



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 14, 2016
SUBJECT: Design Overlay Review No. 1608-16
APPLICANT: E.B.E. Associates, Inc.
3125 Andrita Street
Los Angeles, California 90065
REQUEST: New 1,584-square-foot, single-story, single-family residence with an attached two-car garage on a 40-foot by 114-foot lot
PROPERTY INVOLVED: 831 East Pacific Street

COMMISSION ACTION

___ Concurred 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			Thomas
		Guidry			Cinco/Palmer

Item No. 9A

I. **Introduction**

Applicant

- E.B.E. Associates, Inc., 3125 Andrita Street, Los Angeles, CA 90065

Property Owner

- David & Pamela Sheerin, 827 East Pacific Street

Project Address

- 831 East Pacific Street

Project Description

The applicant requests the approval of a new 1,584-square-foot, single-story, single-family residence with an attached two-car garage. The lot size is 40 feet by 114 feet and is within the RS (Residential, Single-Family) zone. Pursuant to Section 9121.1 of the Carson Municipal Code (CMC), new single-family dwellings on lots less than 50 feet wide require Site Plan and Design Review.

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

The property is located at 831 East Pacific Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Low Density Residential
Zone District	RS (Residential, Single-family)
Site Size	4532 Square Feet
Present Use and Development	Vacant
Surrounding Uses/Zoning	North: RS South: RS East: RS West: RS

Previously Approved Discretionary Permits

None

Public Safety Issues

None

III. **Analysis**

Site Plan

The proposed residence will have four bedrooms and two baths for a total of 1,584 square feet of floor area. A two-car attached garage (400 square feet) is proposed at the front of the house and will be setback 20 feet from the front property line. Trash and recycling containers will be stored in the rear yard. A new driveway apron will be constructed and will provide access to a two-car garage. The residence will be compatible with other single-story homes in the neighborhood, though the garage is located at the front of property towards the street instead of the rear of the property.

IV. **Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303(a), New Construction, a new 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. 1608-16 FOR CONSTRUCTION OF A NEW SINGLE-FAMILY HOME LOCATED AT 831 EAST PACIFIC STREET."

VI. **Exhibits**

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

Prepared by: Solo Faagata, Acting Planning Technician

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 16-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1608-16 FOR THE CONSTRUCTION OF A 1,584 SQUARE-
FOOT, SINGLE-STORY, SINGLE-FAMILY DWELLING AND
TWO-CAR GARAGE ON A 40-FOOT WIDE LOTS LOCATED AT
831 EAST PACIFIC 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, Bradley, with respect to real property located at 831 East Pacific Street and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review request to construct a 1,584 square-foot, single-story single-family residence on a 40-foot wide lot in the RS (Residential, Single-family) zone.

A public hearing was duly held on June 14, 2016, 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 single-family residence is consistent with the General Plan of the City of Carson in that the property and surrounding area are designated as Low Density (1-8 units max) and are zoned RS (Residential, Single-Family);
- b) The proposed project is for a new, single-story, 1,584 square-foot, single-family residence located on a 40-wide lot in an area consisting of predominately single-story, single-family residences. The project is consistent with newer single-story single-family residences in the City and meets the City's design and development standards;
- c) The local streets will be able to accommodate the traffic generated by this project. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing onto Pacific Street;
- d) The proposed project is for a single-family residence and will not require signage other than for the address identification of the house. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product; and
- g) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

EXHIBIT NO. 1



Section 4. The Planning Commission further finds that the use permitted by the proposed Design Overlay Review request 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 CEQA, Section 15303(a).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1608-16, with respect to the properties 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 14th DAY OF JUNE, 2016.

CHAIRMAN

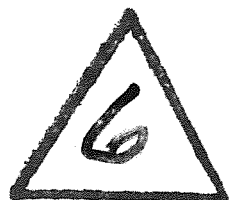
ATTEST:

SECRETARY



Exhibit "A"

LOT 28 AND 29 IN BLOCK "E" OF TRACT 5766, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74 PAGE(S) 69 OF MAPS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO.

