



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 28, 2023

SUBJECT: Site Plan and Design Review (DOR) No. 1921-22

APPLICANT: Aydee Carolina Abrego-Pineda
118 E. 85th St.
Los Angeles, CA 90003

PROPERTY OWNER: Leida Perez
311 W. 223rd St.
Carson, CA 90745

REQUEST: Consider finding a CEQA exemption and approval of a Site Plan and Design Review No. 1921-22 for a proposed addition to a single-family residence on a 40-foot-wide lot

PROPERTY INVOLVED: 311 W. 223rd St.

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson D. Thomas			Monteclaro
		Vice Chair Diaz			Docdocil
		Hernandez			Rashad
		Guerra			Vacant
		Huff			Alt. Vacant Alt. Mfume Alt. Wilson

Item No.7A

I. Introduction

Property Owner

Leida Perez
311 W. 223rd St.
Carson, CA 90745

Applicant

Aydee Carolina Abrego-Pineda
118 E. 85th St.
Los Angeles, CA 90003

II. Project Description/Background

The applicant requests approval of Site Plan and Design Review (DOR) No. 1921-21 to add 428 square feet to the rear of an existing 1,012-square-foot single-family dwelling. The proposed rear addition will consist of a master bedroom, bathroom, and laundry room. There is an approved detached accessory dwelling unit (ADU) at the rear of the property.

The project is subject to Planning Commission review because the lot is less than 50 feet in width (40 feet). Carson Municipal Code (CMC) Section 9121.1 requires single-family residences on lots less than 50 feet wide to submit for Site Plan and Design Review approval pursuant to CMC 9172.23. CMC 9172.23(B)(1) requires Commission approval for a Site Plan and Design Review involving any expansion, addition, alteration or repair to an existing structure, or other construction if the estimated cost of the work is \$50,000 or more and the work involves changes in exterior architectural design, landscaping design or parking facilities. Per CMC 9172.23(B), the valuation of construction shall be established by the Building Official, using as a guide, the Marshall Valuation Service compiled by the Marshall and Swift Publication Company. Following this guide, the Building Official established a valuation of construction of approximately \$82,000 (\$192 per square foot) for the subject addition. Therefore, the Planning Commission is the approval authority for DOR No. 1921-22.

The existing single-family residence (and ADU) with the proposed addition meet all City of Carson Zoning development standards, and the ADU meets the State of California development standards for Accessory Dwelling Units.

III. Project Site and Surrounding Land Uses

The subject property site is in the Residential, Single Family (RS) Zone and has a General Plan land use designation of Low Density. The property is in the west-central part of the City west of the intersection of 223rd Street and Moneta Avenue.

Land uses surrounding the proposed project site to the north, south, west, and east are primarily residential. Stephen White Middle school is located north, and Veteran's Park is located diagonally across from the project site at the south-east corner of 223rd Street and Moneta Avenue.



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	Residential, Single-Family (RS)
Site Size	4,555 SF (0.10 acres)
Present Use and Development	One-Story Single-Family Dwelling
Surrounding Uses/Zoning	North: RS; Single Family Residential South: RM-25-D; Multi-family Residential East: RM-25-D; Multi-Family Residential West: RS; Single-Family Dwelling

IV. Analysis

Use

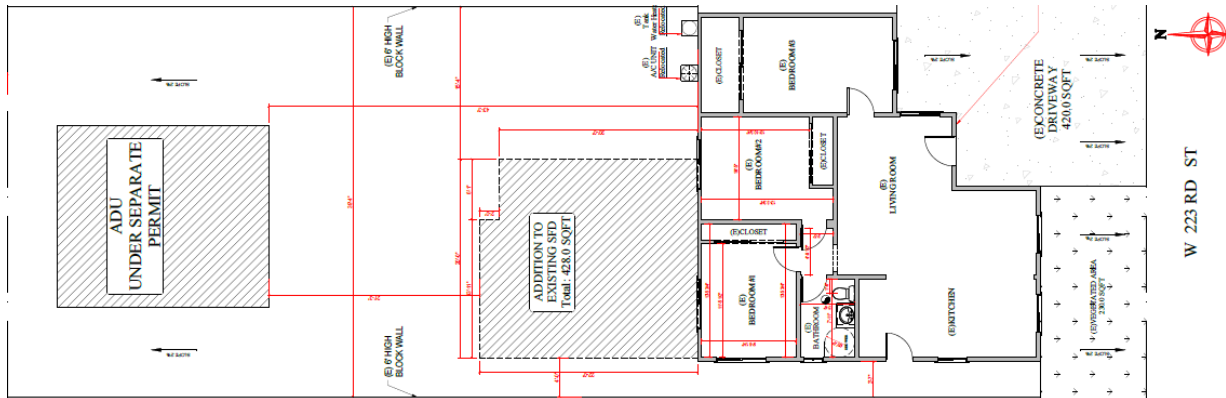
In 1952, the existing 1,012-square-foot, one-story, single-family home with an attached 1-car garage was originally constructed within a primarily mid-century residential neighborhood. The attached 1 car garage was converted to living space in 1988. On July 27, 2022, the detached accessory structure was converted to a 399-square-foot ADU at the rear of the property.

Access and Site Plan

There will be no change to site access. Access to the project site from 223rd Street will remain being provided by the existing driveway. The driveway width meets the residential development standards.

The project site and the adjoining residential properties have substandard, 40-foot-wide lots. The proposed 428-square-foot rear addition meets the required front and side yard setbacks. The existing rear yard setback will not be affected. The proposed master bedroom, bathroom and laundry room addition enlarges the home from 1,012 square feet to 1,440 square feet.

Land coverage, landscaping, and appearance and scale of the structure with the proposed addition will be compatible with the surrounding uses.



Building and Architecture

The architecture and design of the proposed addition will enhance the existing single-family dwelling by incorporating high-quality materials and will be stucco-painted blue gray to match the existing dwelling and ADU. The proposed project will be well-designed and compatible with the existing ADU and the surrounding uses.

South Elevation



West Elevation



North Elevation



East Elevation



Landscape

The existing open space, landscaping, and driveway width meets the residential development standards. Site access is provided via a driveway from 223rd St. The driveway and site access will remain unaltered by the addition.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. Renovation of existing structures are exempted from the DIF (Carson Municipal Code Section 11700).

Based on the adopted CFD, the project is exempt due to the subject property's existing residential use.

VI. Zoning and General Plan Consistency

The proposed addition to the existing single-family dwelling is consistent with the standards of the Residential Single Family Zone and General Plan and compatible with the surrounding residential uses.

VII. 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 which consists of the operations, 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. An example of this exemption is additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. CEQA Guidelines §15301(e)(1). The proposed addition meets the criteria of said example.

The project is also categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3- New Construction or Conversion of Small Structures which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. A Notice of Exemption will be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

VIII. Public Notice

Notice of public hearing was posted to the project site by March 16, 2023. Notices were mailed to property owners and occupants within a 750-foot radius by March 16, 2023. The agenda was posted at City Hall 72 hours prior to the Planning Commission Meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 23-____, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND APPROVING SITE PLAN AND DESIGN REVIEW NO. 1921-22 FOR A PROPOSED ADDITION TO SINGLE FAMILY DWELLING ON A 40-FOOT-WIDE LOT AT 311 W. 223rd St.

X. Exhibits

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

Prepared by: Richard Garcia, Assistant Planner