



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

September 23, 2014

SUBJECT:

Design Overlay Review No. 1550-14

APPLICANT:

Storm Bird
2812 West 232nd Street
Torrance, CA 90505

REQUEST:

To reauthorize the construction of three new, 2-story, 1,839-square-foot, single-family homes on three, 25-foot-wide lots within the RS (Residential, Single-Family) zone

PROPERTY INVOLVED:

628, 636, and 638 East Lincoln Street

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

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

Item No. 11-B

I. Introduction

Property Owner/Applicant

Property Owner: Richard Gaunt, 2812 West 232nd Street, Torrance, CA 90505

Applicant: Storm Bird, 2812 West 232nd Street, Torrance, CA 90505

Project Address

628, 636, and 638 East Lincoln Street

Project Description

On September 17, 2007, the Planning Commission approved Design Overlay Review (DOR) No. 1001-07 and Variance (VAR) No. 500-07 to construct seven new, 2-story, 1,839-square-foot, single-family homes on seven adjacent, vacant, 25-foot-wide lots at 628-640 E. Lincoln Street and 24007 S. Broad Street. On January 12, 2010 the Planning Commission approved DOR No. 1339-09 and VAR No. 507-09 for the same request because the previous permits expired. Due to financial hardships and a change in the market conditions, the previous owner, was unable to utilize the entitlements and they expired. Subsequently, the seven lots were sold to two separate owners, including three lots that were purchased by Mr. Richard Gaunt, the owner proposing the project described in this staff report. The current application for DOR No. 1550-14 is for development of the three lots owned by Mr. Gaunt that were part of the proposals approved by the Planning Commission in 2007 and 2010.

II. Background

Current Use of the Property

The properties are currently vacant.

Previous Uses

Historic aerials show multifamily homes developed in the 1950s along Lincoln Street and Pacific Street adjacent to the subject lots, but the subject lots have never been developed.

Previously Approved Discretionary Permits

On September 17, 2007, the Planning Commission approved the following discretionary permits (Exhibit No. 3):

- Design Overlay Review No. 1001-07 – Construction of seven new, 2-story, 1,839-square-foot, single-family homes on seven adjacent, 25-foot-wide lots
- Variance No. 500-07 – Request to deviate from Section 9126.24 of the Carson Municipal Code (CMC) which requires a six-foot-wide side yard setback on the street side of a 25-foot-wide corner lot. The variance request was to reduce the side yard setback to three (3) feet.

In September 2008, the applicant applied for an extension of time because of the struggling housing market and the difficulty in securing construction loans. The Planning Commission granted an extension of time until September 17, 2009. Subsequently, the approvals expired because no building permits were issued for the project.

On January 12, 2010, the Planning Commission approved the following discretionary permits (Exhibit No. 4):

- Design Overlay Review No. 1339-09 – Construction of seven new, 2-story, 1,839-square-foot, single-family homes on seven adjacent, 25-foot-wide lots
- Variance No. 507-09 – Request to deviate from Section 9126.24 of the Carson Municipal Code (CMC) which requires a six-foot-wide side yard setback on the street side of a 25-foot-wide corner lot. The variance request was to reduce the side yard setback to three (3) feet.

Due to inactivity the approvals expired once again because no building permits were issued. The housing market had not yet recovered and it was infeasible to build. Subsequently, the previous owner sold the seven lots including three of the lots to the current owner, Mr. Gaunt.

The current application is for three of the seven lots included in the 2007 and 2010 proposals. Since the current application does not include the corner lot, the application does not include a request for a variance. Recognizing improved housing conditions and a more secure market, the applicant wishes to pursue the project and is requesting that the Planning Commission once again grant approval.

Public Safety Issue

The subject properties are vacant and there are no open zoning code enforcement cases associated with these properties.

III. Analysis and Findings

Location/Site Characteristics/Existing Development

The subject properties are comprised of three, 25-foot wide by 125-foot deep lots (3,125 square feet each), which are located on the south side of Lincoln Street, south of Sepulveda Boulevard, west of Broad Street, and east of Avalon Boulevard. The subject properties are within a single-family residential neighborhood, consisting of like-sized lots and housing styles that are similar in size and shape to the proposed houses. There are light industrial developments to the east across Broad Street.

Zoning/General Plan Designation

The subject properties are zoned RS (Residential, Single-Family) with all adjacent properties sharing the same zoning designation. The subject properties have a General Plan Land Use designation of Low Density Residential, which is consistent with the zoning designation.