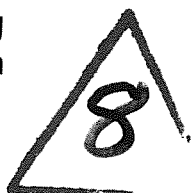
GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1608-16 is not issued within one year of their 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 submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject



property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. 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, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1608-16. The applicant shall provide a deposit in



the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.)
21. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

FENCE/WALLS

22. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
23. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
24. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.



25. Any wall, fence or hedges located in the required front yard setback area shall have a height not to exceed 42-inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.

LANDSCAPE/IRRIGATION

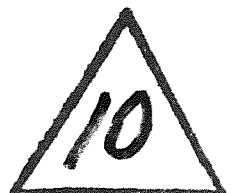
26. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
27. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
28. 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.
29. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
30. The proposed irrigation system shall include best water conservation practices.
31. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

32. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
33. 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.

PARKING

34. All driveways shall remain clear. No encroachment into driveways shall be permitted.



35. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

TRASH

36. Trash collection shall comply with the requirements of the City's trash collection company.
37. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

UTILITIES

38. 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.
39. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
40. 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.
41. Any aboveground 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.

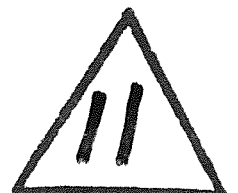
BUILDING AND SAFETY DIVISION

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

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

45. 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.



46. A construction permit is required for any work to be done in the public right-of-way.
47. Compliance with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.

Prior to Issuance of Grading Permit

48. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
49. Show any improvements within the public right-of-way on the grading plan for review and obtain approval from the City of Carson Engineering Division.

Prior to Issuance of Building Permit

50. A Covenant and Agreement for an existing easement shall be recorded with the Los Angeles County Recorder's office. Said document shall indicate all easements.
51. Submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*) for review and obtain approval from the City of Carson Engineering Division
52. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
53. Submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans submitted.
54. Provide proof of Worker's Compensation and Liability Insurance.
55. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.
56. Submit for review and obtain approval of soils report, sewer area study, drainage concept, hydrology study and storm water quality plan. Building permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and storm water information have been received and found satisfactory.
57. Required to comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and storm water quality plan.



58. 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 Los Angeles County Sewer Department.
59. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
60. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, at the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such underground provided the applicant deposits the full amount of the deposit of the in-lieu fee before the issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
61. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.

Prior to Issuance of Certificate of Occupancy

62. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
63. Install separate sewer laterals to individually serve each building in the development. Installation and dedication of the main line sewers may be necessary to meet this requirement.
64. 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.
65. Provide to the City Engineer an executed 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.
66. Comply with mitigation measures recommended by the water purveyor.
67. 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.
68. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Pacific Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.



69. Replace any missing sidewalk areas located within the public right-of-way along Pacific Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
70. Remove and replace any broken/damaged driveway approach within the public right of way along Lincoln Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
71. Modify existing driveways within the public right of way along Pacific Street abutting this proposed development per City of Carson Standard to comply with the American Disability Act (ADA) requirements and to the satisfaction of the City Engineer.
72. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (ADA) requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
73. Plant approved parkway trees on locations where trees in the public right of way along Pacific Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
74. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Pacific Street abutting this proposed development.
75. Install street lights (if required) on concrete poles with underground wiring in the public right-of-way along Pacific Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact Los Angeles County Department of Public Works (LACDPW) Traffic Lighting Jeff Chow (626) 300-4753.
76. Install striping and pavement legend per City of Carson standard.
77. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, constructions, and maintenance of all infrastructures constructed and American Disability Act (ADA) accessibility for this for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
78. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
79. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

