



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 24, 2013

SUBJECT: Design Overlay Review No. 1497-13

APPLICANT: Ignacio Sanchez
22527 Moneta Avenue
Carson, CA 90745

REQUEST: To construct a new 668-square-foot, one-story addition and detached, two-car garage to an existing single-family home on a 46-foot wide lot in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 22527 Moneta Avenue

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

- May 6, 2013: Design Overlay Review No. 1497-13

Applicant / Property Owner

- Ignacio Sanchez, 22527 Moneta Avenue, Carson, CA 90745

Project Address

- 22527 Moneta Avenue

Project Description

The applicant requests the approval of a new 668-square-foot, one-story addition and detached, two-car garage to an existing single-family home. The lot size is 46 feet by 110 feet and is within the RS (Residential, Single-family) zone. Site Plan and Design Review is required because the property is 46 feet wide, which is less than the minimum lot width of 50 feet, and the proposal is valued at over \$50,000.

II. Background

Previous Uses of Property

The property is currently occupied by a single-family home. The subject property has been in continuous single-family residential use since the construction of the single-family home in 1954.

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 22527 Moneta Avenue at the northwestern corner of Moneta Avenue and 226th Street. Surrounding properties are single-family residences. Caroldale Learning Community School and Veterans Park are located to the north.

The subject property is 46 feet wide and 110 feet deep, comprising a total area of 5,060 square feet. The subject property has been in continuous single-family residential use since the construction of the single-family home in 1954.

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 four bedrooms and two baths for a total of 1,496 square feet of living area. There will be a 10-foot 6-inch setback on the south side and a 9-foot 6-inch setback on the north side. The Traffic Engineer has approved the proposed driveway and curb cut because the driveway width is existing and the two-car garage will provide needed off-street parking. A two-car detached garage (420 square feet) is proposed at the rear of the house and will be setback 10 feet from the single-family home. The windows are outlined with foam-core trim. The residence will be compatible with other one-story homes in the existing neighborhood.

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	
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	

Applicable Zoning Section	Compliant	Non-Compliant
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. 1497-13

- **ISSUE: Narrow lot width:** New single-family lots are required to be 50 feet wide while the subject property is only 46 feet wide. Thus, the subject parcel is legal non-conforming with respect to lot width.
 - The required side yard setback is 4-feet 6-inches, which is 10 percent of the width of the lot. The proposed project will have 10-feet six-inches on the south and nine-feet six-inches on the north. This is consistent with the CMC.

- **ISSUE: 10-foot driveway:** Per Section 9162.8 - Driveway Widths, Driveway Approaches and Traffic Sight Distance – of the CMC, staff has previously approved 10-foot wide single-family residential driveways for similar properties while the proposed driveway is only 9-foot 6-inches wide.
 - The Traffic Engineer has approved the proposed driveway and curb cut because the driveway width is existing and the two-car garage will provide needed off-street parking.

- **ISSUE: Chain-link fence:** There is an existing front and side yard chain-link fence on the eastern and southern property lines. Staff recommends the following condition requiring an upgrade of the chain-link fence to match the existing wood fence on the northern, southern and western property lines
 - Mitigation: Remove or replace chain-link fence with materials compatible with existing on-site fences subject to approval by the Planning Division

Required Findings: Design Overlay Review No. 1497-13

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(e) - Additions to Existing Structures, the proposed addition to the single-family residence in a developed residential neighborhood will not have a significant impact on the environment and is categorically exempt.

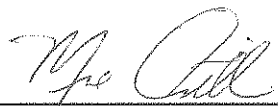
V. Recommendation

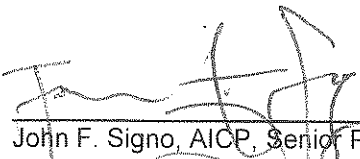
That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1497-13 FOR THE CONSTRUCTION OF AN ADDITION AND A DETACHED, TWO-CAR GARAGE TO AN EXISTING SINGLE-FAMILY HOME ON A 46-FOOT WIDE LOT LOCATED AT 22527 MONETA AVENUE."

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-Loadsmann, 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. 1497-13 FOR THE CONSTRUCTION OF AN ADDITION AND A DETACHED, TWO-CAR GARAGE TO AN EXISTING SINGLE-FAMILY HOME ON A 46-FOOT WIDE LOT LOCATED AT 22527 MONETA AVENUE.

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, Ignacio Sanchez, with respect to real property located at 22527 Moneta Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review to construct a new 668-square-foot, one-story addition and detached, two-car garage to an existing single-family home on a 46-foot wide lot in the RS (Residential, Single-family) zone.

A public hearing was duly held on September 24, 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 such as window treatments.
- c) The proposed residence includes detached 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 less than the standard width 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 15301(e).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1497-13 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 24th DAY OF SEPTEMBER, 2013.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

THE NORTHERLY 165 FEET OF LOT 89 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE WESTERLY 520.00 FEET OF SAID LAND. ALSO EXCEPT THE NORTHERLY 92.00 FEET OF SAID LAND.



