



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 23, 2013
 SUBJECT: Design Overlay Review No. 1410-11
 APPLICANT: Veronica and Eddie Caoile
 940 East 220th Street
 Carson, CA 90745
 REQUEST: A 418-square-foot first floor addition and a 1,061-square-foot second floor addition to an existing 819-square-foot single-family dwelling with a detached two-car garage
 PROPERTY INVOLVED: 940 East 220th Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 11A

I. Introduction

Date Application Received

- May 11, 2011: Design Overlay Review No. 1410-11

Applicant / Property Owner

- Veronica and Eddie Caoile, 940 East 220th Street Carson, CA 90745

Project Address

- 940 East 220th Street

Project Description

The applicant requests the approval of a new 418-square-foot first floor addition and a 1,061-square-foot second floor addition to an existing 819-square foot single-family residence with a detached 400-square-foot two-car garage. The lot is 39 feet wide by 135 feet deep 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.

II. Background

Previous Uses of Property

The property has an 819-square-foot single-family dwelling that was constructed in 1953.

Previously Approved Discretionary Permits

There are no previously approved discretionary permits for the property.

Public Safety Issues

There is no past or current zoning code enforcement case associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 940 East 220th Street. Bonita Street is located to the west and Edgar Street to the east. Surrounding properties are single-family residences with Carnegie Middle School to the north and Calas Park two properties to the east.

The subject property is 39 feet wide and 135 feet deep comprising a total area of 5,265 square feet. There is an existing driveway apron, which is in very good condition and capable of providing access to a two-car garage located in the rear of the property.



Zoning/General Plan/Redevelopment Area Designation

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.

Project Details

The proposed residence will have three bedrooms and two bathrooms for a total of 2,271 square feet of living area. There will be a four-foot setback on the west side and a 10-foot driveway on the east, which is permitted by the zoning ordinance. A two-car detached garage (400 square feet) is located in the rear of the property. There will be French doors that provide access to the side and rear yards. The floor plan features a small covered porch over the entryway located on the north side of the house. The living room connects to the master bedroom, kitchen/pantry area, and the dining area. A laundry area is located adjacent to the master bedroom. Shingle roofing is consistent throughout. Decorative pillars are located at the canopy entry, and the windows are outlined with foam-core trim. There will be a 36-inch-high stone veneer installed along the base of the front of the house including the entry porch. Trash and recycling containers may be stored in the rear of the property. Exterior lighting is provided at the front of the garage and along the walkway to the home's entry. The addition is designed for protection of neighbors' privacy and compatibility with the existing neighborhood.

Applicable Zoning Ordinance Regulations

According to Section 9121.1 of the CMC, properties that are less than 50 feet wide are subject to Site Plan and Design Review. Pursuant to Section 9172.23, the Planning Commission has the approval authority for projects that have a valuation of \$50,000 or more. The following table summarizes the proposed project's consistency with current site development standards for the RS zone district and other zoning code sections applicable to the proposed use:

Applicable Zoning Section	Compliant	Non-Compliant
Residential Development Standards		
Section 9121.1, Uses Permitted (see also 9126.9 and 9127.23)	X	



Applicable Zoning Section	Compliant	Non-Compliant
9125.4, Minimum Lot Width		X <50' wide, requires Site Plan and Design Review, pursuant to Section 9172.23 of the CMC
9124, Dwelling Units; 9152.2, Minimum Lot Area; 9125.3, Street Frontage and Access; 9126.12, Height of Buildings and Structures.	X	
9126.29, Encroachments	X	
9126.28, Usable Open Space	X	
9126.3, Fences, Walls and Hedges	X	
9126.4, Trash and Recycling Areas	X	
9126.6, Parking, Loading and Driveways	X	
9127.1, Exterior Lighting	X	
9126.8, Utilities	X	
9126.9 (D)(1), Site Planning and Design	X	

General Development Standards		
9162.0(A), Paving and Drainage of Vehicular Areas; 9162.1, General Requirements; 9162.3(A)(4), Location of Parking; 9162.41(A), Automobile Parking Stall Size; 9162.8, Driveway Widths, Driveway Approaches and Traffic Sight Distance	X	Min. garage dimensions is 18'x20' interior space
9162.52(C) , Landscaping Requirements	X	



Procedures		
9171.4, Environmental Review Requirements	X	
9172.23, Site Planning and Design Review		
9171.1(B)(3), Types of Procedure		
9173.1 through 9173.9, Elements of Procedure	X	