Applicable Zoning Ordinance Regulations

The proposed residential buildings are subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

Project Details

Each house features a two-car garage at the front with access from Lincoln Street, and all floor plans are identical. The first floor has a living room, dining room, kitchen with a pantry, and one-half bath. The second floor includes a laundry room, den, and three bedrooms, including the master suite with a walk-in-closet and master bath. The den could potentially be used as a fourth bedroom. A balcony which overlooks the front of the property is accessible from the den.

All roofs are composed of composition shingles, with varying colors to complement the house and trim colors of each house.

There are two main front elevation designs, which differ in roof lines, balcony styles, base trim (pre-cast brick and/or flagstone veneers), window trim (foam accents, shutters) and styles (rounded and square, sashes and sliders), colors ranging from off-white, beige, and brown, and garage door styles. In addition, the houses are designed such that the windows located on opposite-facing walls will not directly face one another.

A 6-foot-high concrete-masonry unit wall is proposed for the perimeter of the three new homes. A white, vinyl fence is proposed for the property lines between the homes at a maximum height of six-feet beyond the front yard setback.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning and 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 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.

All 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. Details can be found in the attached resolution.

IV. Environmental Review

Pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA), the construction of three new homes on 25-foot wide lots is categorically exempt.

V. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1550-14, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson approving Design Review No. 1550-14 for construction of three new single-family homes on three separate 25-foot-wide lots in the RS (Residential, Single-family) zone located at 628, 636, and 638 E. Lincoln Street."

VI. Exhibits

1. Draft Resolution
2. Development Plans
3. Planning Commission Staff Report Dated September 17, 2007 (without exhibits)
4. Planning Commission Staff Report Dated January 12, 2010 (without exhibits)

Prepared by: Richard Rojas, AICP, Associate Planner

Reviewed and Approved by: _____

John F. Signo, AICP, Acting Planning Manager

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. XX-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN REVIEW NO. 1550-14 FOR CONSTRUCTION OF THREE NEW SINGLE-FAMILY HOMES ON THREE SEPARATE 25-FOOT-WIDE LOTS IN THE RS (RESIDENTIAL, SINGLE-FAMILY) ZONE LOCATED AT 628, 636, AND 638 E. LINCOLN 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, Storm Bird, with respect to real property located at 628, 636 and 638 Lincoln Street and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review request to construct three, 1,839-square-foot, two-story single-family residences on three adjacent 25-foot-wide lots in the RS (Residential, Single-family) zone.

A public hearing was duly held on September 23, 2014, 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 single-family residences are consistent with the General Plan of the City of Carson in that the property and surrounding area are designated as Low Density (1-8 units max.) and are zoned RS (Residential, Single-Family);
- b) The proposed project is for three new, two-story, 1,839-square-foot, single-family residences located on three adjacent, 25-foot-wide lots in an area consisting of predominately two-story, single-family residences. The project is consistent with newer two-story single-family residences 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. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing onto Lincoln Street;
- d) The proposed project is for three single-family residences and will not require signage other than for the address identification of each house. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product; and
- g) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use 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 CEQA, Section 15303(a).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1550-14, with respect to the properties 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.

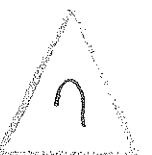
Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2014.

CHAIRMAN

ATTEST:

SECRETARY



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 'A'

LEGAL DESCRIPTION

DESIGN OVERLAY REVIEW NO. 1550-14

Property Address: 628, 636, and 638 Lincoln Street

The land is situated in the City of Carson, County of Los Angeles, State of California, described as follows:

PARCEL 1: (APNs: 7404-014-067 AND 7404-014-068)

LOTS 21 AND 22 IN BLOCK 5 FACTORY CENTER, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RECORDED IN BOOK 23 PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 7404-014-070)

LOT 25 IN BLOCK 5 OF THE FACTORY CENTER TRACT IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RECORDED IN BOOK 23 PAGES 18 AND 19 OF MAPS, RECORDS OF SAID COUNTY.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1550-14

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1550-14 is not issued within one year of their 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 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. 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.
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. It is further made a condition of this approval that if any condition is violated or if any law, statute 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.
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. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. 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. 1550-14. 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.

AESTHETICS

15. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.).
21. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

FENCE/WALLS

22. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
23. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
24. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.



