



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 13, 2008
SUBJECT: Design Overlay Review No. 1012-07
APPLICANT/REPRESENTATIVE: Mr. Clyde Allen
6709 La Tijera Boulevard
Harbor City, CA 90710
REQUEST: Construct a new 1,645-square-foot, single-family residence with a 383-square-foot garage
PROPERTY INVOLVED: 2659 East Monroe Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairman			Graber
		Hudson – Vice-Chair			Saenz
		Cannon			Verrett

Item No. 12A

I. **Introduction**

The representative, Mr. Clyde Allen, on behalf of the property owner, Mr. Daniel Mendez, is requesting approval of Design Overlay Review (DOR) No. 1012-07 to construct a new two-story single-family residence on a substandard lot measuring 25 feet in width. The proposed project has also been noticed for excessive driveway coverage for two-car access (maximum 50% permitted for front yard). However, after further review of the Municipal Code, an exception to this requirement may be granted for the subject property because of its substandard size. The property is located at 2659 East Monroe Street and is zoned RM - 25 (Residential, Multi-Family - 25 units per acre).

II. **Background**

The subject property is located in the eastern portion of the City near the intersection of Carson Street and Alameda Street. The surrounding properties are developed with single-family residences that were constructed from the mid-1920s. The subject property is occupied by a 520-square-foot single-family dwelling which will be removed. Industrial uses are found to the west and north of the immediate neighborhood, and commercial uses are located to the south along Carson Street. These industrial and commercial properties are part of either the Merged and Amended Project Area or Redevelopment Project Area 4.

On August 13, 2007, an application was submitted by the applicant's representative, Clyde Allen, for construction of the property. Staff informed the applicant that an "offer to dedicate" four feet along Monroe Street would be required for consistency with other properties in the neighborhood which have already provided street dedication. The four foot dedication was offered, as shown on the site plan, resulting in the property depth of 110 feet. The proposed design provided a 25-foot garage setback.

Since September 7, 2007, the application has been held in abeyance for the applicant to revise the plans for additional information. On February 28, 2008, the applicant submitted the plans and staff continued to process the application. On March 12, 2008 and March 19, 2008, staff conducted a New Case Review (NCR) meeting to review the proposed project. As a result of those meetings, architectural improvements have been added to the proposed residence to enhance the aesthetics. Improvements that were not incorporated on the plans have been added. These include incorporating windows to the garage and identifying outdoor lighting in order to implement Crime Prevention Through Environmental Design (CPTED).



III. Analysis

Design Overlay Review

The property is a substandard wide lot (25 feet) and is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code. Section 9172.23 (D) states that a site plan and design overlay review application shall be submitted and recommended for approval if the project meets specified criteria as follows:

a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.

The proposed single-family residence is consistent with the General Plan of the City of Carson in that the property and portion of the surrounding area are designated as high density (25 units max.). The subject property is zoned RM-25 (Residential, Multi – Family, 25 units per acre) and the proposed single-family dwelling is consistent with this zoning. The single-family dwelling is compatible with the surrounding area which is designated as low density (1-8 units max).

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.

The proposed project is for a new single-family dwelling located in a residential neighborhood. It is consistent with newer two-story single-family residences in the neighborhood and meets the City's design and development standards, with a reduction of the required front yard landscape of the substandard lot for the driveway coverage for two-car access. The property will be entirely landscaped in other areas of the site. The garage setback of 25 feet for vehicular access facing a public street is provided as required per Section 9126.221 of the Municipal Zoning Codes. The plans have been revised to improve the aesthetic design of the residence and to meet Crime Prevention Through Environmental Design (CPTED) requirements.

c. Convenience and safety of circulation for pedestrians and vehicles.

Monroe Street is a residential road which operates with a minimal amount of traffic. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. No front yard fence is proposed, except along the side property line which will not exceed the maximum Code requirement of 42 inches in height. This will allow motorists backing out of the driveway to see pedestrians.



d. Attractiveness, effectiveness and restraint in signing, graphics and color.

The proposed project is for a single-family residence and will not require signage other than for address identification.

e. Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.

The subject property is not located within any Redevelopment Project Area or special Overlay District. The proposed project meets all applicable design standards and guidelines of the Municipal Code.

The proposed project has also been noticed for excessive driveway coverage for two-car access (maximum 50% permitted for front yard) as required by Section 9162.3. However, after further review of the Municipal Code, an exception to this requirement may be granted for the subject property because of its substandard size. Thus, no variance from Section 9162.3 is required.

The subject property has a special circumstance in that it is a substandard 25-foot wide lot compared to 50-foot wide lots in the neighborhood and the rest of the City. Although there are other 25-foot wide lots in the neighborhood, the majority of these lots have been tied to other 12½-foot or 25-foot wide adjacent lots to create lots that are 37½ feet or 50 feet wide. It is not possible to tie or merge the vacant subject property to one of the two adjacent properties since the adjacent properties are developed and separately owned. Furthermore, it would not be in the best interest of the applicant to divide the subject property between the two adjacent properties since the intent of the application is to construct a new single-family residence.

Pursuant to Section 9162.21, the proposed single-family residence must include a two-car garage. The minimum garage setback of 25 feet is justified as per Section 9126.221. A total of four onsite parking spaces would still be provided, two within the garage and two on the driveway.

