



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 12, 2014

SUBJECT: Design Overlay Review No. 1517-13

PROPERTY OWNER/APPLICANT: Fortino Santana  
FSZ Construction  
7320 Firestone Boulevard  
Downey, CA 90241

REQUEST: To approve construction of a two-story, 1,937-square-foot single-family dwelling with an attached two-car garage on a 25-foot wide lot located within the RS (Residential Single-Family) zoning district

PROPERTY INVOLVED: 2635 E. Madison Street

#### COMMISSION ACTION

☐ Concurred with staff  
☐ Did not concur with staff  
☐ Other

#### COMMISSIONERS' VOTE

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

ITEM # 11A

## I. Introduction

*Property Owner and Applicant*  
Fortino Santana of FSZ Construction  
7320 Firestone Boulevard  
Downey, CA 90241  
[fszconstruction@aol.com](mailto:fszconstruction@aol.com)

*Project Address*  
2635 E Madison Street, Carson, CA 90745

### *Project Description*

The application is for a design overlay review permit to construct a two-story, 1,937-square-foot single-family dwelling with an attached two-car garage on a 25-foot-wide vacant lot. The project site is 2,713 square feet and located within the RS (Residential, Single-Family) zoning district with a General Plan Land Use designation of Low Density Residential.

The proposed dwelling consists of a 2-car garage, living room, dining room, family room and a half bathroom located on the first floor with four bedrooms, two bathrooms, laundry nook and two bathrooms on the second floor. The exterior consists of natural stucco "clay" paint with decorative columns, windows, window foam trim, columns, and an automatic sectional roll-up garage door.

## II. Background

### *Use of Property*

The 25-foot-wide subject property is a 2,713-square-foot vacant parcel lot within the Presidential Tract residential area located between Alameda Street and Santa Fe Avenue.

### *Previously Approved Discretionary Permits*

There are no previously issued discretionary permits for the subject property.

### *Public Safety Issues*

There is no current code enforcement case associated with the project site.

## III. Analysis

### *Location/Site Characteristics/Existing Development*

The subject property is an unpaved, vacant parcel located at 2635 E. Madison (APN 7308-017-031). The property is narrow and rectangular-shaped with a 25-foot width and 110-foot depth located within a residential neighborhood. The residential area consists of single and multiple family dwellings that were built in the early to mid-twentieth century. There are other 25-foot-wide properties consisting of similar two-story single-family dwellings within the neighborhood.

### *Zoning/General Plan Designation*

The subject property is zoned RS (Residential Single-Family) with a General Plan designation of Low Density Residential. The residential properties within the vicinity are zoned RS (Residential Single-Family) and RM (Residential Multi-family). The multiple-family zoned properties north of the subject site has a General Plan Land Use designation of High Density Residential while the single-family dwellings to the south, east and west share the same General Plan Designation as the project site of Low Density Residential.

### *Applicable Zoning Ordinance Regulations*

The proposed single-family dwelling is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Sections 9172.23. The proposed 1,937-square-foot two-story, single-family dwelling has an attached two-car garage with a driveway facing Madison Street.

The proposed parking and site access areas have been reviewed by the Traffic Engineer and were deemed as acceptable and in compliance.

### **Design Overlay Review No. 1517-13**

#### *Required Findings: Site Plan and Design Review*

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:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. 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.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

The findings can be made in the affirmative pursuant to Section 9172.23 of the Carson Municipal Code (CMC). The proposed design of the dwelling enhances the vicinity. The proposed development provides substantial change to the property and subject to provision of adequate landscape and other improvements will provide greater compatibility with the surrounding area. Access, circulation and parking are adequate. Further details can be found in the attached Resolution.

**IV. Environmental Review**

Pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA), the proposed project to construct a new, two-story single-family dwelling with an attached two-car garage on a 25-foot-wide property reasonably falls within this exemption category because the building is less than 2,500 square feet and no foreseeable significant impacts would result.

**V. Conclusion**

The proposed single-family dwelling unit within an existing residential neighborhood is consistent with current regulations in the Carson Municipal Code and is compatible with the surrounding residential neighborhood.

**VI. Recommendation**

That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolutions; and
- **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1517-13 FOR A NEW, TWO-STORY, 1,937-SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE ON A 25-FOOT-WIDE LOT LOCATED AT 2635 EAST MADISON STREET."

**VII. Exhibits**

1. Draft Resolution
2. Site Map
3. Development Plans under separate cover

Prepared by: 

McKina Alexander, Planning Technician II

Reviewed and Approved by: 

John F. Signo, AICP, Acting Planning Manager

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. .**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW  
NO. 1517-13 FOR A NEW, TWO-STORY, 1,937-SQUARE-FOOT  
SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR  
GARAGE ON A 25-FOOT-WIDE LOT LOCATED AT 2635 EAST  
MADISON 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, Fortino Santana of FSZ Construction, with respect to real property located at 2635 E. Madison Street described in Exhibit "A" attached hereto, requesting the approval to construct a new, two-story single-family dwelling on a twenty-five-foot wide lot located in the RS (Residential, Single-Family) zoning district.