Issues of Concern/Proposed Condition/Change: Design Overlay Review No. 1410-11

- **ISSUE: Narrow lot width:** New single-family lots are required to be 50 feet wide while the subject property is only 40 feet wide. Thus, the subject parcel is legal non-conforming with respect to lot width.
 - Side yard setbacks will be a minimum of 4 feet, which is 10 percent of the width of the lot. This is consistent with the CMC.
- **ISSUE: Second Floor Cantilever:** The second floor will cantilever over the driveway by four feet, but will still be six feet from the eastern property line. The Fire Department does not have an issue because the property is less than 150 feet deep and the driveway will remain clear. The cantilever will not prohibit access to the detached garage in back.
- **ISSUE: Garage size:** The minimum garage size for a property that has a lot width of less than 50 feet is 18 feet in width by 20 feet in length. This area must be unobstructed and measured from the interior walls. The existing garage has a 20-foot width as measured from the interior wall with a 20-foot length. This does meet the CMC.
 - The garage width is wider than the required unobstructed minimum interior dimension of 18 feet in width by 20 feet in length.
- **ISSUE: Façade:** The front façade can be improved by providing architectural light fixtures in the front area and by providing a wider foam molding around the window. A 36-inch high stone veneer installed along the front of the house.
 - A condition of approval has been included.

Required Findings: Design Overlay Review No. 932-06

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;
- 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;

- c. Convenience and safety of circulation for pedestrians and vehicles;
- d. Attractiveness, effectiveness and restraint in signing, graphics and color; and
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

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. Specific details regarding the applicable findings are incorporated in the attached resolution.

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. 1410-11 FOR CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 940 EAST 220TH STREET."

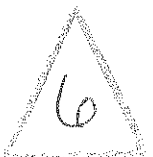
VI. Exhibits

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

Prepared by: 
Peter Raktiprakorn, Assistant Planner

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

Approved by: 
Sheri Repp, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1410-11 FOR CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 940 EAST 220TH STREET

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

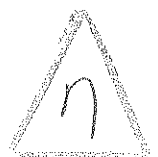
Section 1. An application was duly filed by the applicants, Veronica and Eddie Caoile, with respect to real property located at 940 East 220th Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review to have a 418-square-foot first floor addition and a 1,061-square-foot second floor addition to an existing 819-square-foot single-family dwelling with a detached two-car garage on a lot that is 39 feet wide by 135 feet deep in the RS (Residential, Single-family) zone district.

A public hearing was duly held on April 23, 2013, 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 includes a detached 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 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. 1410-11 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 23th DAY OF APRIL, 2013.

ATTEST:

CHAIRMAN

SECRETARY

Exhibit "A"

LEGAL DESCRIPTION

PORTION OF LOT 12 IN THE CITY OF CARSON, AS SHOWN ON TRACT NO. 4546
FILED IN BOOK 50 PAGES 21 AND 22 OF PARCEL MAPS, IN THE OFFICE OF THE LOS
ANGELES COUNTY RECORDER.

APN: 7332-022-029

MAP BOOK: 50

PAGES: 21 and 22

PARCEL: 29

ADDRESS: 940 E. 220th STREET



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1410-11

GENERAL CONDITIONS

1. If Design Overlay Review No. 1410-11 is not used within one year of its 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 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 by the Planning Commission.
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, or 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. 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 Design Overlay Review No. 1410-11. 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.

PARKING

9. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

AESTHETICS

10. 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.
11. Architectural enhancements shall be incorporated into the development plans to the satisfaction of the Planning Division prior to submittal to Building and Safety.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

12. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
13. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

14. A construction permit is required for any work to be done in the public right-of-way.
15. If damaged during construction, the applicant shall repair or replace the driveway approach per the City of Carson Standard Plan. If necessary, the applicant shall construct any new driveway approach per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway width allowed for the site is 20 feet.
16. 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. A copy of approved conditions of approval shall be attached to the plans when submitted.



17. All infrastructure necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
18. The applicant shall gain approval from the Planning Division for any applicable SUSMP requirements and shall incorporate Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
19. Prior to issuance of a Building Permit, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
20. Any city owned improvements, street or otherwise, damaged during construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
21. At the time of the final improvement plan approval, the developer's engineer shall submit the approved project electronically stored on a 3½" diskette or CD/DVD in AutoCad format to the Engineering Services Department, in compliance with the City of Carson requirements.



