



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 10, 2009

SUBJECT: Modification No. 1 to Design Overlay Review No. 1290-08

APPLICANT: Daniel Lopez
1114 E. Artesia Blvd.
Long Beach, CA 90805

REQUEST: To permit construction of a 526-square-foot single car garage addition to an existing 1,215-square-foot, single-story, single-family residence on a 63-foot wide lot in the RM-8-D (Residential, Multi-family – 8 units/acre – Design Overlay) zoning district and within Redevelopment Project Area No. 4.

PROPERTY INVOLVED: 334 W. 214th Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Cannon
		Vice-Chair Saenz			Gordon
		Brimmer			Graber
		Brown			Verrett

Item No. 9B

I. Introduction

The applicant proposes a 526-square-foot, single-car garage addition to an existing 1,215-square-foot, one-story, single-family residence. On October 28, 2008, the Planning Commission adopted Resolution No. 08-2237 approving Design Overlay Review (DOR) No. 1290-08 to construct a 2,666-square-foot addition to an existing 1,056-square-foot residence on a property located at 334 W. 214th Street. The applicant is proposing to modify the approved site plan by adding an additional garage to the front unit. To be consistent with Condition of Approval No. 3 contained in Resolution No. 08-2237, which states "...substantial revisions [to the approved site plan] will require review by the Planning Commission", the modified site plan is being brought before the Planning Commission as a New Business Consent item. A copy of the October 28, 2008 staff report to the Planning Commission regarding DOR 1290-08 has been added as Exhibit No. 2.

II. Background

There are two existing driveways and a walkway in the front of the property along 214th Street. The driveway on the east side of the property is utilized by the middle and rear homes. It was determined that the western driveway was established without proper authorization and is exclusively used by the front house. Staff had discussed this issue with the applicant prior to the public hearing date and informed them of staff's recommendation to require removing it. Staff also discussed the alternative of constructing a new garage for the driveway to lead into, and to obtain the necessary construction permit to allow for the driveway. Citing financial concerns over the expenditure required to meet these obligations, the applicant decided against building the garage. Therefore, Condition No. 7 was added to the resolution adopted October 28, 2008, which required the removal of this driveway and replacement with appropriate landscaping.

The approved site plan provides a two-car garage and a guest parking space for the rear house which conforms to current parking requirements for residential zones. This approved plan also depicted a proposed extension to the existing three-car carport currently being used by the front and middle houses. Condition No. 8 stated that "one additional uncovered parking space shall be added to the south side of the existing three-car carport, subject to review and approval by the Planning Division". This addition made the site consistent with current parking requirements for residential development in the RM-8-D zone, which includes two covered parking spaces per unit.

The applicant intends to keep the western driveway by constructing a one-car garage at the terminus. Thus, the proposed modification to the approved site plan includes removing the existing carport extension and constructing a new single-car garage on the west side of the front house. The garage addition and removing the carport extension will relieve the applicant of complying with Condition Nos. 7 and 8 cited above. Thus, these conditions have been removed from the draft Resolution concerning Modification No. 1 to DOR 1290-08. However, staff has added a new Condition No. 7 which requires that the applicant obtain the necessary permits to validate the existing driveway approach leading to the proposed garage.



III. Analysis

The proposed garage is 526 square feet and is located toward the front of the property on the west side of the front house. The minimum size for a one-car garage in a residential zone is 9 feet by 18 feet interior dimensions. The applicant is proposing a 17-foot by 24-foot garage. A small, 10-foot by 12-foot storage area is located on the northwest side of the garage. The modified plans include an approximate seven-foot clearance between the existing house and proposed storage area, required by the Building and Safety Division to maintain adequate lighting for the existing bedroom windows.

The draft resolution regarding this item is similar to the adopted Resolution No. 08-2237, with modified language for findings related to vehicular and pedestrian circulation for the subject site.

IV. Environmental Review

Pursuant to Section 15301(E)(1), Existing Facilities, of Article 19, of the California Environmental Quality Act (CEQA), this project has been deemed to be Categorically Exempt from further environmental review.

V. Recommendation

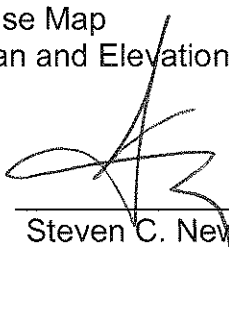
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A MODIFICATION TO DESIGN OVERLAY REVIEW NO. 1290-08 TO ADD A 526-SQUARE-FOOT, ONE-CAR GARAGE TO AN EXISTING 1,215-SQUARE-FOOT RESIDENCE ON A PROPERTY LOCATED AT 334 W. 214TH STREET".