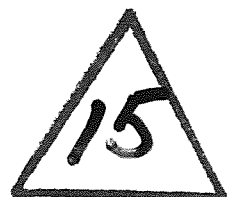


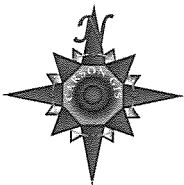
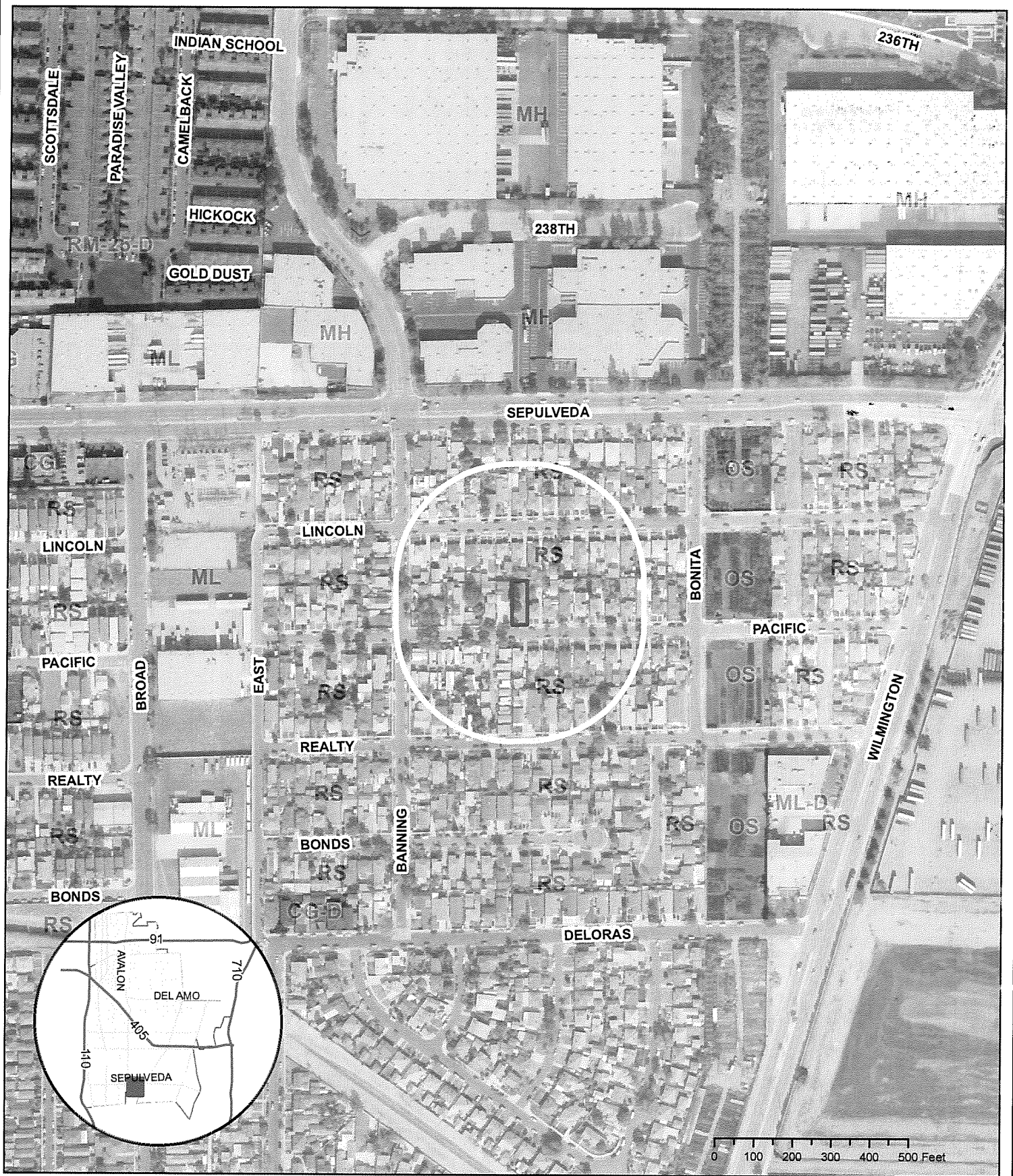
FIRE DEPARTMENT

80. The proposed residential development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant installations and fire flow requirements).

BUSINESS LICENSE

81. All parties involved in the subject project located at Pacific Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.





City of Carson
 300 Foot Radius Map
 831 E. Pacific Street

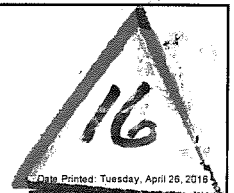


EXHIBIT NO. 12