IV. Environmental Review

Pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA), the proposed project is for a new single-family residence located in a developed residential neighborhood and is "Categorically Exempt." No significant environmental impacts would result from this proposal.

V. Conclusion

Based on the preceding discussions, it is the opinion of staff that the proposed project meets the required findings set forth in the Carson Municipal Code for the approval of a Design Overlay Review. The proposed residence meets the



requirement of the General Plan for residential development. The proposed use of the site will be consistent with the existing residential development in the area. Adequate conditions have been included to mitigate effects as well as guide development.

VI. Recommendation

That the Planning Commission:

- APPROVE the Notice of Exemption identifying the project as "Categorically Exempt";
- APPROVE Design Overlay Review No. 1012-07 subject to the conditions of approval attached as Exhibit "B" of Exhibit 1 (Resolution No. _____); and
- WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson granting Design Overlay Review No. 1012-07 for construction of a new single-family residence located at 2659 East Monroe Street."

VII. Exhibits

1. Draft Resolution
2. Land Use Map

Prepared by: 
Peter Raktiprakorn, Assistant Planner

Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
Sheri Repp, Planning Manager

D1012-07 - 2659 Monroe St

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
GRANTING DESIGN OVERLAY REVIEW NO. 1012-07 FOR CONSTRUCTION OF A NEW
SINGLE-FAMILY RESIDENCE LOCATED AT 2659 EAST MONROE 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, Mr. Clyde Allen, on behalf of the property owner Mr. Daniel Mendez, with respect to real property located at and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1012-07 for construction of a new single-family residence located at 2659 East Monroe Street.

A public hearing was duly held on May 13, 2008, 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. Pursuant to Section 9172.23, Site Plan and Design Review, 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 subject property and the surrounding area are designated for residential development. The subject property is zoned RM-25 and the remaining surrounding area is designated as Low Density (1-8 unit max.) and zoned RS (Residential, Single-Family).
- b) The proposed project is for a new single-family residence located in a residential neighborhood. It is consistent with newer two-story single-family residences in the neighborhood and meets the City's design and development standards. The property will be entirely landscaped in areas other than the residence, driveway, and walkway. Conditions of approval have been included to improve the aesthetic design of the residence and to meet Crime Prevention Through Environmental Design (CPTED) requirements.
- c) Monroe Street is a residential road which operates for a minimal amount of traffic. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fences will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing up onto Monroe Street.
- d) The proposed project is for a single-family residence and will not require signage other than for address identification.
- e) The subject property is not located within any Redevelopment Project Area or special Overlay District. The proposed project meets all applicable design standards and guidelines of the Municipal Code.



f) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

Section 4. Pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA), the proposed project is for a new single-family residence located in a developed residential neighborhood and is "Categorically Exempt." No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1012-07 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the Notice of Exemption identifying the project as "Categorically Exempt."

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 MAY, 2008.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT A
SCHEDULE A
PART II

4. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1922 OF TRACT 7644 IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 84, PAGES 47 TO 48, OF MAPS IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY. ASSESSOR MAP BOOK 7308, PAGE 14, PARCEL 041.
ADDRESS: 2659 EAST MONROE STREET

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1012-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1012-07, said permit (s) shall be declared null and void unless an extension of time is requested prior to expiration and approved by the 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 approved by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
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 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. 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.

PARKING

11. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. No designated garage shall be converted to other use without approval by the Planning Division.
14. Automatic garage door openers, with two portable opening devices, are required for each unit.
15. A roll-up garage door shall be installed to allow for parking on the driveway.

LANDSCAPING/IRRIGATION

16. All landscaped areas shall be maintained in good condition at all times.

UTILITIES

17. 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.
18. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
19. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

AESTHETICS

20. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Planning Division approval.
21. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Manager.
22. The exterior front door shall be solid hardwood (carved or paneled).



23. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
24. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

FENCES/WALLS

25. Perimeter walls are required and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.

LIGHTING

26. Low level exterior lights shall be installed throughout the site along all walkways for security and safety purposes. The location of these lights shall be shown on the site plan prior to Building and Safety Plan Check. 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.

BUILDING AND SAFETY – COUNTY OF LOS ANGELES

27. A roof overhang shall not project more than 2'-6" from side yard lot line.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

28. The required fire flow for this development is 1250 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
29. Provide evidence on L.A. County Fire Department fire flow Form 195, that the fire hydrant and available flow rate meets L.A. County Fire Department requirements. This form should be submitted to the Carson Building Department for verification of these requirements.

PUBLIC SAFETY - CITY OF CARSON

30. Crime Prevention Through Environmental Design (CPTED) standards shall be incorporated by providing a window at the western side of the garage, which is no more than four (4) feet from the front corner of the garage. The window shall have a minimum dimension of four (4) feet by four (4) feet and shall be no more than 42 inches from the ground.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

31. The pad elevation shall not differ by more than six inches from the existing grade without approval by the Engineering Division and Planning Division.
32. Parkway landscaping shall be installed on Monroe Street to the satisfaction of the City Engineer.
33. The preparation of a drainage/grading plan for approval by the Los Angeles County Department of Public Works is required.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

34. 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.



