



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 27, 2019

SUBJECT: Design Review (DOR) No. 1786-19

APPLICANT: Jonathan Mejia
3735 Cherry Ave
Long Beach, CA 90807

PROPERTY OWNER: Hector Sanchez
402 W. 226th St.
Carson, CA 90745

REQUEST: Consider approval of a Site Plan and Design Review No. 1786-19 for a proposed addition to a single-family residence on a 40-wide lot

PROPERTY INVOLVED: 402 W. 226th St.

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairman Pimentel			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

Item No. 6A

I. Introduction

Property Owner
Hector Sanchez
402 W. 226th St.
Carson, CA 90745

Applicant
Jonathan Mejia
3735 Cherry Avenue
Long Beach, CA 91807

II. Project Description

The applicant requests approval of Design Overlay Review (DOR) No. 1786-19 to construct a 636 square-foot addition to an existing single family residence and a new detached 2-car garage in the RS (Residential, Single-Family) Zone.

The lot size measures 5,080 square feet (40' wide x 127' deep). Pursuant to Section 9121.1 of the Carson Municipal Code (CMC), single-family dwellings on lots less than 50 feet wide require Site Plan and design Review.

The proposed 636 square-foot addition to the existing 821 square-foot single-family residence will result in a 1,457 square-foot house consisting of three bedrooms, two bathrooms, kitchen, laundry room and living/dining room combination. There will also be the addition of a new detached 400 square-foot two-car garage. The architecture and materials of the new additions will match the existing home.

III. Project Site and Surrounding Land Uses

The subject property site is located in the RS (Residential, Single Family) Zone and is designated Low Density under the Land Use Element of the General Plan and General Plan Map. The subject property is located in the western part of the City generally bounded by Figueroa and Main Street and 226th Street and Gina Drive.

Land uses surrounding the proposed project site are primarily multi-family residential properties.

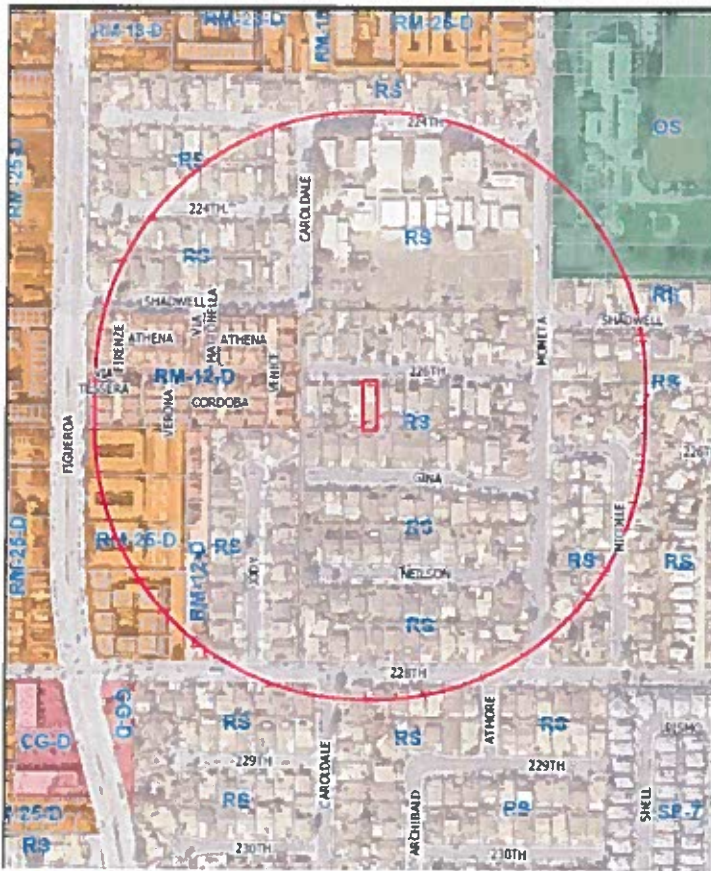


Figure (a) Project Site in context to surrounding zoning

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Low Density Residential
Zone District	RS (Residential, Single-Family)
Site Size	5,354 SF
Present Use and Development	821 square feet single family dwelling
Surrounding Uses/Zoning	North: RS; Single-Family Dwelling South: RS; Single-Family Dwelling East: RS; Single-Family Dwelling West: RM-12-D; Multi-Family Dwelling with Design Overlay

IV. Analysis

Land Use

The subject property is zoned RS (Residential, Single-family. The General Plan Land Use designation of the subject property and properties to the north, south, and east are likewise designated Low Density. The General Plan Land Use designation for properties to the west is Medium Density. The proposed addition and site upgrades will be compatible with the surrounding residential uses.

