



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 12, 2016
SUBJECT: Design Overlay Review No. 1589-15
APPLICANT: Jose Mora
2555 East Washington Street
Carson, CA 90810
REQUEST: A 675-square-foot first floor addition and a 675-square-foot second floor addition to an existing 888-square-foot single-family dwelling with a detached two-car garage
PROPERTY INVOLVED: 853 East Realty Street

COMMISSION ACTION

____ Concur with staff
____ Did not concur with staff
____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

Item No. 9-B

I. **Introduction**

Applicant / Property Owner

- Mr. And Mrs. Adrian Castellanos, 853 East Realty Street Carson, CA 90745

Project Address

- 853 East Realty Street

Project Description

The applicant requests the approval of a new 675-square-foot first floor addition and a 675-square-foot second floor addition to an existing 888-square foot single-family residence with a detached 400-square-foot two-car garage. The lot size is 4,560 square feet (40 feet wide by 114 feet deep) and is within the RS (Residential, Single-Family) zone. Pursuant to Section 9121.1 of the Carson Municipal Code (CMC), additions to single-family dwellings on lots less than 50 feet wide require Site Plan and Design Review.

Previous Uses of Property

The property has an 888-square-foot single-family dwelling that was constructed in 1950

Previously Approved Discretionary Permits

There are no previously approved discretionary permits for the property.

Public Safety Issues

There is no past or current zoning code enforcement case associated with this property.

II. **Project Site and Surrounding Land Uses**

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Low Density Residential
Zone District	RS
Site Size	0.104 acres
Present Use and Development	Single-family residential
Surrounding Uses/Zoning	North: Single-family homes zoned RS South: Single-family homes zoned RS East: Single-family homes zoned RS West: Single-family homes zoned RS
Access	Ingress/Egress: East Realty Street

III. Analysis

The site is located in a predominantly single-story residential neighborhood built in the 40's. Overtime, a few second story additions have been constructed in in the neighborhood. Similar to the proposed project, most second story additions have been built with a large setback from the street. This large setback, in this case approximately 30 feet, preserves the overall single-story scale of the neighborhood. Second story additions provide additional options to homeowners in this neighborhood with small lot sizes to enlarge their living space.

The proposed residence will have six bedrooms and two bathrooms for a total of 2,238 square feet of living area. A two-car detached garage (400 square feet) is located in the rear of the property. The floor plan features a small covered porch over the front entryway (the front yard) located on the south side of the property. Shingle roofing is consistent throughout. Decorative pillars are located at the canopy entry, and the windows are outlined with foam-core trim. There will be a 36-inch-high stone veneer installed along the base of the front of the house including the entry porch.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303(a), new addition to an existing single-family home in a developed residential neighborhood will not have a significant impact on the environment and is categorically exempt.

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 DESIGN OVERLAY REVIEW NO. 1589-15 FOR CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 853 EAST REALTY STREET."

VI. Exhibits

1. Draft resolution
2. Land use map
3. Site plan, elevations, floor plans

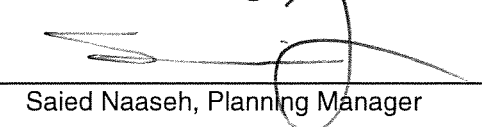
Prepared by:


Peter Raktiprakorn, Assistant Planner

Reviewed by:


Richard Rojas, AICP, Senior Planner

Approved by:


Saied Naaseh, Planning Manager

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1589-15 FOR
CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY
DWELLING LOCATED AT 853 EAST REALTY 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 applicants, Veronica and Eddie Caoile, with respect to real property located at 853 East Realty Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review to have a 675-square-foot first floor addition and a 675-square-foot second floor addition to an existing 888-square-foot single-family dwelling with a detached two-car garage on a lot that is 40 feet wide by 114 feet deep in the RS (Residential, Single-Family) zone district.

A public hearing was duly held on January 12, 2015, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed project 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. The proposed project is consistent with the General Plan Land Use designation of Low Density Residential. The surrounding neighborhood includes single-family homes, 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, open spaces, and other features relative to a harmonious and attractive development of the area. The addition will utilize façade treatments, earth-tone colors, and quality building materials such as a stone veneer, window treatments, and decorative shingles. The second floor addition will be one of the few in the immediate neighborhood and will be attractively designed.
- c) The proposed residence includes a detached two-car garage, which meets the off-street parking requirements. Circulation on adjacent public streets will not be adversely impacted.
- d) Most of the residential lots in the area have a sub-standard width of 40 feet or less instead of 50 feet which is required in the RS (Residential, Single-Family) zone, pursuant to Section 9125.4 of the Carson Municipal Code. The lot width is legal nonconforming and development of the proposed project would be consistent with existing homes in the neighborhood.

- e) There are no signs intended for the proposed project except for address number identification.
- f) 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.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed project 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 California Environmental Quality Act, Section 15303(a).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1589-15 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 JANUARY, 2015.

CHAIRMAN

ATTEST:

SECRETARY

LEGAL DESCRIPTION

EXHIBIT "A"

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:

LOT 22 in Block "F" of Tract No. 5766, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 74, Page 69 of Maps, in the Office of the County Recorder of said County.

A.P.N. 7404-006-022



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1589-15

GENERAL CONDITIONS

1. If Design Overlay Review No. 1589-15 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative



body concerning Design Overlay Review No. 1589-15. 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

9. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

AESTHETICS

10. 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.
11. Architectural enhancements shall be incorporated into the development plans to the satisfaction of the Planning Division prior to submittal to Building and Safety.

