



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 10, 2012

SUBJECT: Design Overlay Review No. 1421-11

APPLICANT: Mr. Edgar Rios
P.O. Box 146
Downey, CA 90241

OWNER: Sergio Perez
214 East 220th Street
Carson, CA 90745

REQUEST: To construct additions to an existing single family dwelling and build two new single-family dwellings on a residential lot located in the RM-12-D (Residential, Single-family; 12 units per acre; Design Overlay) zone

PROPERTY INVOLVED: 214 East 220th Street

COMMISSION ACTION

___ Concurred with staff

___ Did not concur with staff

___ Other

COMMISSIONERS' VOTE

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

Item No. 12A

I. Introduction

Applicant

Edgar Rios

P.O. Box 146, Downey, CA 90241

Property Owner

Sergio Perez, 214 East 220th Street, Carson, CA 90745

Project Address

214 East 220th Street, Carson, CA 90745

Project Description

The applicant proposes to construct 2 new additions and an attached 2-car garage to an existing one-story single family dwelling (Unit A) and build two new one-story single-family dwellings with attached garages on a residential lot located in the RM-12-D (Residential, Single-family; 12 units per acre; Design Overlay) zone. Once complete, the existing one-story, single-family home will have four bedrooms, two bathrooms, kitchen/dining room, a new family room, an enlarged living room, and a new, attached two-car garage for a total of 1,667 square feet.

The new middle unit (Unit B) will have two bedrooms, one bathroom, kitchen, living/dining room, patio and an attached two-car garage for a total of 1,560 square feet. The new southernmost unit (Unit C) will have four bedrooms, two bathrooms, kitchen/dining room, living room, family room and an attached two-car garage for a total of 1,760 square feet.

The new additions to the existing home will consist of composition shingle roofs and a stucco exterior that will be painted to match the existing building. The architecture and materials of the two new homes will match the existing home. Two guest parking spaces will be provided. Per site development standards, each unit will be required to provide a private open and storage space and one specimen-sized tree for each unit. A fire department turnaround is also provided between units B and C. The existing perimeter fence will be removed and replaced with a new six-foot-high block wall. A five-foot street dedication will be provided along the front of the property for future expansion of 220th Street.

Site Plan and Design Review is required because the property is located in a D (Design) Overlay district and the proposal is valued at \$50,000 or more.

II. Background

Previous Uses of Property

The subject property has been in continuous single-family residential use since 1940.

Previously Approved Discretionary Permits

None



Public Safety Issues

There are no past or current zoning code enforcement cases associated with this property, although aerial photos show canopies and possible unpermitted additions to the existing residence. Upon a recent field visit, the structures have been removed.

III. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 214 East 220th Street between Dolores Street to the east and Gulf Avenue to the west. It is surrounded by properties zoned RM (Residential, Multi-family). The subject property is 60 feet wide and 205 feet deep, comprising a total area of 18,300 square feet. There is currently a one-story, 1,277-square-foot, four-bedroom, single-family home on the subject property built in 1940.

Zoning/General Plan/Redevelopment Area Designation

The subject property is zoned RM-12-D (Residential, Multi-family; 12 units per acre; Design Overlay) with surrounding properties to the north, east, south, and west sharing the same zoning designation. The zoning designation for the subject property is consistent with the General Plan Land Use designation of Medium Density Residential. The proposed additions, new residential units and site upgrades to the existing residential lot will be complementary to the surrounding residential uses and will be appropriate for the subject property.

The subject property is located within the Carson Consolidated Redevelopment Project Area, however, is not in an area that requires Redevelopment Agency approval.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.



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. Details can be found in the attached Resolution.

Other Development Standards

The project complies with most of the development standards with the exception of those listed below.

Aesthetics: Pursuant to Section 9172.23 (b) - Site Plan and Design Review - building architecture and design must be compatible with existing and anticipated development in the vicinity. The neighborhood has a mixture of older post-war homes and newer condominium developments with the latter being development to higher standards. Many of the older homes are single story with a composite shingle roof while the newer homes are mostly two-story with a tile roof and architectural treatments such as shutters, window moldings, and decorative material.

The proposed plan shows no architectural enhancements to the existing or new units. Staff has added a condition that requires architectural treatments to be incorporated into the existing and proposed units which will include compatible trims, moldings and lights for all doors, windows and garage entrances. However, the roofing for the existing unit will remain composite shingle as proposed and the new units will have the same material to match the existing unit. If the Planning Commission wishes, a condition of approval could be added to have the applicant upgrade the roofing material from composite shingles to decorative tiles. This would be consistent with newer development approved in the neighborhood.