25. Any wall, fence or hedges located in the required front yard setback area shall have a height not to exceed 42-inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.
26. *A legally devised survey conducted by a professional land surveyor licensed by the State of California shall be prepared and placement of the proposed wall or wrought iron fence shall be constructed based on that survey.*

LANDSCAPE/IRRIGATION

27. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
28. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
29. *The proposed irrigation system shall include best water conservation practices.*
30. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
31. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
32. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

33. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
34. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

35. All driveways shall remain clear. No encroachment into driveways shall be permitted.
36. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

TRASH

37. Trash collection shall comply with the requirements of the City's trash collection company.
38. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

UTILITIES

39. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
40. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
41. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
42. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

General Conditions

43. Submit development plans for plan check review and approval.
44. Obtain all appropriate building permits and an approved final inspection for the proposed project.

Prior to Issuance of Building Permit

45. Proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

46. 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.
47. A construction permit is required for any work to be done in the public right-of-way.
48. Compliance with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.

Prior to Issuance of Grading Permit

49. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
50. Show any improvements within the public right-of-way on the grading plan for review and obtain approval from the City of Carson Engineering Division.

Prior to Issuance of Building Permit

51. A Covenant and Agreement for an existing easement shall be recorded with the Los Angeles County Recorder's office. Said document shall indicate all easements.
52. Submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*) for review and obtain approval from the City of Carson Engineering Division
53. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
54. 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 submitted.
55. Provide proof of Worker's Compensation and Liability Insurance.
56. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.
57. Submit for review and obtain approval of soils report, sewer area study, drainage concept, hydrology study and storm water quality plan. Building permit issuance will not be granted until the required soils, sewer, drainage

concept, hydrology study and storm water information have been received and found satisfactory.

58. Required to comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and storm water quality plan.
59. Submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the Los Angeles County Sewer Department.
60. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
61. *Dedicate right-of-way thirty (30) feet from centerline along the development frontage along Lincoln Street. Ten (10) feet of additional right-of-way is required beyond the existing right-of-way line. Submittal of a prepared legal description for the required dedication for review and approval of the City Engineer and Recordation with the Los Angeles County Recorder's Office.*
62. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, at 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 underground provided the applicant deposits the full amount of the deposit of the in-lieu fee before the issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
63. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.

Prior to Issuance of Certificate of Occupancy

64. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
65. 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.
66. Comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.

67. Provide to the City Engineer an executed 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.
68. Comply with mitigation measures recommended by the water purveyor.
69. 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.
70. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Lincoln Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
71. Replace any missing sidewalk areas located within the public right-of-way along Lincoln Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
72. Remove and replace any broken/damaged driveway approach within the public right of way along Lincoln Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
73. Modify existing driveways within the public right of way along Lincoln Street abutting this proposed development per City of Carson Standard to comply with the American Disability Act (ADA) requirements and to the satisfaction of the City Engineer.
74. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (ADA) requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
75. Plant approved parkway trees on locations where trees in the public right of way along Main Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
76. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street abutting this proposed development.
77. Install street lights (if required) on concrete poles with underground wiring in the public right-of-way along Main Street abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact Los Angeles County Department of Public Works (LACDPW) Traffic Lighting Jeff Chow (626) 300-4753.
78. Install striping and pavement legend per City of Carson standard.

79. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, constructions, and maintenance of all infrastructures constructed and American Disability Act (ADA) accessibility for this for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
80. Streets abutting the development, with new utility trench cuts to serve the 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)
81. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

82. The proposed residential development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant installations and fire flow requirements).

BUSINESS LICENSE

83. All parties involved in the subject project located at 628, 636, and 638 E. Lincoln Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 17, 2007

SUBJECT: Design Overlay Review No. 1001-07, Variance No. 500-07

APPLICANT: Doug Maupin
2531 W. 237th Street, Suite 124
Torrance, CA 90505

REQUEST: To construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-Family) zone. The Variance request is to permit less than the required side yard setback for the easternmost property (Carson Municipal Code Section 9126.24).

PROPERTIES INVOLVED: 628-638 E. Realty Street, 24007 Broad Street

COMMISSION ACTION

☒ Concurred with staff

☐ Did not concur with staff

☐ Other

Commissioner Cannon moved, seconded by Commissioner Verrett, to concur with staff recommendation, thus adopting Resolution No. 07-2162. Motion carried (absent Chairman Faletogo).