Site Plan

The proposed 636 square-foot addition to the existing 821 square-foot single-family residence shall result in a 1,457 square-foot house. There will be a four-foot setback on each side, which is required by the zoning ordinance. A two-car detached garage (400 square feet) is proposed at the rear of the property and will be set back 4 feet, 8 inches from the rear property line.

V. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

VI. Public Notice

Notice of public hearing was posted to the project site on August 14, 2019. Notices were mailed to property owners and occupants within a 750' radius on August 14, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission Meeting.

VII. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. ____ entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1786-19 FOR A PROPOSED ADDITION TO A SINGLE-FAMILY RESIDENCE ON A 40-FOOT WIDE LOT AT 402 W. 226TH STREET."

VIII. Exhibits

1. Draft Resolution
 - a. Legal Description
 - b. Conditions of Approval
2. Development Plans

Prepared by: Kaneca Pompey, Planning Technician

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 19-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING DESIGN OVERLAY
REVIEW NO. 1786-19 FOR A PROPOSED ADDITION TO A
SINGLE-FAMILY RESIDENCE ON A 40-FOOT WIDE LOT
AT 402 W. 226TH STREET**

WHEREAS, on June 6, 2019, the Department of Community Development received an application from Jonathan Mejia on behalf of Hector Sanchez, property owner, for real property located at 402 W. 226th Street and described in Exhibit "A" attached hereto requesting approval of Design Overlay Review No. 1786-19 to allow for a 636 square-foot addition to an existing 821 square foot single-family residence, and addition of a 400 square-foot detached two-car garage, on a 40 foot wide lot; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-seventh day of August, 2019, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by August 15, 2019.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON,
CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:**

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission determines that the facts of this matter are as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Low Density and the proposed development is compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The proposed 636 square-foot addition to the existing 821 square-foot single-family residence will result in a 1,457 square-foot house on a 40-foot wide lot.
- d) The proposed development plans comply with the Carson Municipal Code requirements ensuring that the project is well designed and aesthetically pleasing to the surrounding physical environment.
- e) The proposed project adequately accommodates safe and convenient circulation for pedestrians and vehicles. The proposed project includes a detached two-car garage, which meets the off-street parking requirements.
- f) The public health, safety and welfare would not be adversely affected by this project.

EXHIBIT NO. - 1



- g) There are no signs intended for the proposed project except for address number identification
- h) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- i) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", can be made in the affirmative.

SECTION 3. The project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. A notice of exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 4. Design Overlay Review No. 1786-19 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 1792.23 (Site and Design Review) and of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1786-19 to add a 636 square-foot addition to an existing 821 square-foot single-family residence that will result in a 1,457 square-foot house, and to add a 400 square-foot detached two-car garage, on a 40-foot wide lot at 402 W. 226th Street, subject to the Conditions of Approval contained in Exhibit B.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant

APPROVED and ADOPTED this 27th day of August, 2019.

CHAIRPERSON

ATTEST:

SECRETARY



Exhibit A- Legal Description

Tract No.: 3612 E 40FT of W 200 FT of S 138 FT of Lot 89.



CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1786-19

GENERAL CONDITIONS

1. If building permits for Design Overlay Review No. 1786-19 are not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and 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. 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.
13. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter and pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a



deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

14. 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.
15. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

LANDSCAPE/IRRIGATION

16. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

LIGHTING

17. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
18. 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

19. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
20. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

TRASH

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

PLANNING

22. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.



BUILDING AND SAFETY DIVISION

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

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

25. The street dedication and street improvement requirements of CMC §9161.1 and §9161.3 through §9161.7 shall not apply due to the exceptions stated in CMC § 9161.2, except as otherwise required by these conditions.
26. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
27. A construction permit is required for any work to be done in the public right-of-way.
28. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
29. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
30. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson—Engineering Division, prior to issuance of grading permits.
31. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson—engineering Division, prior to the issuance of construction permits.

