



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 12, 2008
SUBJECT: Major Modification to Design Overlay Review No. 980-06

APPLICANT: Priscila Dauz
225 East 220th Street
Carson, CA 90745

REQUEST: To construct a new 940 square-foot, one-story addition to an existing single-family home on a 41-foot wide lot in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 1543 E. 220th Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Cannon			Verrett
		Graber			

I. Introduction

Applicant

- Priscilla Dauz
1543 E. 220th Street, Carson, CA 90745

Property Owner(s)

- Manuel R. and Maria Duarte and Priscilla Dauz
1543 E. 220th Street, Carson, CA 90745

Project Address

- 1543 E. 220th Street, Carson, CA 90745

Project Description

- To construct a new 940 square-foot, one-story addition to an existing single-family home on a 41-foot wide, 6,150-square-foot lot in the RS (Residential, Single-family) zone.
- Site Plan and Design Review is required because the property is 41 feet wide, which is less than the minimum lot width of 50 feet.

II. Background

Previous Uses of Property

- The subject property has been in continuous single-family residential use since the creation of the underlying Tract Map No. 4546 in 1955.

Previously Approved Discretionary Permits

- Design Overlay Review 980-06: Site plan and design review to construct a 1,389 square-foot second story addition and 864 square-foot first floor alteration/addition to the existing 942 square-foot single-family home. This proposal was never built and has been superseded by the current proposal. The current proposal for a new 940 square-foot, one-story addition to an existing single-family home on a 41-foot wide, 6,150-square-foot lot in the RS (Residential, Single-family) zone was submitted on January 17, 2008.

Public Safety Issues

- There are no past or current zoning code enforcement cases associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 1543 E. 220th Street between Martin Street to the east and Badeau Street to the west.
- The subject property is surrounded by RS-zoned properties. Homes are predominately single-story to the east and west. Across from the subject lot south of 220th Street are two-story single-family homes.



- The subject property is 41 feet wide and 150 feet deep, comprising a total area of 6,150 square-feet.
- There is currently a one-story, 942-square-foot, three-bedroom, single-family home on the subject property built in 1955. The existing house has an existing legal nonconforming, one-car, attached garage.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RS (Residential, Single-family) with the adjacent properties to the north, south and west across 220th Avenue sharing the same zoning designation.
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density Residential.

Project Details

- The project will require demolition of most of the partition walls and the northern exterior walls in the rear of the house. Once complete, the resulting one-story, single-family home will have three bedrooms, two bathrooms, a den, kitchen/dining room, living room and attached one-car garage for a total of 1,965 square feet.
- The new addition will consist of a stucco exterior and will be painted to match the existing home.
- Adequate access to a future two-garage in the northeast corner of the property will be provided.

Applicable Zoning Ordinance Regulations

The following table summarizes the proposed project's consistency with current site development standards for the RS zone district and other zoning code sections applicable to the proposed use:

Applicable Zoning Section	Compliant	Non-Compliant
Section 9121.1, Uses Permitted (see also 9126.9 and 9127.23)	X	
9125.4, Minimum Lot Width	Less than 50' wide, requires a Site Plan & Design Review, pursuant to 9172.23.	



Applicable Zoning Section	Compliant	Non-Compliant
9124, Dwelling Units; 9152.2, Minimum Lot Area; 9125.3, Street Frontage and Access; 9126.12., Height of Buildings and Structures.	X	
9126.29, Encroachments	X	
9126.28, Usable Open Space	X	
9126.3, Fences, Walls and Hedges	X	
9126.6, Parking, Loading and Driveways	X	
9127.1, Exterior Lighting	X	
9126.9 (D)(1), Site Planning and Design	X	
9162.0(A), Paving and Drainage of Vehicular Areas; 9162.1, General Requirements; 9162.3(A)(4), Location of Parking; 9162.41(A), Automobile Parking Stall Size; 9162.8, Driveway Widths, Driveway Approaches and Traffic Sight Distance	X	
9162.52(C) , Landscaping Requirements	X	

Issues of Concern / Proposed Condition/Change: Design Overlay Review No. 980-06

- ISSUE: Future two-car garage – Access to and space for a future two-car garage in the northeast corner of the property has been provided. Any future addition to the property will require the construction of the future two-car garage and driveway.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15301(e), Additions to Existing Structures, the proposed addition to the single-family residence is deemed "Categorically Exempt". A Notice of Exemption will be prepared if this project is approved.