AYE	NO		AYE	NO	
Absent		Chairman Faletogo	✓		Graber
✓		Vice-Chair Hudson	✓		Saenz
✓		Cannon	✓		Verrett

I. Introduction

Date Application Received

- April 25, 2004: Design Overlay Review No. 1001-07; August 1, 2007: Variance No. 500-07

Applicant/ Property Owner

- Doug Maupin, 2531 W. 237th Street, No. 124, Torrance, CA 90505

Project Addresses

- 628-638 E. Realty Street, 24007 Broad Street

Project Description

- To construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-Family) zone. A Variance from Section 9126.24 of the Carson Municipal Code (CMC) is requested for the corner house so that the eastern side yard setback along Broad Street may be permitted with less than the required 6-feet (20 per cent of lot width), when facing a public right-of-way.

II. Background

Previous Uses of Property

- On one of the lots there are three units built in 1959 that are existing non-conforming with respect to residential density. Only one house is allowed per lot on lots of this size in the RS zone. On the corner lot (24007 Broad Street), there is an existing industrial building constructed in 1952, with currently non-conforming front and side yard setbacks and use. The previous owner used this building to assemble bicycles, including welding and other light industrial processes which are not permitted in the RS zone. The other lots are vacant. The applicant intends to demolish all existing structures on the subject properties.

Previously Approved Discretionary Permits

- None.

Public Safety Issues

- There have been numerous past zoning code enforcement cases and sheriff's actions associated with the existing buildings and uses on the subject properties.

III. Analysis

Location and Site Characteristics

- The subject properties are comprised of seven, 25-foot wide by 125-foot deep lots (3,125 square-feet, or 0.07 acre), which are located on the south side of Lincoln Street, south of Sepulveda Boulevard, west of Broad Street, and east of Avalon Boulevard.



- The subject properties are within a residential, single-family neighborhood, consisting of like-sized lots and housing styles that are similar in size and shape to the proposed houses. There are light industrial developments to the east, across Broad Street.

Zoning/General Plan/Redevelopment Area Designation

- The subject properties are zoned RS (Residential, Single-family) with all adjacent properties sharing the same zoning designation, except to the east across Broad Street which are zoned ML (Manufacturing, Light).
- The subject properties have a General Plan Land Use designation of Low Density Residential, which is consistent with the zoning designation for the above mentioned properties.
- The subject properties are within the Merged and Amended Redevelopment Project area.

Project Details

- Each house features a two-car garage at the front with access from Lincoln Street, and all floor plans are identical. The first floor has a living room, dining room, kitchen with a pantry, and one-half bath. The second floor houses a laundry room, den, and all three bedrooms, including the master suite with a walk-in-closet and master bath. The den could potentially be used as a fourth bedroom. A balcony which overlooks the front of the property is accessible from the den.
- All roofs are composed of composition shingles, with varying colors to complement the house and trim colors of each house.
- There are three main front elevation designs, which differ in roof lines, balcony styles, base trim (pre-cast brick and/or flagstone veneers), window trim (foam accents, shutters) and styles (rounded and square, sashes and sliders), colors ranging from off-white, beige, and brown, and garage door styles.
- There are a total of four driveways proposed for the project, with each taking access from Lincoln Street. The easternmost property at 24007 Broad Street will have its own driveway, and three groups of two houses will each have a shared driveway. Staff has consulted with the City Traffic Engineer, who deems this scheme safe and effective.
- The applicant is proposing to improve the corner with an ADA-compliant curb cut and ramp and offer an irrevocable dedication of front-yard area for future widening of Lincoln Street (see *Issues of Concern* for further information).
- The houses are designed such that the windows located on opposite-facing walls will not directly face one another.
- A 6-foot high concrete-masonry unit wall is proposed for the perimeter of the seven new homes. A white, vinyl fence is proposed for the property lines between the homes at a maximum height of six-feet beyond the front yard setback.



Required Findings: Design Overlay Review No. 1001-07; Variance No. 500-07

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;
- 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, except for (e), thus the Variance request. Details can be found in the attached Resolution.

Issues of Concern/Proposed Condition/Change: Design Overlay Review No. 1001-07

- Issue: Right-of-way dedication requirement. The Engineering Division requires that a 10-foot area along the north property line be dedicated to the City for future street-widening along Lincoln Street.
 - Mitigation: A condition of approval has been added to exhibit "B" of the attached resolution which states a requirement for street dedication recordation prior to the issuance of final occupancy for the proposed houses.

Required Findings: Design Overlay Review No. 1001-07; Variance No. 500-07

CMC Section 9172.22 states a variance "shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

All of the required findings pursuant to Section 9172.22, "Variance" can be made in the affirmative. Details can be found in the attached Resolution.