FIRE DEPARTMENT

32. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

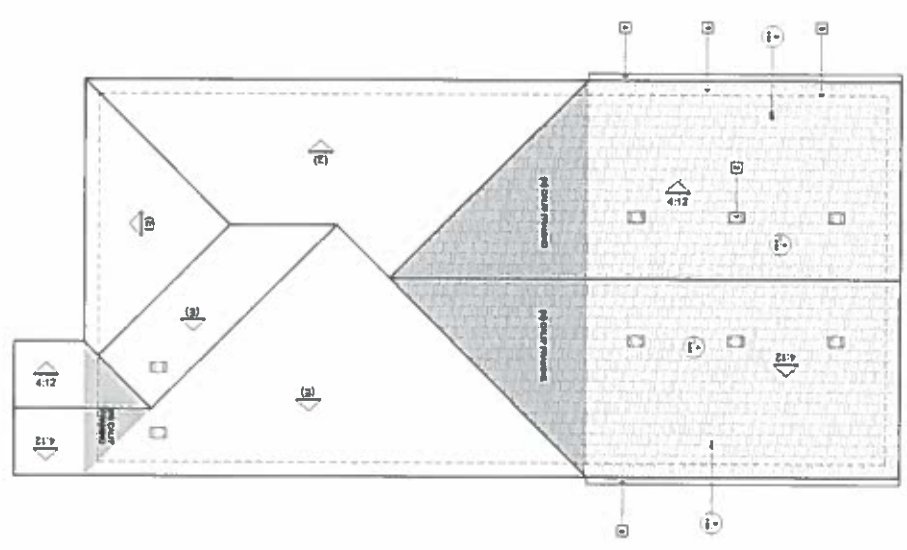
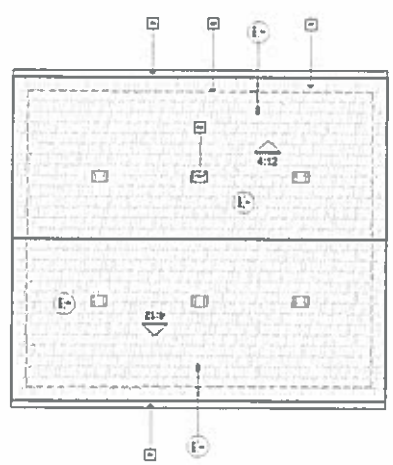
33. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.



Bid Set Only

ATTIC VENT CALCS			
ATTIC AREA	VENTILATION	VENT NET	TOTAL VENTILATION
3,391 S.F.	27 S.F.	5	4.23 S.F. COMBINED VENT

ATTIC VENT CALCS			
ATTIC AREA	VENTILATION	VENT NET	TOTAL VENTILATION
3,391 S.F.	27 S.F.	0	4.23 S.F. COMBINED VENT



PROPOSED GARAGE ROOF PLAN

PROPOSED HOUSE ROOF PLAN

1/4" = 1'-0" 2

1/4" = 1'-0" 1

GENERAL NOTES

- CONTRACTOR SHALL VERIFY THAT ALL MATERIALS ARE PROVIDED WITH MANUFACTURER'S SPECIFICATIONS AND APPROVED BY THE ARCHITECT.
- ALL ROOF STRUCTURES AND FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FLASHINGS SHALL BE AT LEAST 1/2" WIDER ON 2" PITCHES AND 1" WIDER ON FLAT ROOFS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND LICENSING FOR ALL ROOFING WORK.
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ROOFING MATERIALS

MATERIALS: GORP, SHINGLES, UNDERLAYMENT, FLASHING, Drip Edge, Ventilation, etc.

NOTES

- CLAMP TYPE CONNECTIONS SHALL BE USED AT ALL ROOF JOINTS.
- ALL ROOF JOINTS SHALL BE SEALED WITH ROOFING SEALANT.
- ALL ROOF JOINTS SHALL BE SEALED WITH ROOFING SEALANT.