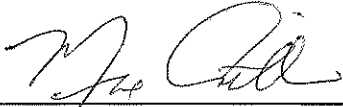
V. Recommendation

That the Planning Commission:


WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson approving A Major Modification to Design Overlay Review No. 980-06 for an addition to an existing single-family home on a 41-foot wide lot located at 1543 E. 220th Street."

VI. Exhibits


1. Land use map
2. Resolution
3. Site plan, elevations, floor plans (under separate cover)

Prepared by: 

Max Castillo, Assistant Planner

Reviewed by: 

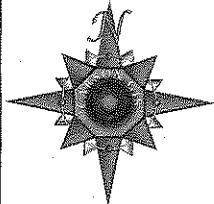
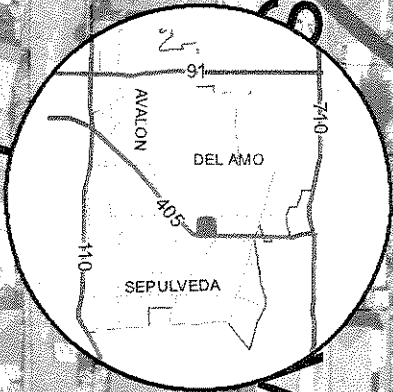
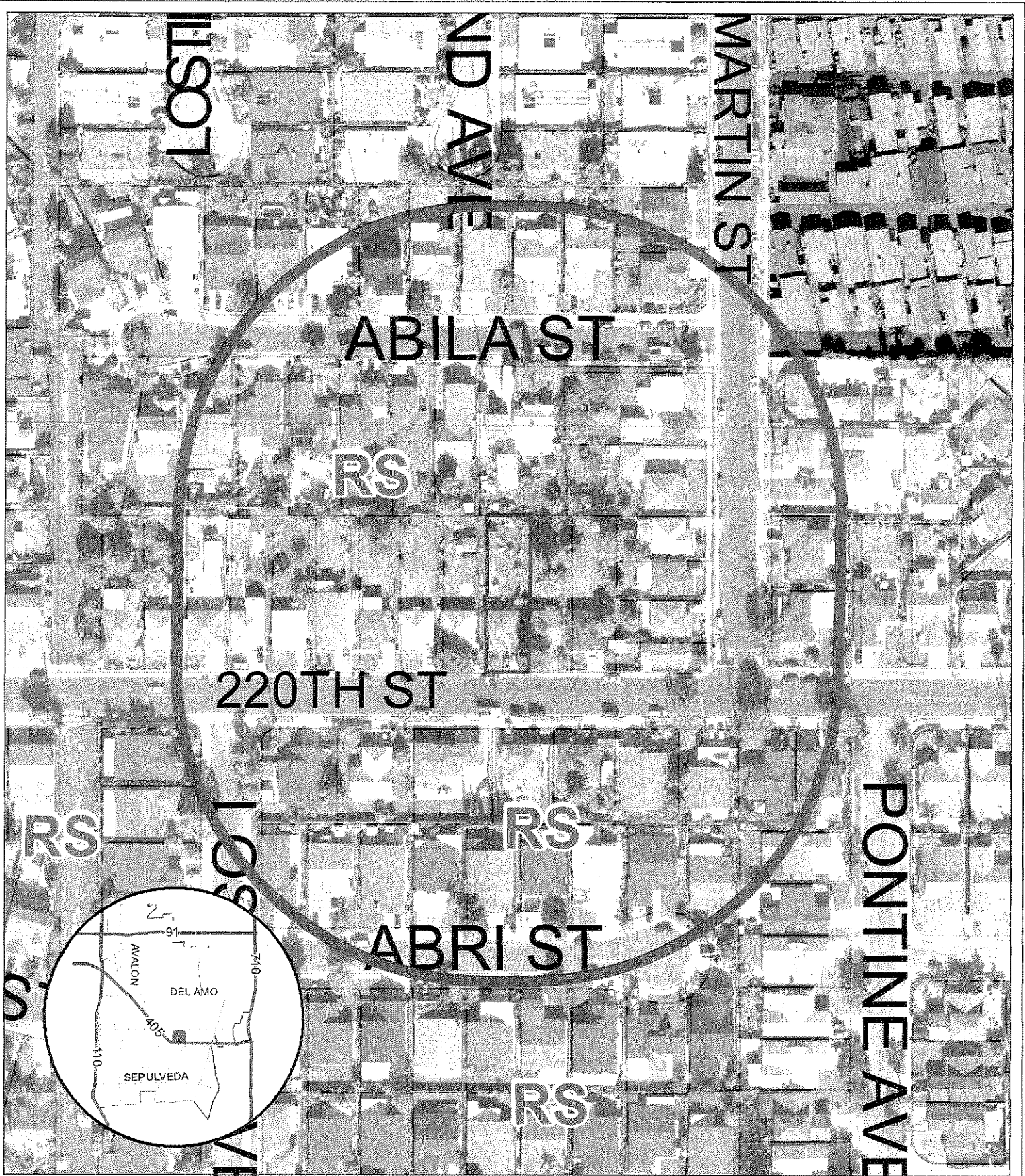
John F. Signo, AICP, Senior Planner