A public hearing was duly held on August 12, 2014, at 6:30 P.M. at City Hall, 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.** Pursuant to the following Section 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision the Planning Commission finds that:

- a) The proposed single-family residence is consistent with the General Plan of the City of Carson in that the property and surrounding area are designated Low Density Residential and High Density Residential, and within the RS (Residential, Single-Family) and RM (Residential, Multi-Family) zoning districts.
- b) The proposed project is a new, two-story, 1,937-square-foot, single-family dwelling with an attached two-car garage located on a less than a 50-foot-wide lot in an area consisting of predominately single-family and multi-family homes. There are some two-story homes within the vicinity that are located on similar 25-foot-wide lots. The project is consistent with other two-story single-family dwellings in the neighborhood and meets the City's design and development standards.
- c) The local streets will be able to accommodate the traffic generated by this project. The project site will have a new driveway leading to a two-car garage at the front of the home.
- d) Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard wall will not exceed the maximum code requirement of 42 inches in height, which will allow visibility for motorists
- d) The proposed project is for a single-family dwelling and will not require signage other than for the address identification of the house. The proposed colors and



materials are attractive and effective in portraying an aesthetically pleasing product.

- e) The proposed project meets applicable design standards and guidelines of the Municipal Code.

**Section 4.** The Planning Commission further finds that the construction of the proposed two-story, single-family dwelling on a 25-foot-wide lot is categorically exempt, pursuant to Section 15303, Class 3 – New construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA), because it reasonably falls within its exemption category since no foreseeable significant impacts would result.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1517-13 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 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 DAY OF 12<sup>TH</sup> DAY OF AUGUST, 2014.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that certain real property situated in the CITY OF CARSON, County of LOS ANGELES, State of CALIFORNIA, described as follows:

LOT 151 OF TRACT NO. 6720, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71 PAGE(S) 79 AND 80 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

Assessor Parcel No(s): 7308-017-031



**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1517-13**

**GENERAL CONDITIONS**

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1517-13 is not submitted to the City of Carson 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. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. 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.1517-13. 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**

13. All areas used for movement, parking, loading, repair or storage of vehicles shall be paved in compliance with Section 9162.0 of the Zoning Ordinance.

14. No designated garage shall be converted to other use(s) without approval by the Planning Division.
15. All driveways shall remain clear. No encroachment into driveways shall be permitted.

### **AESTHETICS**

16. Wrought iron and railings shall be sculptured or otherwise designed in such way as to create interest to the satisfaction of the Planning Division.
17. Vehicle repairs shall be done only in accordance with Section 9122.7 of the Zoning Ordinance. Said repairs must be an accessory use, not a primary use.
18. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

### **FENCES/WALLS**

19. Existing and proposed fences and walls shall be permitted, repaired and constructed subject to inspection and approval pursuant to all applicable Los Angeles County Building and Safety Division standards and Planning Division.
20. A new block wall shall be placed on the subject properties east and west property line boundaries as described in a legally devised survey conducted by a professional land surveyor licensed by the State of California.
21. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9126.3 of the Zoning Ordinance. Forty-two inches is the maximum height for fences, walls, and hedges located within the twenty-foot front yard setback.

### **LIGHTING**

22. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9127.1 of the Zoning Ordinance.

### **BUILDING AND SAFETY**

23. Proposed buildings must maintain proper setbacks per applicable building and fire codes. In addition to other agency approvals, Fire Department of the site plan is required.
24. If deemed to be required, drainage and grading plan shall be submitted by the applicant and reviewed and approved by a Los Angeles County grading engineer prior to the issuance of a building permit.
25. Submit for plan check, obtain all building permits and approved final inspection for proposed project.

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26. Prior to the issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles county Building and Safety Department

**ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

27. If needed, easements shall be granted to the City, appropriate agency, or entity for the purposed ingress, egress, construction and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
28. The developer shall fill in any missing sidewalk and any city-owned improvement damaged during the construction of the proposed project shall be removed and reconstructed per City Standard Plan and to the satisfaction of the City Engineer prior to the issuance of a building permit.
29. The developer shall construct new driveway approaches pursuant to City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
30. The developer shall protect or relocate any facilities to accommodate the proposed driveway approach.
31. All new overhead utility lines along Madison Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
32. The developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of the main line sewers may be necessary to meet this requirement.
33. 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.
34. The developer shall submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans when submitted.
35. A construction permit is required for any work to be done in the public right-of-way.
36. All infrastructures 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.
37. The developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and