HATCH LEGEND

- SHINGLES INDICATES GARP MATERIALS
- HATCH INDICATES ROOF JOINTS SEE S. 4.2

PROPOSED ROOF PLANS

ATTIC VENT CALCS

1/4" = 1'-0"

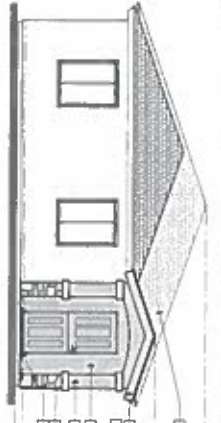
SANCHEZ RESIDENCE
402 W. 226th ST.
CARSON, CA. 90745

INNOVATIVE DESIGN STUDIO
3738 CHERRY AVE - LONG BEACH CA 90807
TEL: 562-577-4933

RESIDENTIAL COMMERCIAL

15

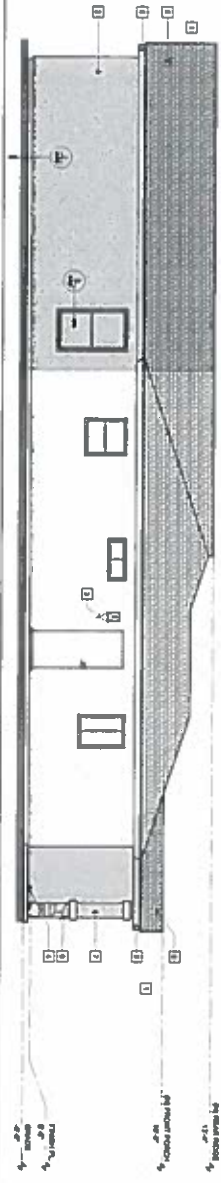
Bid Set Only



NORTH ELEVATION (STREET VIEW)

1/4" = 1'-0"

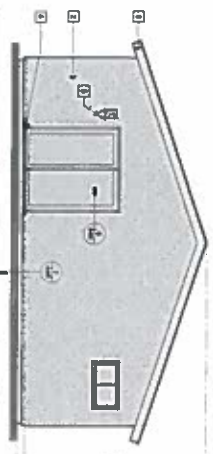
1



EAST ELEVATION

1/4" = 1'-0"

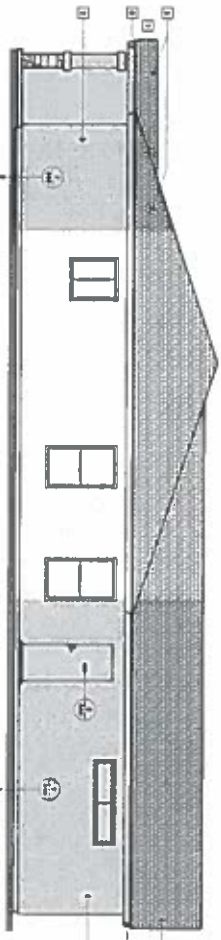
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SOUTH ELEVATION

1/4" = 1'-0"

3



WEST ELEVATION

1/4" = 1'-0"

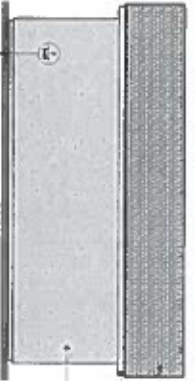
4



NORTH GARAGE ELEVATION

1/4" = 1'-0"

6



EAST GARAGE ELEVATION

1/4" = 1'-0"

5

- ELEVATION KEY NOTES (NOT ALL NOTES APPLY)**
- 1. Confirm all window and door sizes.
 - 2. All windows to be double hung.
 - 3. All doors to be solid core.
 - 4. All doors to be double hung.
 - 5. All doors to be double hung.
 - 6. All doors to be double hung.
 - 7. All doors to be double hung.
 - 8. All doors to be double hung.
 - 9. All doors to be double hung.
 - 10. All doors to be double hung.

- MATCH LEGENDS**
- 1. Solid Shading Indicates New Addition
 - 2. Hatch Shading Indicates New Addition
 - 3. Dotted Shading Indicates New Addition
 - 4. Stippled Shading Indicates New Addition
 - 5. Cross-hatch Shading Indicates New Addition
 - 6. Diagonal Shading Indicates New Addition
 - 7. Horizontal Shading Indicates New Addition
 - 8. Vertical Shading Indicates New Addition
 - 9. No Shading Indicates Existing

ADDITIONAL NOTES

1. Confirm all window and door sizes with the contractor prior to work.
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A-5.0



EXTERIOR HOUSE AND GARAGE ELEVATIONS

SANCHEZ RESIDENCE
402 W. 228th ST.
CARSON, CA. 90745



INNOVATIVE DESIGN STUDIO
RESIDENTIAL COMMERCIAL
2736 CHEERY AVE LONG BEACH CA 90807