Multi-family Development Standards: Pursuant to Section 9128.54 - Development Standards - and Section 9128.55 - Development Criteria - the applicant shall provide:

- Private open space for each unit.
- One (1) specimen-size tree (thirty (30) inch box tree) for each unit.
- Private storage space for each unit.

The applicant has not provided a landscape plan, but shows that existing trees will be removed to accommodate the proposed project. Existing specimen trees cannot be removed without prior approval by the city. These specimen trees may be relocated and used to satisfy the landscaping requirement.

Garage Size: The minimum garage size for a two-car garage is 20 feet by 20 feet interior dimensions. The proposed plans show the garages measured from the exterior wall making the sizes substandard by a few inches. A



condition has been included to require compliance prior to submittal to Building and Safety.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303 - New Construction or Conversion of Small Structures, the proposed additions to an existing single-family unit and two new single-family residential units are deemed "Categorically Exempt".

V. Recommendation


That the Planning Commission:

- APPROVE Design Overlay Review No. 1421-11; and
- WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1421-11 to construct new additions to an existing single family dwelling and build two new single-family dwellings on a residential lot located at 214 East 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

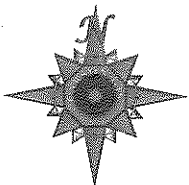
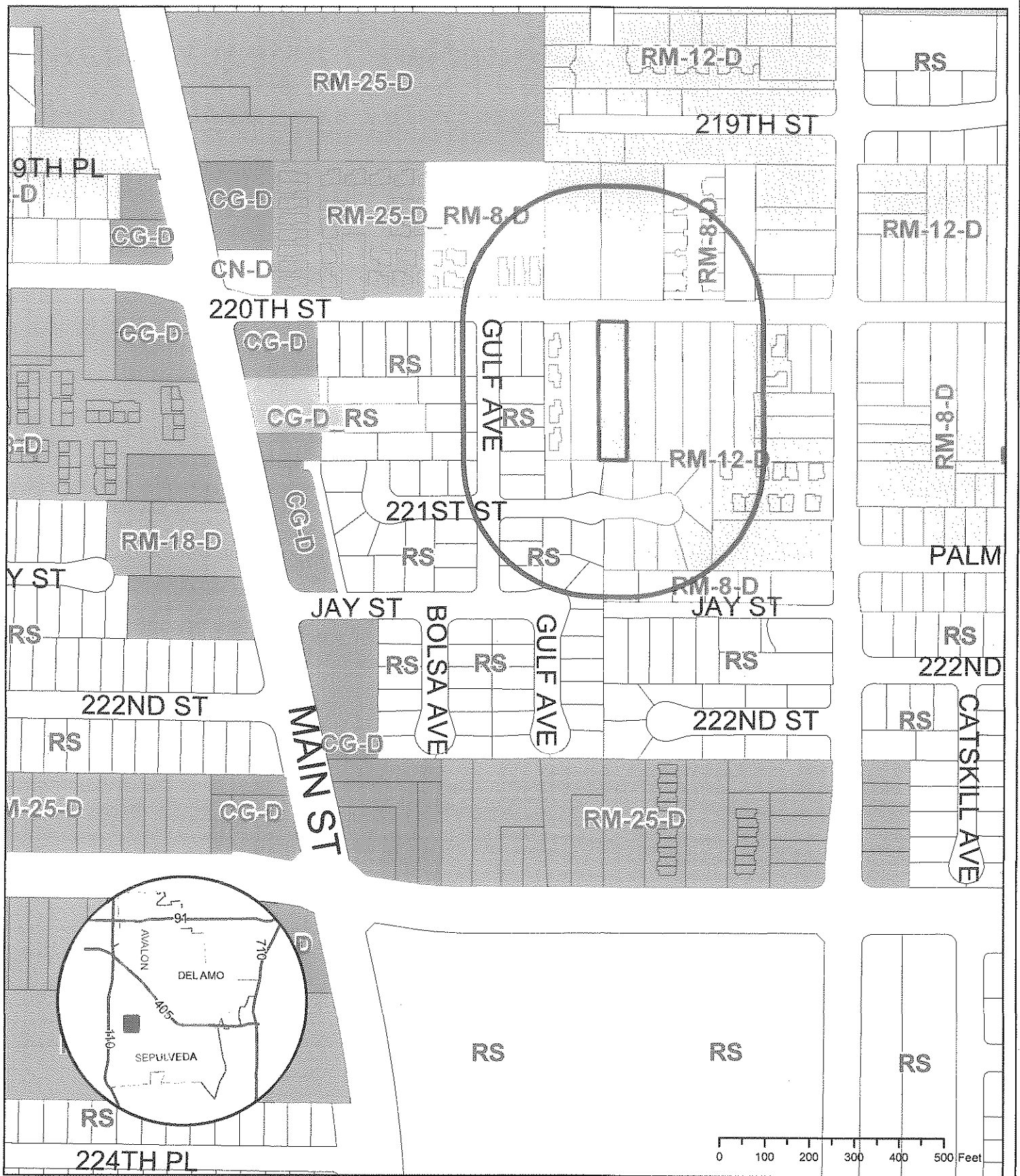
Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsman, Planning Manager

