



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 9, 2016
SUBJECT: Design Overlay Review No. 1611-16
APPLICANT: Miguel A. Rodriguez
830 Feather Avenue
La Puente, CA 91746
REQUEST: Construction of an 834-square-foot second floor addition atop of an existing 1312-square-foot single-family dwelling and construction of a 399-square-foot detached two-car garage
PROPERTY INVOLVED: 21235 Bolsa 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, Jr.			Thomas
		Guidry			

Item No. 8A

I. Introduction

Applicant / Property Owner

- Mr. and Mrs. Abel Torres, 21235 Bolsa Street. Carson, CA 90745

Project Address

- 21235 Bolsa Street

Project Description

The applicant requests the approval to construct a new 834-square-foot second floor addition on atop of an existing 1312-square foot single-family residence and construction of a new detached 399-square-foot two-car garage, the existing one-car garage attached to the main house will be removed . The lot size is 40 feet wide 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 completed a 693-square-foot addition in 2004. The existing 832-square foot single-family dwelling that was constructed in 1953.

Previously Approved Discretionary Permits

Administrative Design Overlay Review No. 837-04 was approved for a 693-square-foot addition in 2004.

Public Safety Issues

There are no code enforcement cases 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	0.12 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: Bolsa Street

III. Analysis

The site is located in a predominantly single-story residential neighborhood built in the 1950's. Overtime, a few second story additions have been constructed on the same street. Similar to the proposed project, the majority of second story additions have been built to the edge of the first story at the front setback line. Second story additions provide additional options to homeowners in this neighborhood with small lot sizes to enlarge their living space.

The proposed second floor addition will have two bedrooms, one master bedroom with bathroom, closet and one bathroom to the two existing bedrooms and two bathrooms for a total of 2,146 square feet of living area. A new two-car detached garage (399 square feet) will be located in the rear of the property and the existing one-car garage attached to the main house will be removed. The floor plan features a small balcony covered over the front entryway (the front yard) located on the north side of the property. Shingle roofing Class "A" is consistent throughout. A decorative stone veneer pillar is located in the front to support a balcony above the entry and the windows are outlined with foam-core trim.

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. 1611-16 FOR CONSTRUCTION OF AN 834-SQUARE-FOOT SECOND FLOOR ADDITION ATOP OF AN EXISTING 1312-SQUARE-FOOT SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A 399-SQUARE-FOOT DETACHED TWO-CAR GARAGE LOCATED AT 21235 BALSA STREET."

VI. Exhibits

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

Prepared by: Peter Raktiprakorn, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 16-2581

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1611-16 FOR CONSTRUCTION OF AN 834-SQUARE-FOOT SECOND FLOOR ADDITION ATOP OF AN EXISTING 1312-SQUARE-FOOT SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A 399-SQUARE-FOOT DETACHED TWO-CAR GARAGE LOCATED AT 21235 BOLSA 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, Miguel A. Rodriguez, with respect to real property located at 21235 Bolsa Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review to Construction of an 834-square-foot second floor addition atop of an existing 1312-square-foot single-family dwelling and construction of a 399-square-foot detached two-car garage on a lot that is 40 feet wide in the RS (Residential, Single-Family) zone district.

A public hearing was duly held on August 9, 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 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 the first in the immediate neighborhood and will be attractively designed.
- c) The proposed residence to construct a new detached two-car garage, remove the existing one-car garage that attached to the main house, 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. 1611-16 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 9th DAY OF AUGUST, 2016.

CHAIRMAN

ATTEST:

SECRETARY



200153434
Policy No.: CNJP-2228-113854
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE - 1990

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California,
County of LOS ANGELES, described as follows:

THE SOUTH 40 FEET OF THE NORTH 160 FEET OF THE EAST 135 FEET OF
LOT 5 OF TRACT NO. 3848, IN THE CITY OF CARSON, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42,
PAGE(S) 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

End of Legal Description



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

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1611-16

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1611-16 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. 1611-16. 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.

UTILITIES

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, and electrical utilities shall be installed underground.
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. 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

41. Submit development plans for plan check review and approval.
42. Obtain all appropriate building permits and an approved final inspection for the proposed project.
43. 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

44. 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.
45. A construction permit is required for any work to be done in the public right-of-way.

