



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 13, 2018

SUBJECT: Design Overlay Review No. 1667-17

APPLICANT: Reden M. Yuvienco
345 W. 235th St.
Carson, CA 90745

PROPERTY OWNER: Lazaro Lozano
146 E. 218th Street
Carson, CA 90745

REQUEST: To construct a new 1,292-square-foot addition to an existing 820-square-foot single-family dwelling on a 40-foot wide lot at 146 E. 218th Street.

PROPERTY INVOLVED: 146 East 218th Street

AYE	NO		AYE	NO	
		Chairman Diaz			Guidry
		Vice-Chair Pimentel			Mitoma
		Andrews			Thomas
		Cainglet			Alt. Osuna
		Fe'esago, Jr.			Alt. Palmer

Item No. 7A

I. **Introduction**

Property Owner

Lazaro Lozano
146 E. 218th Street
Carson, CA 90745
(310) 465-8126
larry.lozano@ymail.com

Applicant

Reden M. Yuvienco
345 W. 235th St.
Carson, CA 90745
310-465-8126
archmy@yahoo.com

II. **Project Description**

The applicant requests approval of Design Overlay Review (DOR) No. 1667-17 to construct a new 1,292 square-foot addition to an existing 820 square-foot single-family dwelling. The lot size is 40 feet by 127 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.

Once complete, the modified one-story, single-family home will have six bedrooms, four bathrooms, kitchen/dining room, a new family room, an enlarged living room, and a new, attached two-car garage for a total of 2,064 square feet. The architecture and materials of the new addition will match the existing home.

Current Improvements

The project site contains an existing 820-square foot single family dwelling constructed in 1953.

Previously Approved Discretionary Permits

None.

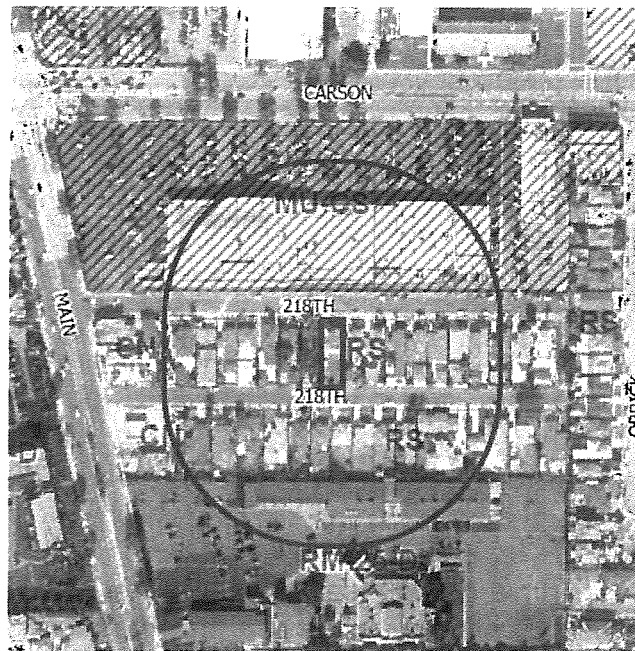
Public Safety Issues

None.

III. Project Site and Surrounding Land Uses

The project site is located in the western part of the City near the intersection of Main Street and 218th Street. Surrounding land uses include a commercial center to the north and single-family homes to the south, east and west. 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	0.12 acre
Present Use and Development	820 square feet single family dwelling
Surrounding Uses/Zoning	North: Commercial, Mixed-Used Carson Street South: Single-Family Dwelling; RS East: Single-Family Dwelling; RS West: Single-Family Dwelling; RS
Access	Ingress/Egress: 218 th Street



IV. Analysis

Use

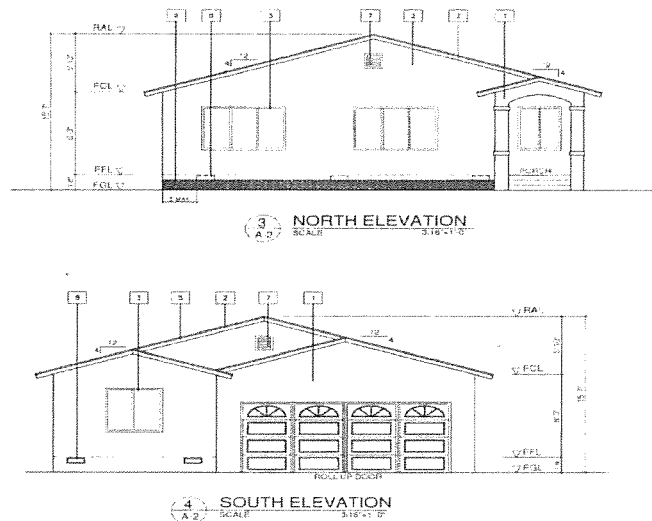
The subject property is zoned RS (Residential, Single-family) with all adjacent properties sharing the same zoning designation. The General Plan Land Use designation of the subject property and all surrounding properties is Low Density Residential, which is consistent with the zoning designations for said properties.