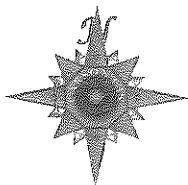
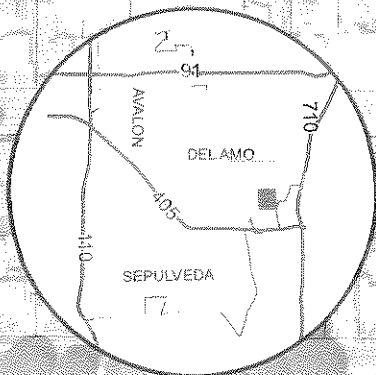
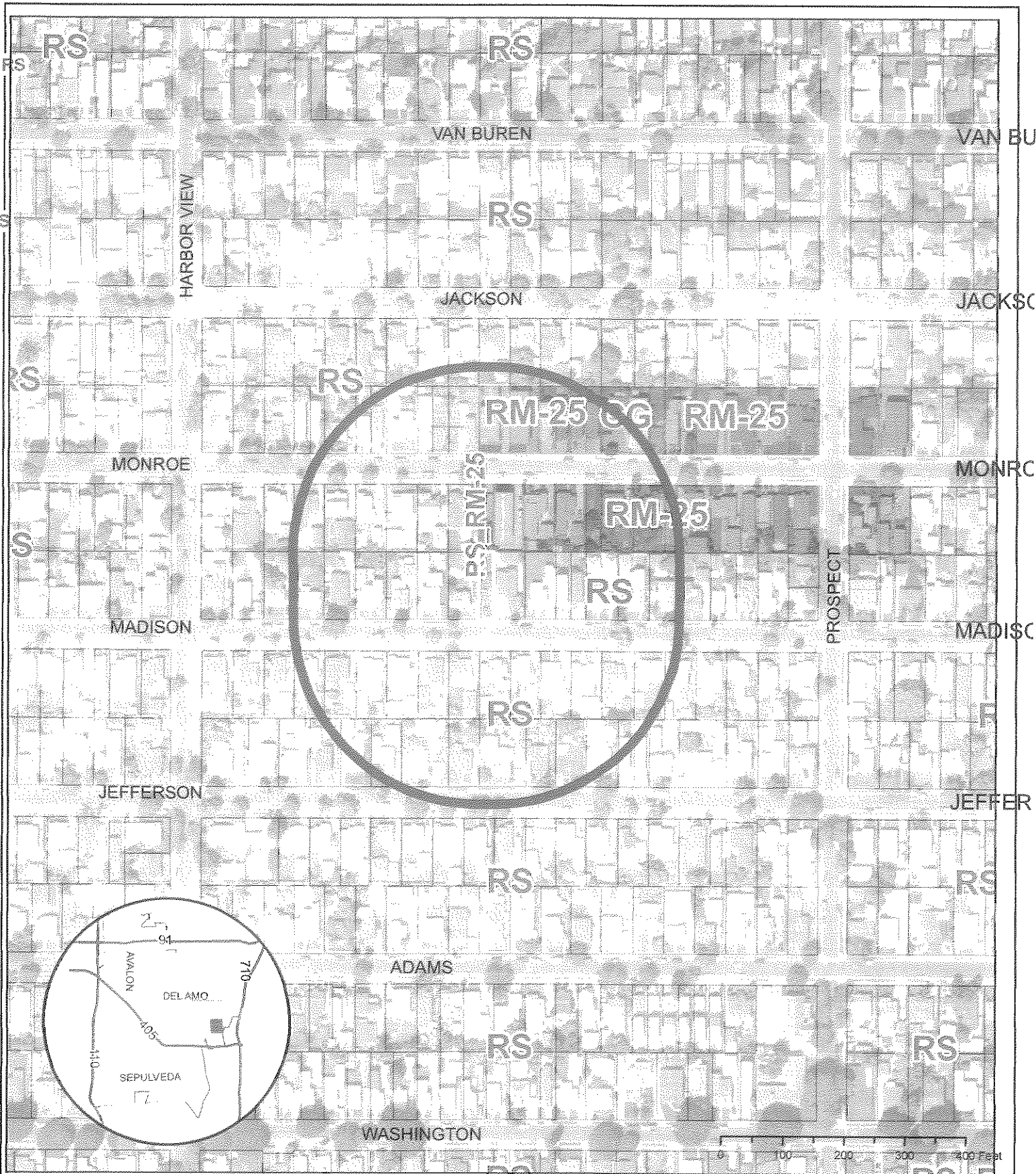
recommendations of the drainage study, subject to the approval of the City Engineer.

38. A construction bond as required for all work to be done within the public right-of-way and proof of worker's compensation and liability insurance must be on file prior to issuance of Building permit.
39. The developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of the Building Permit.

**BUSINESS LICENSE DEPARTMENT - CITY OF CARSON**

40. Per section 6310 of the Carson Municipal Code, all parties involved in the subject project located at 2635 E. Madison Street including but not limited to contractors and subcontractors, will need to obtain a City Business License.





*City of Carson*  
*300 Foot Radius Map*  
*2635 S. Madison Street*

EXHIBIT NO. 02

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Date Printed: Wednesday, July 23, 2014  
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 Public Hearing Notices\ZoningMap.mxd