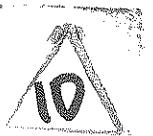
CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1497-13

GENERAL CONDITIONS

1. If Design Overlay Review No. 1497-13 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 proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies,



appeal boards, or legislative body concerning Design Overlay Review No. 1497-13. 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. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

PARKING

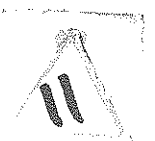
9. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
10. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of 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. Remove or replace chain-link fence with materials compatible with existing on-site fences subject to approval by the Planning Division.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

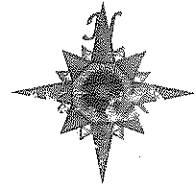
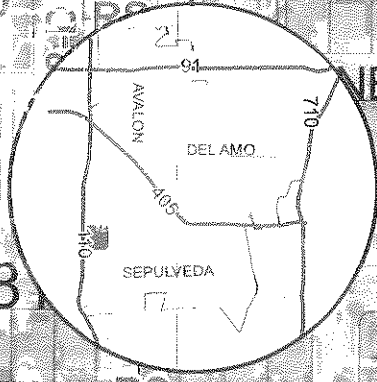
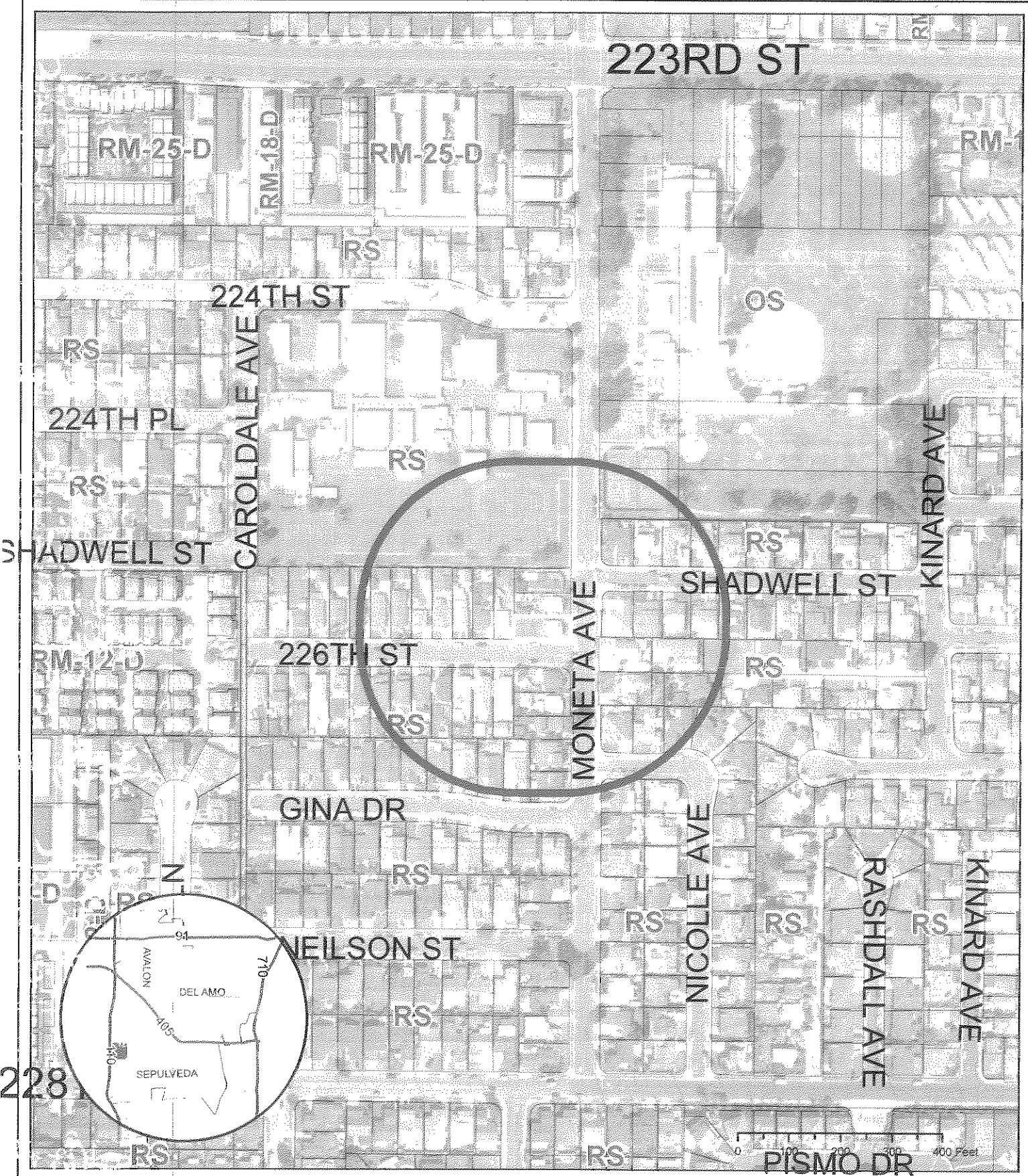
13. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
14. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

15. A construction permit is required for any work to be done in the public right-of-way.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.





City of Carson
 300 Foot Radius Map
 22527 Moneta Avenue



Date Printed: Tuesday, August 27, 2013
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 Public Hearing Notices\ZoningMap.mxd

EXHIBIT NO. 02