Issues of Concern/Proposed Condition/Change: Variance No. 500-07

- Issue: The proposed street-facing side yard setback for the easternmost property (24007 Broad Street) is three feet, which is three feet less than the required six-foot setback for side yards along a street (Section 9126.24 of the CMC).
 - Remediation: Staff believes special circumstances are applicable to the easternmost subject property, in terms of lot width. Staff supports the Variance request and recognizes the difficulties of constructing a very narrow house. Under strict code-compliance the house construction would be nearly impossible as only a 16-foot width could be obtained.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15332, In-fill Development Projects, the proposed development of the new single-family residential homes on seven adjacent lots is deemed "Categorically Exempt".

V. Recommendation

That the Planning Commission:

- **Approve** the Categorical Exemption;
- **Approve** Design Overlay Review No. 1001-07 and Variance No. 500-07;
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 1001-07 for the Construction of Seven 2-Story, 1,839 Square-Foot, Single-Family Homes on Seven Adjacent 25-Foot Wide Lots Located At 628-638 Lincoln Street and 24007 Broad Street, and Variance No. 500-07 to Allow for Less Than the Required Side Yard Setback for 24007 Broad Street."

VI. Exhibits

1. Draft Resolution for DOR No. 1001-07 and Variance No. 500-07
2. Land Use Map
3. Site plan, elevations, floor plans (under separate cover)

Prepared by: _____


Steven Newberg, AICP, Associate Planner



Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Manager

SN: srDOR1007-07, VAR500-07





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 12, 2010

SUBJECT: Design Overlay Review No. 1339-09
Variance No. 507-09

APPLICANT: Doug Maupin
2531 W. 237th Street, Suite 124
Torrance, CA 90505

REQUEST: To reauthorize the construction of seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-Family) zone.

PROPERTY INVOLVED: 628-640 E. Lincoln Street and 24007 S. Broad Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Gordon			

I. **Introduction**

On September 17, 2007, the Planning Commission approved Design Overlay Review (DOR) No. 1001-07 and Variance (VAR) No. 500-07 to construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, vacant, 25-foot wide lots at 628-640 E. Lincoln Street and 24007 S. Broad Street. Due to financial hardships and a change in the market conditions, the applicant, Doug Maupin, was unable to utilize the entitlements prior to expiration. The current application for DOR No. 1339-09 and VAR No. 507-09 is for the same project that was approved by the Planning Commission in 2007.

II. **Background**

On September 17, 2007, the Planning Commission approved the following discretionary permits (Exhibit No. 3 and Exhibit No. 4):

- Design Overlay Review No. 1001-07 – To construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots;
- Variance No. 500-07 – Request to deviate from Section 9126.24 of the Carson Municipal Code (CMC) which requires a six-foot-wide side yard setback on the street side of a 25-foot-wide corner lot. The variance request is to reduce the side yard setback to three (3) feet.

In September 2008, the applicant applied for an extension of time because of the struggling housing market and the difficulty in securing construction loans. The Planning Commission granted an extension of time until September 17, 2009. Subsequently, the approvals expired because no building permits were issued for the project due to a lack of improvement in the housing market.

The current application is for the same project as the 2007 proposal. Recognizing positive developments in the housing and security markets, the applicant wishes to pursue the project and is requesting that the Planning Commission once again grant approval.

III. **Analysis and Findings**

The project design and proposed use has not changed from the originally approved plans. Therefore, the same findings can be made. Planning Commission Resolution No. 07-2175 has been included for your reference.

IV. **Environmental Review**

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the urban infill construction of the seven new homes on 25-foot wide lots is categorically exempt.

V. **Recommendation**

That the Planning Commission:

- **APPROVE** the Categorical Exemption;

- **APPROVE** Design Overlay Review No. 1339-09 and Variance No. 507-09, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and,
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson approving Design Review No. 1339-09 and Variance No. 507-09 for construction of seven new single-family homes on seven separate 25-foot wide lots located in the RS (Residential, Single-family) located at 628-640 E. Lincoln Street and 24007 S. Broad Street."

VI. Exhibits

1. Land-Use Map
2. Draft Resolution
3. Planning Commission Staff Report Dated September 17, 2007 (without exhibits)
4. Planning Commission Minutes Dated September 17, 2007
5. Planning Commission Resolution No. 07-2175
6. Development Plans

Prepared by: _____
Steven Newberg, AICP, Associate Planner

Reviewed and Approved by: _____
Sheri Repp-Loadsman, Planning Officer

SN: d133909, v50709p