VI. Exhibits

1. Staff Report to the Planning Commission, dated October 28, 2008
2. Draft Resolution for Modification to Design Overlay Review No. 1290-08
3. Land Use Map
4. Site Plan and Elevations (Under Separate Cover)

Prepared by:



Steven C. Newberg, AICP, Associate Planner

Reviewed by:

John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp, Planning Manager

sn: mod1_d129008p



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 28, 2008

SUBJECT: Design Overlay Review No. 1290-08

APPLICANT: Daniel Lopez
1114 E. Artesia Blvd.
Long Beach, CA 90805

REQUEST: To permit construction of a 2,666-square-foot first and second floor addition to an existing 1,056-square-foot, single-story, single-family residence on a 63-foot wide lot in the RM-8-D (Residential, Multi-family – 8 units/acre) zone and within Redevelopment Project Area No. 4.

PROPERTY INVOLVED: 334 W. 214th Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairperson			Saenz
		Cannon			Verrett
		Graber			

I. **Introduction**

The applicant proposes a 2,666-square-foot, two-story addition to an existing 1,056-square-foot, one-story, single-family residence for a total living area of 3,722-square feet. The lot is 63.5 feet wide by 300 feet deep, or 19,050 square feet (.44 acre), and is within the RM-8-D (Residential, Multi-family–8 units/acre–Design Overlay) zoning district.

II. **Background**

The subject property is located within a predominately single-family residential neighborhood along 214th Street, north of Carson Street, east of Figueroa Street and west of Moneta Avenue in the west-central part of Carson.

There are three single-family homes currently on the subject property. The front house is single-story, 1,215 square feet, and constructed in 1956. The middle house is single-story, 1,040 square-feet and constructed in 1962. The subject house, located at the rear of the property is single-story, 1,056 square-feet, and was constructed in 1948. There is an existing 3-car covered carport adjacent to the north side of the middle house. The carport is considered legal, non-conforming because it provides three parking spaces instead of four as required by Section 9162.21(A)(2) and is permitted by Section 9182.41, of the Carson Municipal Code (CMC), to continue indefinitely or until such time that the need for parking is intensified, as in this case. Thus, the applicant is providing a new attached two-car garage as part of the proposed remodel to compensate for the intensification of parking need related to the house expansion.

The subject (rear) house has two bedrooms, one bath, and no garage. Upon completion, the house will be two stories, consisting of a total of four bedrooms and three bathrooms, with an attached two-car garage and one guest parking space. Development plans include improvements such as double-paned glass windows with decorative foam trim, new exterior stucco finish and paint, and stone finish veneers around the base of the front and partial sides of the home.

III. **Analysis**

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

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

The subject property and surrounding properties to the north, east, and west are designated as Low Density in the Land Use Element of the General Plan. The mobile home park adjacent to the south of the subject property has a General Plan Land Use designation of Mixed-Use Residential. There are no specific plans for the subject property. The project site is located in the west central portion of the city of Carson. The proposed project is compatible with similar uses in the vicinity.



- b. Compatibility of 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 and open spaces and other features relative to a harmonious and attractive development of the area.**

The house is contemporary in architectural design and the exterior improvements provide a significant aesthetic upgrade from existing conditions. The applicant has provided the building footprints for adjacent properties, including window locations, which show that the proposed windows do not directly face windows on opposing properties, nor do they infringe on the privacy of adjacent backyards. The adjacent houses are each one-story, as are most houses in the vicinity. The finished house will be significantly larger than most houses in the immediate vicinity, but it will provide additional aesthetic value to the neighborhood and is consistent with anticipated development in the area.

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

There are two existing driveways and a walkway in the front of the property along 214th Street. The driveway on the west side of the property is utilized by the middle and rear homes. The eastern driveway was established without proper authorization and is exclusively used by the front house. A condition has been included to require removal of this driveway and replacement with appropriate landscaping. The applicant has provided development plans which provide a two-car garage and a guest parking space for the rear house which conforms to current parking requirements for residential zones. The existing covered three-car carport will continue to be used by the front and middle houses. One additional parking space will be provided on the south side of the existing three-car carport.

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

Apart from address identification signs, there are no existing signs on the property, nor are any proposed. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product.

