



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 25, 2013

SUBJECT: Design Overlay Review No. 1484-13

APPLICANT: Ezekiel Zepeda
P.O. Box 5106
Downey, California 90241

REQUEST: New 1,854-square-foot, two-story single-family residence with an attached two-car garage on a 25-foot by 114-foot lot

PROPERTY INVOLVED: 2768 East Tyler 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			

I. Introduction

Date Application Received

- February 26, 2013: Design Overlay Review No. 1484-13

Applicant / Property Owner

- Ezekiel Zepeda, P.O. Box 5106, Downey, CA 90241

Project Address

- 2768 East Tyler Street

Project Description

The applicant requests the approval of a new 1,854-square-foot, two-story single-family residence with an attached two-car garage, 28-square-foot covered porch, and 72 square feet of second floor deck area. The lot size is 25 feet by 114 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.

II. Background

Previous Uses of Property

The property is currently vacant and used as a yard for the property to the west. Los Angeles County's Assessor's information and the lack of Building and Safety Division records for the property indicate that the property has never been developed.

Previously Approved Discretionary Permits

There are no previously approved discretionary permits for the project site.

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 2768 East Tyler Street. Santa Fe Avenue is located to the east and Prospect Avenue to the west. Tyler Street is located to the north and Harrison Street to the south. Surrounding properties are single-family residences.

The subject property is 25 feet wide and 114 feet deep, comprising a total area of 2,839 square feet. The lot is currently vacant. A new driveway apron will be constructed and will provide access to a two-car garage.

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 three baths for a total of 2,380 square feet of floor area. There will be a three-foot setback on each side, which is permitted by the zoning ordinance. A two-car attached garage (426 square feet) is proposed at the front of the house and will be setback 25 feet from the front property line. Trash and recycling containers will be stored in the rear yard. The floor plan features a small covered porch over the entryway located on the east side of the house. The entryway is connected to the kitchen/pantry area and family and dining room area. A laundry area is located adjacent to the garage. The windows are outlined with foam-core trim. On the second floor will be three bedrooms, two baths, a front yard deck area above the garage and a rear deck area for the master bedroom. The residence will be compatible with other two-story homes in the existing neighborhood. Techniques such as obscure glazing, window placement above eye level, screening treatments or locating windows toward the existing on-site residence will be used to further lesson privacy impacts on the neighboring properties. French doors will provide access to the back yard as well as both second-floor decks. Exterior lighting is provided at the front of the garage, along the walkway to the home's main entry, and the rear yard entry. There will be a 36-inch high stone veneer installed along the front elevation of the residence.

Applicable Zoning Ordinance Regulations

According to Section 9172.23 of the Carson Municipal Code (CMC), properties that are less than 50 feet wide are subject to Site Plan and Design Review. The Planning Commission has the approval authority for those 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 & 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	A new block wall is proposed for the western property line	The eastern front wooden fence should be replaced to match the proposed block wall for the western property line
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	
9162.52(C) , Landscaping Requirements	X	
Procedures		
9171.4, Environmental Review Requirements		
9172.23, Site Planning and Design Review	X	
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. 1484-13

- **ISSUE: Narrow lot width:** New single-family lots are required to be 50 feet wide while the subject property is only 25 feet wide. Thus, the subject parcel is legal non-conforming with respect to lot width.
 - Side yard setbacks will be three (3) feet, which is consistent with the CMC.

- **ISSUE: Windows facing onto neighboring properties:** The surrounding area includes one-story units to the east and west, and one and two-story units to the north and south of the property. Staff believes the majority of proposed second-story windows are adequately setback from neighboring structures to lesson privacy impacts. Staff recommends the following condition requiring that techniques be used to further lesson privacy impacts on the neighboring properties:
 - Mitigation: Techniques such as obscure glazing, window placement above eye level, screening treatments or locating windows toward the existing on-site residence be used to further lesson privacy impacts on the neighboring properties.