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City of Carson
300 Foot Radius Map
214 E 220th St

EXHIBIT NO. 1 -

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1421-11 TO CONSTRUCT NEW ADDITIONS TO AN
EXISTING SINGLE FAMILY DWELLING AND BUILD TWO NEW
SINGLE-FAMILY DWELLINGS ON A RESIDENTIAL LOT
LOCATED AT 214 EAST 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, Edgar Rios, on behalf of the property owner, Sergio Perez, with respect to real property located at 214 East 220th Street, and described in Exhibit "A" attached hereto, requesting the approval to construct two new additions and an attached two-car garage to an existing single family dwelling and build two new one-story single-family dwellings with attached garages on a residential lot located in the RM-12-D (Residential, Single-family; 12 units per acre; Design Overlay) zone.

Section 2. A public hearing was duly held on January 10, 2012, 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 with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, and appearance and scale of structures. Architectural treatments will be incorporated into the existing and proposed units which will include compatible trims, moldings and lights for all doors, windows and garage entrances. In addition, a condition will be added to require adequate private open space, one specimen-size tree and private storage space for each unit.
- c) There are no signs intended for the proposed project except for address identification.
- d) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code with implementation of the conditions of approval.



- e) The proposed project 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 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 California Environmental Quality Act (CEQA) Guidelines, Section 15303.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1421-11 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 10th DAY OF JANUARY, 2012.

CHAIRMAN

ATTEST:

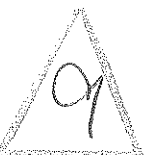
SECRETARY



EXHIBIT "A"

Legal Description

THE EAST 60 FEET OF THE WEST 177.05 FEET OF THE EAST 635 FEET OF LOT 28 OF TRACT 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 35 PAGE 31 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. 1421-11

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1421-11, 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 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. 1421-11 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

12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Existing driveways in the public right of way shall comply with the ADA requirements to the satisfaction of the City Engineer.
14. 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.

PLANNING

15. Façade treatments shall be incorporated into the existing and proposed units which will include compatible trims, moldings and lights for all doors, windows and garage entrances. Prior to plan check submittal to Building and Safety, the development plans shall be revised to demonstrate that this requirement has been met to the satisfaction of the Planning Officer.



16. 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.
17. Per Section 9128.54 and 9128.55 of the Carson Municipal Code (CMC), each unit shall have adequate private open space, one specimen-size tree, and private storage space. Prior to plan check submittal to Building and Safety, the development plans shall be revised to demonstrate that these requirements have been satisfied.

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

18. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
19. 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

20. Ensure compliance with current seismic mitigation codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

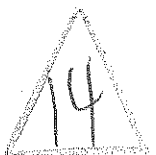
21. The Department of Public Works recommends approval of the proposed project subject to the following conditions:
 - a. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
 - b. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
 - c. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.

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- d. A construction permit is required for any work to be done in the public right-of-way.
22. Prior to issuance of Building Permit, the proposed development is subject to the following:
- a. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
 - b. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
 - c. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
 - d. 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.
 - e. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
 - f. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 5-ft of additional right-of-way abutting the development along 220th Street. New Right-of-Way line shall be 30-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
 - g. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (if any) along 220th Street



- b. Sewer Main Improvements (if any) as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) as determined by the aforementioned requirement.
 - h. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
 - i. Proof of Worker's Compensation and Liability Insurance.
23. Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:
- a. 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.
 - b. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along 220th Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
 - c. Fill in any missing sidewalk within the public right of way along 220th Street abutting this proposed development
 - d. Remove and replace any broken/damaged driveway approach within the public right of way along 220th Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
 - e. Remove unused driveway approach if any, within the public right of way along 220th Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
 - f. The Developer shall modify existing driveways within the public right of way along 220th Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
 - g. Install streetlights on concrete poles with underground wiring in the public right of way along 220th Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow (626)300-4753.
 - h. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.



- i. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
- j. Paint Curbs Red along 220th Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
- k. 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.
- l. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
- m. 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.
- n. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
- o. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
- p. 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

- 24. 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.