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

The project is compliant with applicable design standards and guidelines.



IV. Environmental Review

Pursuant to Section 15332, of Article 19, of the California Environmental Quality Act (CEQA), this project has been deemed as In-Fill Development and determined to be Categorically Exempt from further environmental review.

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. 1290-08 TO CONSTRUCT A 2,666-SQUARE-FOOT ADDITION TO AN EXISTING 1,056-SQUARE-FOOT RESIDENCE ON A PROPERTY LOCATED AT 334 W. 214TH STREET".

VI. Exhibits

1. Draft Resolution for Design Overlay Review No. 1290-08
2. Land Use Map
3. Site Plan and Elevations (Under Separate Cover)

Prepared by: _____
Steven C. Newberg, AICP, Associate Planner

Reviewed and Approved by: _____
Sheri Repp, Planning Manager

sn: D129008p



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A MODIFICATION TO DESIGN OVERLAY REVIEW NO. 1290-08 TO ADD A 526-SQUARE-FOOT, ONE-CAR GARAGE TO AN EXISTING 1,215-SQUARE-FOOT RESIDENCE ON A PROPERTY LOCATED AT 334 W. 214TH STREET

THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Daniel Lopez, with respect to real property located at 334 W. 214th Street and described in Exhibit "A" attached hereto, requesting the approval of a Modification to Design Overlay Review No. 1290-08, for the construction of a 526-square-foot, single-car garage addition to an existing 1,215-square-foot, single-story, single-family home on a 63.5-foot wide lot in the RM-8-D (Residential, Multi-family—8 units/acre—Design Overlay) zoning district.

A public hearing was duly held on February 10, 2009, 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 subject property and surrounding properties to the north, east, and west are designated as Low Density in the Land Use Element of the General Plan. The mobile home park adjacent to the south of the subject property has a General Plan Land Use designation of Mixed-Use Residential. There are no specific plans for the subject property. The proposed project is compatible with similar uses in the vicinity.
- B) The garage addition is contemporary in architectural design and the exterior improvements provide a significant aesthetic upgrade from existing conditions.
- C) There are two existing driveways and a walkway in the front of the property along 214th Street. The driveway on the west side of the property is utilized by the middle and rear homes. The eastern driveway is exclusively used by the front house. The landscaping is such that it does not obstruct visibility for vehicles backing onto 214th Street. The applicant has provided development plans which provide a two-car garage and a guest parking space which conforms to current parking requirements for residential zones. The existing covered three-car carport will continue to be used by the front and middle houses. One additional parking space is provided within a one-car garage on the west side of the existing front house.

Section 4. Pursuant to Section 15301(E)(1), Existing Facilities, of Article 19, of the California Environmental Quality Act (CEQA), this project has been deemed to be Categorically Exempt from further environmental review.



Section 5. Based on the aforementioned findings, the Commission hereby approves a Modification to Design Overlay Permit No. 1290-08 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 the adoption of this 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 10th DAY OF FEBRUARY 2009.

CHAIRMAN

ATTEST:

SECRETARY

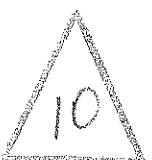


CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
DESIGN OVERLAY REVIEW NO. 1290-08

Property Address: 334 W. 214th Street

Parcel Identification Number: 7343-009-009

West 63.5 Feet of East 381 Feet of Lot 20 of Tract No 3612, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL

MODIFICATION TO DESIGN OVERLAY REVIEW NO. 1290-08

GENERAL CONDITIONS

1. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 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.
4. 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.
5. 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 shall be determined to be automatically revoked, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

PARKING

6. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
7. The driveway on the west side of the property shall be permitted and reconstructed, if deemed necessary, to the satisfaction of the City Engineer. The curb-cut and driveway apron serving the unpermitted driveway shall be replaced with new curb, gutter, and sidewalk, per City of Carson standards.
8. 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.
9. All areas of the required front yard setback shall be landscaped, not including the driveway or walkway, or other area as reviewed and approved by the Planning Division.
 10. A building permit must be issued for the single-car garage attached to the front house prior to, or concurrent with, a building permit issuance for the addition to the rear house that was approved by the adoption of Planning Commission Resolution No. 08-2237. Furthermore, final occupancy clearance for the rear house addition approved by Resolution No. 08-2237 will not be issued until such time that the one-car garage addition to the front house is given final occupancy clearance.