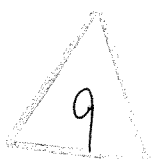
FIRE DEPARTMENT - COUNTY OF LOS ANGELES

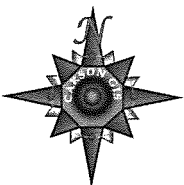
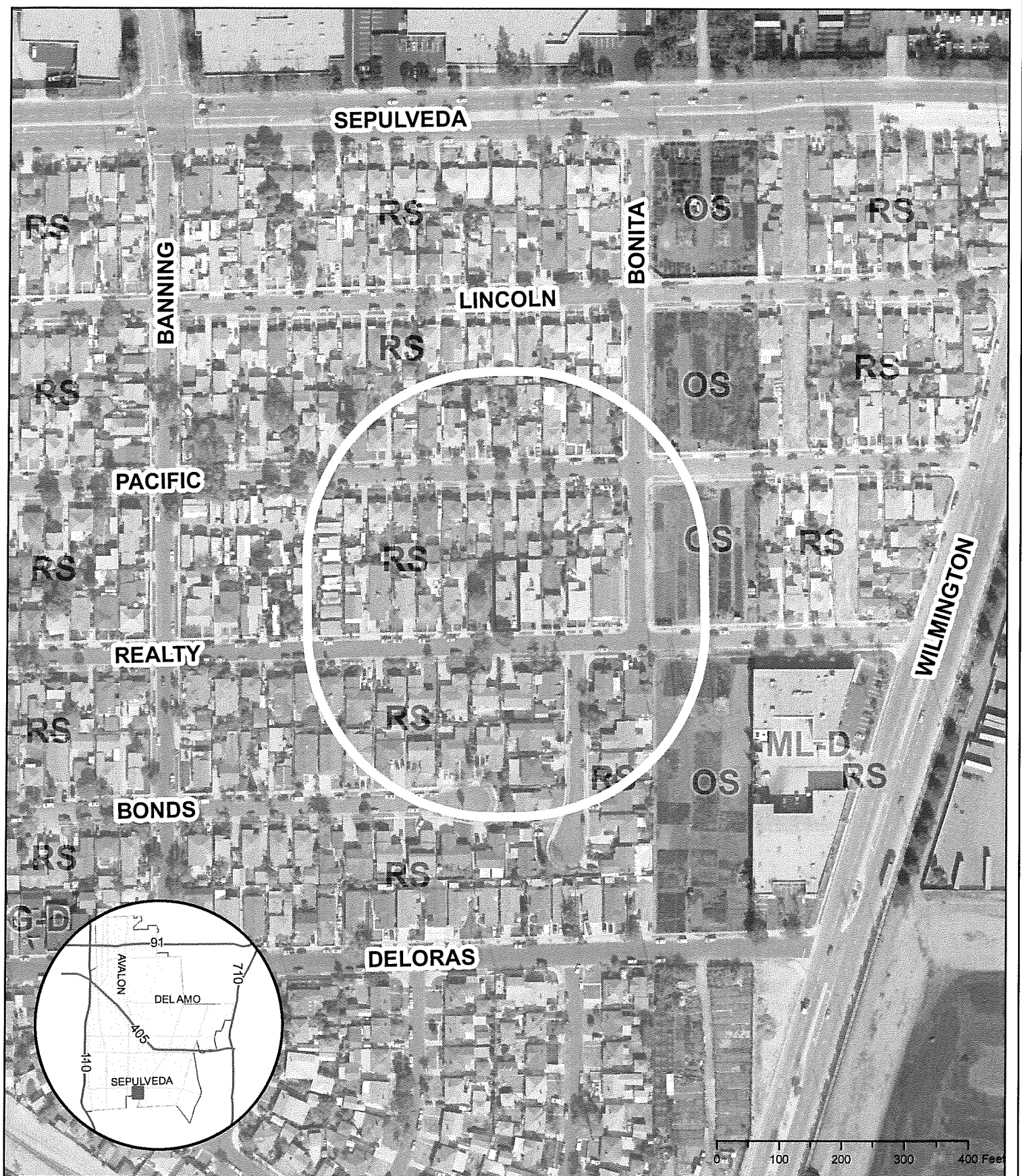
12. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
13. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

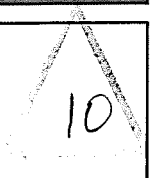
14. A construction permit is required for any work to be done in the public right-of-way.
15. If damaged during construction, the applicant shall repair or replace the driveway approach per the City of Carson Standard Plan. If necessary, the applicant shall construct any new driveway approach per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway width allowed for the site is 20 feet.
16. The applicant shall submit plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval by the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

17. All infrastructure necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
18. The applicant shall gain approval from the Planning Division for any applicable SUSMP requirements and shall incorporate Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
19. Prior to issuance of a Building Permit, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
20. Any city owned improvements, street or otherwise, damaged during construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
21. At the time of the final improvement plan approval, the developer's engineer shall submit the approved project electronically stored on a 3½" diskette or CD/DVD in AutoCad format to the Engineering Services Department, in compliance with the City of Carson requirements.





City of Carson EXHIBIT NO. 02
300 Foot Radius Map
853 E. Realty Street



Date Printed: Tuesday, December 29, 2015