Approved by: 

Sheri Repp-Loadman, Planning Manager

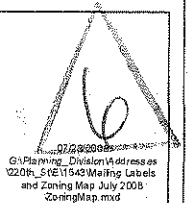
MC:d98006_1543E220th_p





**City of Carson
300 Foot Radius Map
1543 E 220TH ST**

Exhibit No. 1



07293000000479
G:\Planning_Division\Address es
0206_56E11543 Mailing Labels
and Zoning Map July 2005
ZoningMap.mxd

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING A MAJOR MODIFICATION TO
DESIGN OVERLAY REVIEW NO. 980-06 FOR A NEW 940
SQUARE-FOOT, ONE-STORY ADDITION TO AN EXISTING
SINGLE-FAMILY HOME ON A 41-FOOT WIDE LOT LOCATED
AT 1543 E. 220TH STREET

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

Section 1. An application was duly filed by the applicant, Priscilla Dauz, with respect to real property located at 1543 E. 220th Street, and described in Exhibit "A" attached hereto, requesting the approval to construct a new 940-square-foot, one-story addition to an existing 942-square-foot, single-family home on a 41-foot wide, 6,150 square-foot lot in the RS (Residential, Single-family) zone.

The proposed project supersedes the approval granted by the Planning Commission on May 22, 2007 to construct a 1,389 square-foot second story addition and 864 square-foot first floor alteration/addition to the existing 942 square-foot single-family home.

Section 2. A public hearing was duly held on August 12, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category and adheres to the goals and objectives of the Housing Element of the General Plan by improving housing stock in the community and enhancing neighborhood quality. There is no specific plan for this area. The surrounding properties are developed with one- and two-story single-family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) Access to and space for a future two-car garage in the northeast corner of the property has been provided. A condition of approval will be included that future additions to the property will require the construction of the future two-car garage and driveway.
- d) There are no signs intended for the proposed project except for address identification.



- e) The proposed project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.
- f) The proposed single family dwelling meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Major Modification to Design Overlay Review will not have a significant effect on the environment. The proposed use will not alter the predominantly residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15301(e).

Section 5. Based on the aforementioned findings, the Commission hereby grants the Major Modification to Design Overlay Review No. 980-06 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

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

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

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF AUGUST, 2008.

CHAIRMAN

ATTEST:

SECRETARY

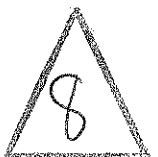
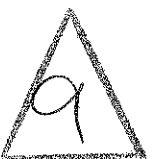


Exhibit "A"

Legal Description

THE WEST 41 FEET OF THE EAST 225 FEET OF THE SOUTH 150
FEE OF LOT 55 OF TRACT NO. 4546, IN THE CITY OF CARSON,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 50 PAGES 21 AND 22 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 980-06

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 980-06, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.



9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
11. The current resolution will supersede the previously approved resolution dated May 22, 2007 (Resolution No. 07-2139).
12. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 980-06 and all related modifications. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Existing driveways in the public right of way shall comply with the ADA requirements to the satisfaction of the City Engineer.
15. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
16. Access to and space for a future two-car garage in the northeast corner of the property has been provided. Future additions to the property will require the construction of the two-car garage and driveway.



AESTHETICS

- 17. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.

LIGHTING

- 18. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9127.1 (residential zones) of the Zoning Ordinance.
- 19. All lighting shall be directed away from all adjoining and nearby residential properties.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

- 20. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
- 21. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

PUBLIC SAFETY - CITY OF CARSON

- 22. Ensure compliance with current seismic mitigation codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

- 23. A construction permit is required for any work to be done in the public right-of-way.
- 24. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

- 25. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