46. 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 permit by Engineering Services.
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 Building Permit

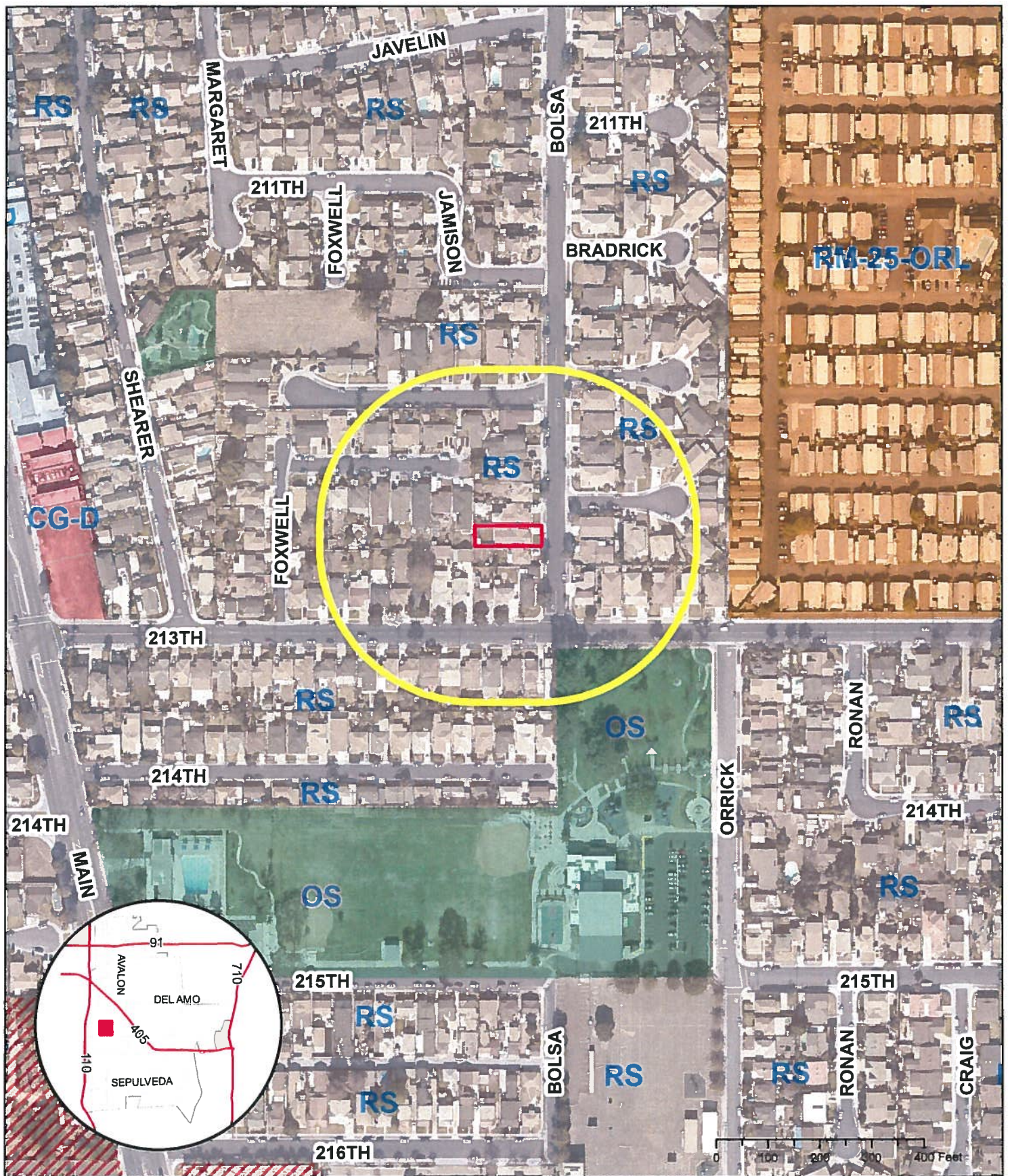
48. Provide proof of Worker's Compensation and Liability Insurance.
49. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
50. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

51. 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

52. All parties involved in the subject project located at 21235 Bolsa 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 EXHIBIT NO. 2
300 Foot Radius Map
21235 Bolsa Avenue

14