



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 14, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1825-2020

APPLICANT: Candido Sanchez
321 McDonald Ave Unit C
Wilmington, CA 90744

PROPERTY OWNER: Juan Garcia
1130 E. Joel Street
Carson, CA 90745

REQUEST: Consider approval of a Site Plan and Design Review No. 1825-2020 for a proposed addition to a single-family residence on a 42-foot wide lot

PROPERTY INVOLVED: 1130 E. Joel Street

COMMISSION ACTION

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

Item No. 5C

I. Introduction

Applicant
Candido Sanchez
321 McDonald Ave Unit C
Wilmington, CA 90744

Property Owner
Juan Garcia
1130 E. Joel Street
Carson, CA 90745

II. Project Description

The applicant requests approval of DOR No. 1825-2020 to renovate the existing single-family dwelling in the RS (Residential, Single-Family) Zone. The proposed remodel includes the addition of 588 square feet of habitable space to the existing home.

Carson Municipal Code Section 9121.1 (Uses Permitted) states that single family dwellings on lots less than 50 feet wide are subject to Site Plan and Design Review. The subject parcel measures 42' feet wide.

The proposed 588 square foot addition to the existing 1,038 square-foot single-family residence will result in a 1,626 square foot house consisting of 4 bedrooms, 2 bathrooms with a living/dining-room combination. The architecture and materials of the new additions will match the existing home.

III. Project Site and Surrounding Land Uses

The subject project is located in the RS Zone and is designated Low Density under the General Plan Land Use Element of the General Plan. The subject property is located on Joel Street on the northeast corner bounded by Edgar Street and 223rd Street.

Land uses surrounding the proposed project site are primarily residential with industrial to the south.



Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Low Density
Zone District	RS (Residential, Single-Family)
Site Size	3,463.72 square feet
Present Use and Development	Residential
Surrounding Uses/Zoning	North: RS (Residential, Single-Family) South: MH-D (Manufactured, Heavy- Design Overlay) East: RS (Residential, Single-Family) West: RS (Residential, Single-Family)

IV. Analysis

Land Use

The subject property is zoned RS. Properties to the north, east and west are zoned RS with a General Plan Land Use designation of Low Density. Properties to the south are zoned MH-D with a General Plan Land Use designation of Heavy Industrial. The proposed addition and site upgrades will be compatible with the surrounding residential uses.

Site Plan

The proposed 588 square foot addition to the existing 1,038 square-foot single-family residence will result in a 1,626 square foot house consisting of 4 bedrooms, 2 bathrooms with a living/dining-room combination. The architecture and materials of the new additions will match the existing home.

Carson Municipal Code Section 9126.24 (Side Yards) requires side setbacks of lots between 30-50 feet wide to be 10% of the lot width. The property requires a 4-foot setback (42' X .1 = 4.2') and the applicant proposes a 4-foot side yard setback.

Currently, the existing 2-car garage is on a separate lot from the existing single-family dwelling and accessed from 223rd Street at the rear of the subject property. As part of this entitlement, the applicant will tie the lots via a Lot Merger.

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 (a) Class 1 for 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 April 2, 2020. Notices were mailed to property owners and occupants within a 750' radius on April 2, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 19-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1825-2020 FOR A PROPOSED ADDITION TO A SINGLE-FAMILY RESIDENCE ON A 42-FOOT WIDE LOT LOCATED AT 1130 E. JOEL STREET."

VIII. Exhibits

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

Prepared by: Victoria Toris, Planning Intern

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 20-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1825-20 FOR A PROPOSED ADDITION TO A SINGLE-FAMILY RESIDENCE ON A 42-FOOT WIDE LOT LOCATED AT 1130 E. JOEL STREET

WHEREAS, on February 5, 2020, the Department of Community Development received an application from Candido Sanchez for real property located at 1130 E. Joel Street and described in Exhibit “A” attached hereto requesting approval of Design Overlay Review No. 1825-20 to allow for an 586 square foot addition to an existing 1,038 square foot single-family residence on a 42’-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 fourteenth day of April, 2020, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was posted and mailed to property owners and properties within a 750-foot radius of the project site by April 2, 2020.

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 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 single-family residence remodel 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. The proposed 586 square foot addition to the existing 1,038 square foot single-family residence will result in a 1,624 square foot house on a 42-foot wide lot. The project is compatible with the surrounding residential area in that it is in keeping with other single-family residences in the vicinity using similar materials, massing, articulation and fenestration.
- c) The proposed project adequately accommodates safe and convenient circulation for pedestrians and vehicles. The project site will have vehicular and pedestrian access from Joel Street.
- d) The public health, safety and welfare would not be adversely affected by this project.

- e) The proposed improvements are in conformance with the City’s design standards and guidelines that are applicable to this project.
- f) 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 existing or former 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. 1825-20 complies with the City’s Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 1972.23 (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. 1825-20 to allow for a 586 square foot addition to an existing 1,038 square foot single-family residence that will result in a 1,624 square foot house on a 42-foot wide lot at 1130 E. Joel 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 14th day of April, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

LEGAL DESCRIPTION

Real property in the **City of Carson**, County of **Los Angeles**, State of **California**, described as follows:

THE EAST 42 FEET OF THE WEST 341 FEET OF THE SOUTH 192 FEET OF LOT 25 OF TRACT NO. 4546, AS PER MAP RECORDED IN BOOK 50B PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOT LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 223RD STREET (SHOWN AS WILMINGTON STREET, 66 FEET WIDE, ON THE MAP OF SAID TRACT NO. 4546) WITH THE CENTERLINE OF EDGAR STREET AS SHOWN ON SAID MAP; THENCE, NORTH 0° 12' 47" WEST ALONG SAID CENTERLINE OF EDGAR STREET, A DISTANCE OF 100.89 FEET; THENCE NORTH 89° 47' 13" EAST 25.00 FEET TO A POINT IN THE WEST LINE OF SAID LOT 25, SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 37.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, 58.88 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91° 10' 59"; THENCE TANGENT TO SAID CURVE, SOUTH 61° 57' 18" EAST 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHEASTERLY 46.92 FEET ALONG SAID CURVE TO A POINT IN A LINE PARALLEL WITH AND DISTANT 91.00 FEET NORTHERLY FROM ABOVE DESCRIBED CENTERLINE OF 223RD STREET; THENCE NORTH 89° 44' 50" SECOND EAST ALONG SAID PARALLEL LINE A DISTANCE OF 359.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE NORTHEASTERLY 59.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 47' 56" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 58.50 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHERLY 128.44 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE POINT OF 125° 47' 56" TO A POINT IN A LINE PARALLEL WITH AND DISTANT 61.50 FEET NORTHERLY FROM ABOVE DESCRIBED CENTERLINE OF 223RD STREET; THENCE NORTH 89° 44' 50" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 6.40 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 25 DISTANT THEREON 28.50 FEET NORTHERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT.

APN: 7332-012-029

**CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1825-20**

GENERAL CONDITIONS

1. If building permits for Design Overlay Review No. 1825-20 are not issued within **two years** 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. 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.
8. 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.
9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall

take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.

11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. 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

1. 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.

2. **Driveway requires complete renovation (i.e.: stone pavers, new concrete paving, etc.).**

LANDSCAPE/IRRIGATION

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

LIGHTING

1. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
2. 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

1. 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.

PLANNING

1. 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.
2. **A lot merger application to be submitted and approved prior to issuing a Building Permit.**

BUILDING AND SAFETY DIVISION

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

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

1. 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.
2. 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.
3. A construction permit is required for any work to be done in the public right-of-way.
4. 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.

5. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
6. 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.
7. 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

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

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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.