of the project covered by the EIR that was prepared for the Carson 2040 General Plan Update (SCH #2001091120, available at [https://www.dropbox.com/scl/fi/0e63coe75c8pkw441m5kf/0\\_Carson2040-FEIR.pdf?rlkey=immnt58ralhd973vm28zk6jp5&e=1&dl=0](https://www.dropbox.com/scl/fi/0e63coe75c8pkw441m5kf/0_Carson2040-FEIR.pdf?rlkey=immnt58ralhd973vm28zk6jp5&e=1&dl=0) and incorporated herein by this reference), and no new environmental document is required.

**SECTION 4. General Plan Amendment Findings.** The Planning Commission further finds and recommends that the City Council find as follows with respect to the General Plan Amendment:

A. The General Plan Amendment is recommended because it will clarify the Noise Element’s alignment with existing language in the City’s Noise Ordinance and establish clear standards for new development projects while protecting the community noise environment, by making the following changes clarifying the text of the Noise Element:

1. Where the ambient noise level exceeds the specified noise generation

performance standards for non-transportation sources for Hourly Leq, dB and/or Maximum Level, dB in Table 9-3 of the Noise Element, then the higher ambient noise level shall become the performance standard.

2. Further, where the ambient noise level is within 3 dB less than, or is equal to, or exceeds the specified performance standards for Hourly Leq, dB and/or Maximum Level, dB in Table 9-3 of the Noise Element, a proposed new development project is permitted to incrementally increase the ambient noise level by up to 3 dB and not be considered a violation of the Noise Element.

B. The General Plan Amendment will contribute to the public health, safety and general welfare or will be of benefit to the public.

C. The General Plan Amendment is consistent with the General Plan goals.

D. The General Plan Amendment retains the internal consistency of the General Plan and is consistent with other adopted plans.

E. The General Plan Amendment has been reviewed in compliance with the requirements of CEQA, as discussed in Section 2 above.

F. The General Plan Amendment meets the purposes of Division 17 (General Plan Amendments) of the City's Phase 1 New Zoning Code, enacted by City Ordinance No. 24-2405.

**SECTION 5. Recommendation.** Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt General Plan Amendment No. 03-25, amending the text of the Noise Element as provided in Exhibit "B" attached hereto and incorporated herein by reference.

**SECTION 6.** This Resolution shall be effective immediately upon its adoption.

**SECTION 7.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution and transmit a copy of this Resolution to the City Council via the City Clerk.

**PASSED, APPROVED AND ADOPTED THIS 9th DAY OF DECEMBER 2025.**

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

**EXHIBIT "A"**  
**CEQA MEMORANDUM**

[to be attached]

**EXHIBIT “B”  
GENERAL PLAN AMENDMENT**

Add a new second paragraph below Table 9-3 on page 9-7 of the Noise Element, to read as follows (added text is indicated in ***bold italics***):

“Table 9-3 provides standards for noise generation from non-transportation noise sources such as industrial facilities, automotive servicing, or equipment yards. These standards apply to the noise sources themselves, as measured at the edge of the property line; noise caused by motor vehicles traveling to and from the site is exempt from this standard.

***Notwithstanding the foregoing, where the ambient noise level exceeds the specified noise generation performance standards for non-transportation sources for Hourly Leq, dB and/or Maximum Level, dB in Table 9-3, the higher ambient noise level shall become the performance standard. Furthermore, where the ambient noise level is within 3dB less than, or is equal to, or exceeds the specified performance standard in Table 9-3, a proposed new development project may incrementally increase the ambient noise level by up to 3 dB consistent with this element.”***