



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 25, 2013
SUBJECT: Design Overlay Review No. 1485-13
APPLICANT: Ezekiel Zepeda
P.O. Box 5106
Downey, California 90241
REQUEST: New 1,838-square-foot, single-story single-family residence with an attached two-car garage on a 40-foot by 150 foot lot
PROPERTY INVOLVED: 214 East Dominguez 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. 11B

I. Introduction

Date Application Received

- February 26, 2013: Design Overlay Review No. 1485-13

Applicant / Property Owner

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

Project Address

- 214 East Dominguez Street

Project Description

The applicant requests the approval of a new 2,484-square-foot, single-story single-family residence with an attached two-car garage and 38-square-foot covered porch. The lot size is 40 feet by 150 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. The Building and Safety Division records indicate that a single-family home was constructed on the site in 1948 and demolished in 2012.

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 214 East Dominguez Street. Bolsa Street is located to the east and Margaret Street to the west. Dominguez Street is located to the north and Javelin Street to the south. Surrounding properties are single-family residences.

The subject property is 40 feet wide and 105 feet deep, comprising a total area of 4,200 square feet. The lot is currently vacant. There is an existing driveway apron that 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 two baths for a total of 1,838 square feet of living area. There will be a four-foot setback on each side, which is permitted by the zoning ordinance. A two-car attached garage (448 square feet) is proposed at the front of the house and will be setback 25 feet from the front property line. There is an exterior door to the garage to provide access to the side yard where trash and recycling containers may be stored. The floor plan features a small covered porch over the entryway located on the west side of the house. The living room connects to the kitchen/pantry area, and the dining area. A laundry area is located within a garage adjacent to the living room. Roofing materials are consistent throughout. A decorative pillar supports the entry canopy, and the windows are outlined with foam-core trim. A new single story is being proposed for protection of the neighbors' privacy and compatibility with the existing neighborhood. There will be French doors leading to the back yard. Exterior lighting is provided at the front of the garage and along the walkway to the home's entry, and there will be a 36-inch high stone veneer installed along the walkway from the front of the garage to the entry porch.

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 | 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 | |
| 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. 1485-13

- **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 four (4) feet, which is 10 percent of the width of the lot. This is consistent with the CMC.

Required Findings: Design Overlay Review No. 1485-13

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.

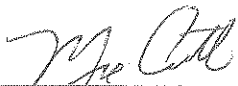
V. Recommendation


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. 1485-13 FOR CONSTRUCTION OF A NEW SINGLE-FAMILY HOME LOCATED AT 214 EAST DOMINGUEZ 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. 1485-13 FOR
CONSTRUCTION OF A NEW SINGLE-FAMILY HOME LOCATED AT 214
EAST DOMINGUEZ 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 214 East Dominguez Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review to develop a new 2,484-square-foot, one-story single-family home on a lot that is 40 feet wide by 150 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 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.
- 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) 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. 1485-13 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.

ATTEST:

CHAIRMAN

SECRETARY



Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF LOS ANGELES AND STATE OF CALIFORNIA, AND BEING KNOWN AS FOLLOWS:

LOT 4 OF BLOCK K OF TRACT NO. 8245, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93, PAGES 36 TO 38, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax ID: 7334-005-022

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

DESIGN OVERLAY REVIEW NO. 1485-13

GENERAL CONDITIONS

1. If Design Overlay Review No. 1485-13 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. 1485-13. 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.

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. The Developer shall submit a copy of approved Grading plans to the City of Carson – Engineering Division, prior to issuance of grading permits.
15. The Developer shall submit a copy of approved plans for any improvements in the public right of way, to the City of Carson – Engineering Division, prior to issuance of construction permits.