- **ISSUE: Roofing materials:** Composition shingles are proposed as roofing material. Staff recommends the following condition requiring that premium shingles or tiles be used:
 - Mitigation: Premium decorative shingles or tiles shall be used for the roofing material.

- **ISSUE: Walls:** There is an existing front wooden fence on the eastern property line. Staff recommends the following condition requiring a front block wall on the eastern property line to match the proposed front block wall on the western property line:
 - Mitigation: A block wall shall be provided in the front section along the eastern property line to match the proposed block wall on the western property line.

Required Findings: Design Overlay Review No. 1484-13

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 Construction, a new single-family home in a developed residential neighborhood will not have a significant impact on the environment and is categorically exempt.

V. Recommendation

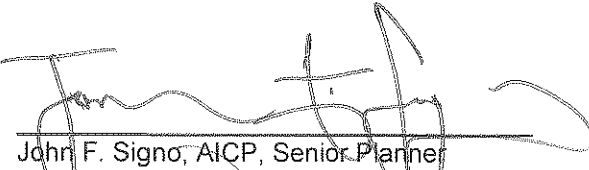
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1484-13 FOR CONSTRUCTION OF A NEW SINGLE-FAMILY HOME LOCATED AT 2768 EAST TYLER STREET."

VI. Exhibits

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

Prepared by: 
Max Castillo, Assistant Planner

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

Approved by: 
Sheri Repp-Loadsman, 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. 1484-13 FOR CONSTRUCTION OF A NEW SINGLE-FAMILY HOME LOCATED AT 2768 EAST TYLER 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, Ezekiel Zepeda, with respect to real property located at 2768 East Tyler Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review to develop a new 1,854-square-foot, two-story single-family residence with an attached two-car garage on a lot that is 25 feet wide by 114 feet deep located in the RS (Residential, Single-Family) zone district.

A public hearing was duly held on June 25, 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 one and two-story 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 and quality building materials such as a stone veneer, window treatments, and composition shingles.
- c) The proposed residence includes an attached two-car garage, which meets the off-street parking requirements. Circulation on adjacent public streets will not be adversely impacted.
- d) Several of the residential lots in the area have a sub-standard width of 25 feet 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. 1484-13 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 25th DAY OF JUNE, 2013.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

Lot 1183 of Tract 7644, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 84, Pages 47 and 48 of Maps, in the Office of the County Recorder of said County.

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1484-13

GENERAL CONDITIONS

1. If Design Overlay Review No. 1484-13 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. 1484-13. 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.
10. 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.

AESTHETICS

11. 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.
12. Decorative or premium shingles or tiles shall be used for the roofing material.

PLANNING DIVISION

13. Techniques such as obscure glazing, window placement above eye level, screening treatments or locating windows toward the existing on-site residence shall be used to further lessen privacy impacts on the neighboring properties to the satisfaction of the Planning Division.
14. A block wall shall be provided in the front section along the eastern property line to match the proposed block wall on the western property line.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

15. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
16. 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

17. A construction permit is required for any work to be done in the public right-of-way.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.



ML-D

DOMINGUEZ ST

TYLER ST

HARRISON ST

VAN BUREN ST

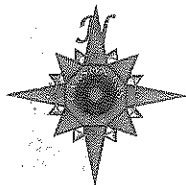
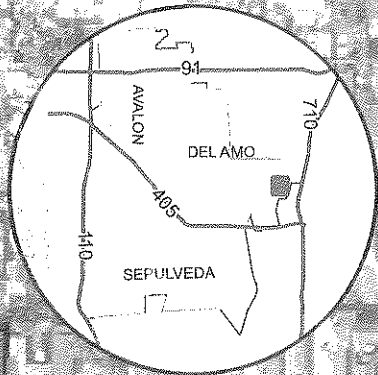
SANTA FE AVE

ADRIATIC AVE

BALTIC AVE

VAN BUREN ST

RM-25



City of Carson
 300 Foot Radius Map
 2768 E. Tyler Street