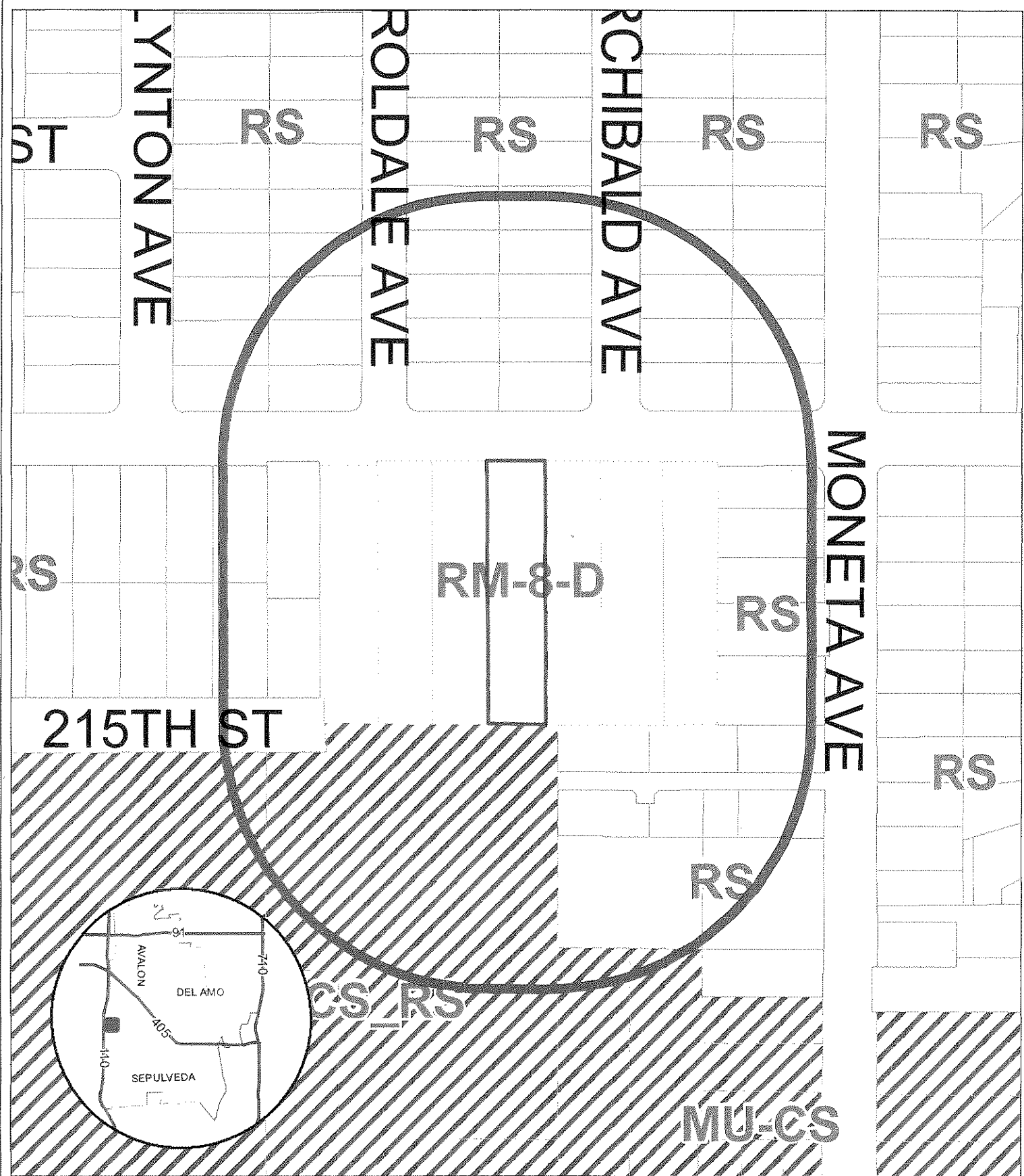
ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

10. A construction permit is required for any work to be done in the public right-of-way.
11. As necessary, the applicant shall remove and replace broken driveway approach per City of Carson Standard.
12. 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.
13. Any city owned improvements, street or otherwise, damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.

OTHER

14. 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 Modification to Design Overlay Review No. 1290-08. 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.





City of Carson
 300 Foot Radius Map
 334 W 214th St

Exhibit 3

10/15/2008
 G:\Planning_Division
 Addresses
 1214n_SRW
 334-01250-08
 ZoningMap.mxd

