



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

October 28, 2014

SUBJECT:

Design Overlay Review No. 1548-14

APPLICANT:

Sandra Guevara
131 West 219th Place
Carson, CA 90745

REQUEST:

To demolish unpermitted structures, convert an area into a 2-car garage, and add 1,346 square feet to an existing residence on a 40-foot wide lot in the RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) zone

PROPERTY INVOLVED:

131 West 219th Place

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-A

I. Introduction

Property Owner/Applicant

Sandra Guevara, 24732 Panama Avenue, Carson CA 90745

Project Address

131 West 219th Place, Carson, CA 90745

Project Description

On March 27, 2014, the applicant, who was purchasing the property at the time, agreed to a compliance schedule to remediate code violations at the property. The code violations included an unpermitted carport, unpermitted addition and other building and safety violations.

The existing residence is 520 square feet. The proposed development includes demolition of the unpermitted structures, conversion of a portion of the residence into a 2-car garage, and addition of 1,346 square feet consisting of three bedrooms, two bathrooms, kitchen, dining room, and living room on a 40-foot wide lot. The property is located in a Design Overlay district and subject to Site Plan and Design Review.

II. Background

Current Use of the Property

The current use of the property is residential single-family.

Previous Uses

According to the assessor's records, the single-family dwelling was built in 1924.

Previously Approved Discretionary Permits

None

Public Safety Issue

The proposed project will address corrections in accordance with the Residential Property Report.

III. Analysis and Findings

Location/Site Characteristics/Existing Development

The subject property is located on the north side of 219th Place west of the intersection of 219th Place and Main Street. The subject property is within a developed residential neighborhood. Access to the property is via 219th Place, which is a private driveway that has a substandard width under the Carson Municipal Code.

Zoning/General Plan Designation

The subject property is zoned RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) with all adjacent properties along 219th Place sharing the same zoning designation. The subject property has a General Plan Land Use designation of Medium Density Residential, which is consistent with the zoning designation.

Planning Commission Staff Report

October 28, 2014

DOR No. 1548-14



Applicable Zoning Ordinance Regulations

The proposed residential building is 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

The proposed development includes demolition of the unpermitted structures, conversion of an area into a 2-car garage, and the addition of 1,346 square feet consisting of three bedrooms, two bathrooms, kitchen, dining room, and living room. In addition, the project includes new front yard landscaping, decorative windows, doors, light fixtures and a new roof. The project is required to provide a 3-foot access easement (private driveway) on the western property line.

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 15301(d-e) of the California Environmental Quality Act (CEQA), the renovation and addition to an existing residence is categorically exempt.

V. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1548-14, 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. 1548-14 to demolish unpermitted structures, convert an

Planning Commission Staff Report
October 28, 2014
DOR No. 1548-14

area into a 2-car garage, and construct a new 1,346-square-foot addition to an existing single-family residence located at 131 West 219th Place."

VI. Exhibits

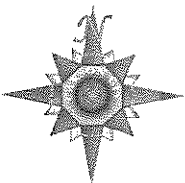
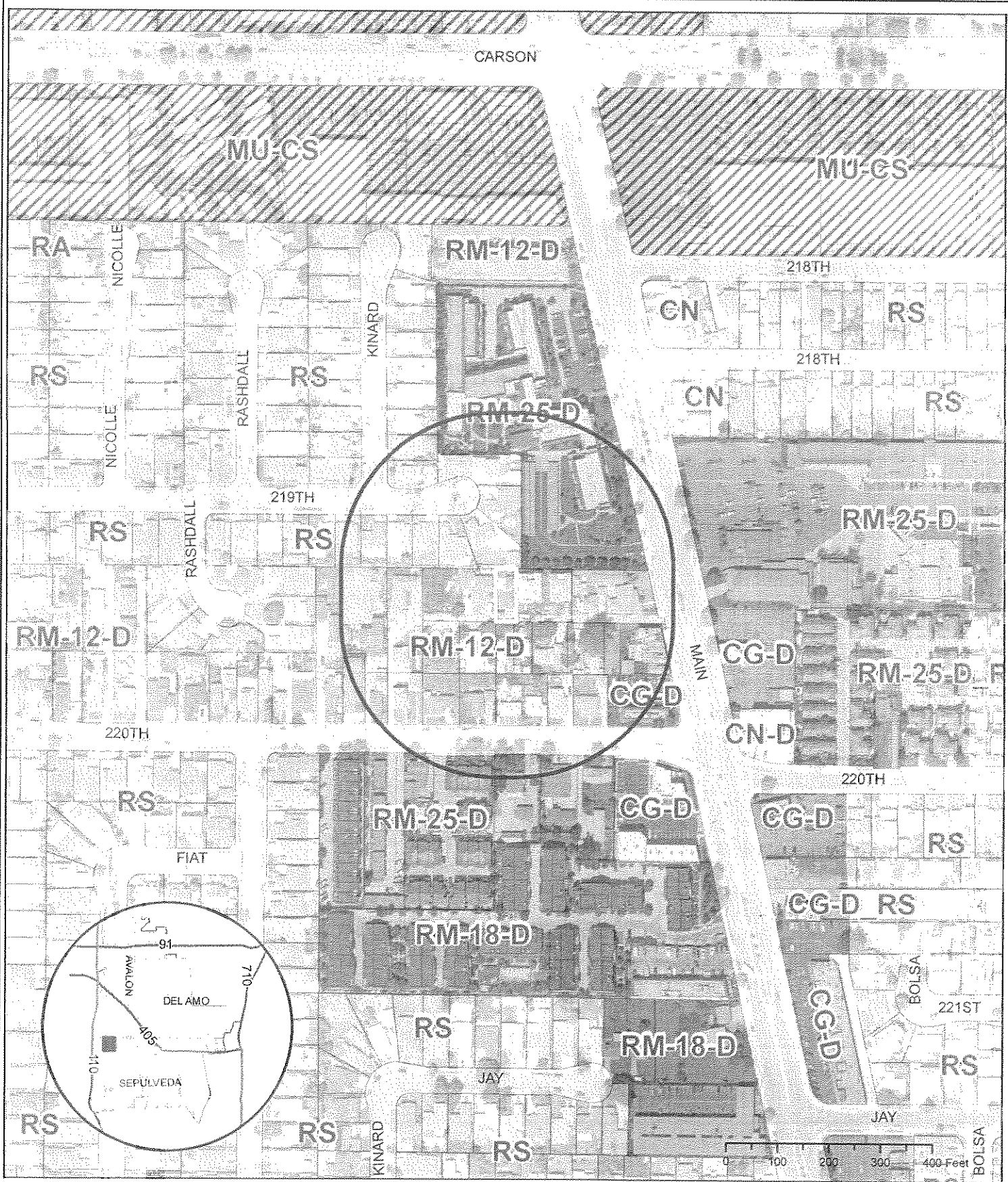
1. Location Map
2. Draft Resolution
3. Development Plans