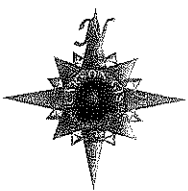
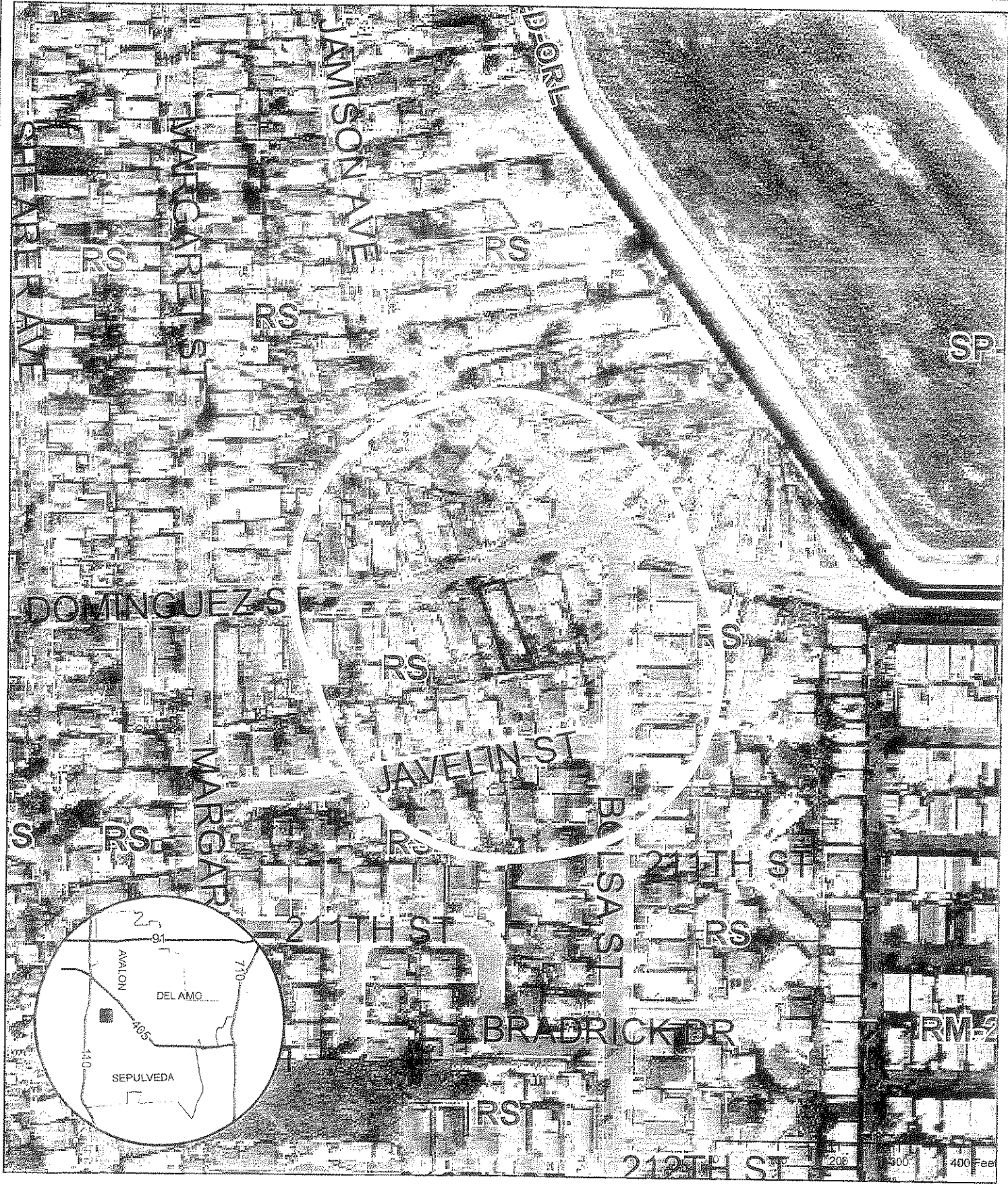


16. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
17. A construction permit is required for any work to be done in the public right-of-way.
18. Submit Proof of Worker's Compensation and Liability Insurance.
19. Prior to issuance of Building Permit, the proposed development is subject to the following:
 - a. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
 - b. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - c. Comply with mitigation measures recommended in the approved soils, drainage concept, hydrology study and stormwater quality plan.
 - d. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
 - e. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - f. Off site improvements (eg. driveways, sidewalk, parkway drains, trees, curb/gutter) shall be shown on the grading plan.
 - g. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
20. Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:
 - a. The Developer shall install separate sewer lateral to individually serve the building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
 - b. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be

operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.

- c. Comply with mitigation measures recommended by the water purveyor.
- d. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
- e. Remove and replace any broken/damaged driveway approach within the public right of way along Dominguez Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
- f. The developer shall modify existing driveway approaches per City of Carson Standard and in compliance with the ADA requirements.
- g. All existing overhead utility lines less than 12 kilovolts along Dominguez Street shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination. [Per SCE: Distribution Lines are 12kV and less; Transmission Lines: 16kV and above]
- h. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
- i. Streets abutting the proposed development, with new utility trench cuts to serve the proposed development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
- j. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.





City of Carson
 300 Foot Radius Map
 214 E. Dominguez Street