The proposed addition and site upgrades to the existing residential lot will be complementary to the surrounding residential uses and will be appropriate for the subject property.

Site Plan

The existing residence will increase from 820 square feet to 2064 square feet in size. There will be a four-foot setback on each side, which is permitted by the zoning ordinance. The property is a through lot and currently has access to two streets. A two-car attached garage (420 square feet) is proposed at the rear of the house and will be setback 25 feet from the property line on 218th Place. A new driveway and curb will be created along 218th Place and the existing driveway and curb along 218th Street will be eliminated. The floor plan features a small covered porch over the entryway located on the west side of the house. Roofing materials will be consistent throughout. Decorative pillars support the entry canopy. A landscaping planter will be provided along the front of the residence.

Building Exterior Elevations:



V. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15301, Existing Facilities, a modified single-family home in a developed residential neighborhood will not have a significant impact on the environment and is categorically exempt.

VI. Public Notice

Public notice was posted to the project site on February 21, 2018. Notices were mailed to property owners and occupants on March 1, 2018. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1667-17; 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. 1667-
17 TO CONSTRUCT A NEW 1,292 SQUARE-FOOT ADDITION TO AN
EXISTING 820 SQUARE-FOOT SINGLE-FAMILY DWELLING ON A 40-
FOOT WIDE LOT AT 146 E. 218TH STREET."

VIII. Exhibits

1. Zoning Map
2. Draft Resolution
3. Development Plans

Prepared by: Max Castillo, Assistant Planner



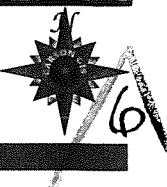
Location Map: 300 foot radius

146 E. 218th Street

Date Printed 2/7/2018

EXHIBIT NO. 01

City of Carson



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 18-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1667-17 TO CONSTRUCT A NEW 1,292 SQUARE-FOOT ADDITION TO AN EXISTING 820 SQUARE-FOOT SINGLE-FAMILY DWELLING ON A 40-FOOT WIDE LOT AT 146 E. 218TH 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, Reden M. Yuvienco, on behalf of the property owner, Lazaro Lozano, with respect to real property located at 146 East 218th Street and described in Exhibit "A" attached hereto, requesting approval to construct a new 1,292 square-foot addition to an existing 820 square-foot single-family dwelling on a 40-foot wide lot located in the RS (Residential, Single-family) zone district.

A Planning Commission meeting was duly held on March 13, 2018, 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. With respect to the Design Overlay Review No. 1667-17, 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 earth-tone colors and quality building materials such as decorative shingles.
- c) The proposed addition includes an attached 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 width of 40 feet. The 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 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 development permitted by the proposed project 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 15301 - Existing Facilities.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1667-17, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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 13TH DAY OF MARCH, 2018

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

THE WESTERLY 40 FEET OF THE EAST 470 FEET OF THE NORTHERLY 171.50 FEET OF LOT 43 OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE(S) 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A PORTION OF THE ABOVE DESCRIBED LAND IS SHOWN AS PARCEL NO. 11 ON THE LICENSED SURVEYOR'S MAP FILED IN BOOK 16 PAGE 3 OF RECORD OF SURVEYS OF SAID COUNTY.



CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1667-17

GENERAL CONDITIONS

1. If building permits for Design Overlay Review No. 1667-17 are not issued within one year of their effective date, 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 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. 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.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to 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 any damage or harm to people or property, real and personal, that may result from Property Owner(s), operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City 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 Parties' 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. Parties shall provide a deposit in the amount of 100% 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 Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.



AESTHETICS

14. 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.
15. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

LANDSCAPE/IRRIGATION

16. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

LIGHTING

17. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
18. 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

19. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
20. 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.
21. **The driveway / curb along 218th Street shall be closed and appropriate permits shall be secured and improvements such as sidewalk, curb, gutter, etc. shall be completed as required by the Engineering Division.**

TRASH

22. Trash collection shall comply with the requirements of the City's trash collection company.

PLANNING

23. 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.

BUILDING AND SAFETY DIVISION

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

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

26. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
27. A construction permit is required for any work to be done in the public right-of-way.
28. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
29. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

FIRE DEPARTMENT

30. Applicant to submit plans to Fire Prevention Office (Hawthorne Fire Station 161 / 4475 El Segundo Blvd. / Hawthorne, CA / 310-263-2732) for review and approval.
31. Applicant to show fire hydrant within 600 feet of property line.
32. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

33. All parties involved in the subject project 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.