Prepared by: Richard Rojas, AICP, Associate Planner

Reviewed and Approved by:



John F. Signo, AICP, Acting Planning Manager



City of Carson
300 Foot Radius Map
131 W. 219th Place

EXHIBIT NO. 01

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 14-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN REVIEW NO. 1548-14
TO DEMOLISH UNPERMITTED STRUCTURES, CONVERT AN
AREA INTO A 2-CAR GARAGE, AND CONSTRUCT A NEW
1,346-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-
FAMILY RESIDENCE LOCATED AT 131 WEST 219TH PLACE

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, Sandra Guevara, with respect to real property located at 131 West 219th Place and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review to demolish unpermitted structures, convert an area into a 2-car garage, and construct a new 1,346-square-foot addition to an existing single-family residence on a 40-foot wide lot in the RM-12-D (RM-12-D (Residential, Multiple-Family 12 units per acre, Design Overlay) zone.

A public hearing was duly held on October 28, 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 residence is consistent with the General Plan of the City of Carson in that the property and surrounding area are designated as Medium Density and are zoned RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) zone.
- b) The proposed project is for demolition of unpermitted structures, conversion of an area into a 2-car garage, and construction of a new 1,346-square-foot addition to an existing single-family residence in an area consisting of predominately single-family residences. The project is consistent with 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. 219th Place is a private driveway that connects the subject property to Main Street. Adequate driveway width will ensure safety for pedestrians and motorists. The project is required to provide a 3-foot access easement (private driveway) on the western property line. The front yard fence will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing onto 219th Place.
- d) The proposed project is for one single-family residence 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.

EXHIBIT NO. 02



- 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 15301(d-e).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1548-14, 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 28TH DAY OF OCTOBER, 2014.

CHAIRMAN

ATTEST:

SECRETARY



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT 'A'
LEGAL DESCRIPTION
DESIGN OVERLAY REVIEW NO. 1548-14

Property Address: 131 West 219th Place

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

APN/PARCEL ID: 7343-015-011

THE WEST 40 FEET OF THAT PORTION OF LOT 52 OF TRACT 3612, IN THE CARSON 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



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1548-14

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1548-14 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. 1548-14. 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.

EASEMENTS

22. ***An additional 3-foot-wide access easement for the private driveway (13 feet from centerline) shall be recorded against the subject property. The easement shall be recorded with the Los Angeles County Recorder's and a copy of said easement shall be provided to the City's Engineering and Planning divisions prior to the issuance of a building permit.***

FENCE/WALLS

23. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.



24. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.
25. 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.
26. 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.
27. ***A legally devised survey conducted by a professional land surveyor licensed by the State of California shall be prepared and placement of any fence shall be constructed based on that survey.***

LANDSCAPE/IRRIGATION

28. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
29. 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.
30. The proposed irrigation system shall include best water conservation practices.
31. 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.
32. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
33. 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

34. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.

35. 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

36. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
37. 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

38. Trash collection shall comply with the requirements of the City's trash collection company.
39. 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

40. 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.
41. 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.
42. 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.
43. 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

44. Submit development plans for plan check review and approval.
45. Obtain all appropriate building permits and an approved final inspection for the proposed project.
46. Prior to Issuance of building permits, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

BUSINESS LICENSE

47. All parties involved in the subject project located at 131 W 219th Place 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.