

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-2096

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING A MODIFICATION TO DESIGN OVERLAY REVIEW NO. 925-05 AND
VARIANCE NO. 481-06, FOR CONSTRUCTION OF A NEW SINGLE-FAMILY HOME
LOCATED AT 17544 RAINSBURY AVENUE**

**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, Helman Griffin, with respect to real property located at 17544 Rainsbury Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a design overlay and variance request to develop a new 2,223 square-foot single-family dwelling on a 40-foot wide, 4,040 square foot (0.09 acre) lot in the RS (Residential, Single-family) zone district. The variance request is to permit a garage setback of 20 feet, instead of 25 feet as required by Section 9162.221 of the Carson Municipal Code.

A public hearing was duly held on June 27, 2006, 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 project adheres to the goals and objectives of the Housing Element of the General Plan by improving housing stock in the community and enhancing neighborhood quality. The proposed project is consistent with the General Plan Land Use designation of Low Density Residential. The surrounding neighborhood includes two-story single-family homes, and the proposed project is compatible with the neighborhood;
- b) The originally approved development plans call for a 1,950 square foot single-family residence. The modification proposal is for a 2,223 square foot single-family residence, which 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 residence includes an attached two-car garage, therefore the off-street parking requirements are met and circulation on the adjacent public street will not be adversely impacted. A field investigation of existing development along the 17500-17600 block of Rainsbury Avenue was conducted to evaluate garage setbacks. There are a total of 22 developed lots (26 total – 4 vacant), all with two-story homes comprised of the same architectural style and footprint, except for one newer two-story single-family residence developed via DOR No. 732-00 located at 17606 Rainsbury Avenue which has a markedly different architectural style. All of the lots are approximately 40 feet wide and were built

in 1977. An inventory was compiled of the garage setbacks for the 22 developed lots, which shows that 10 of the existing 22 developed lots (45%) have a 20-foot garage setback. Of the 22 developed lots, 22 (100%) have less than the required 25-foot garage setback. Two of the four currently vacant lots has been approved for development (DOR No. 925-05, DOR No. 926-06; VAR No. 478-06), which will have less than the required 25-foot garage setback. The current proposal for 17544 Rainsbury (Modification to DOR No. 925-05) is for a garage setback of 20 feet (VAR No. 481-06). Therefore, the proposed project is consistent with the majority of developed lots on the block in regards to a reduced garage setback;

- d) The proposed project provides for adequate parking and will not significantly impact traffic in the neighborhood;d) There are no signs intended for the proposed project except for address number identification, thus the signing findings are not necessary; and
- e) The proposed project conforms to all other design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.

Section 4. The Planning Commission further finds that the use permitted by the proposed design overlay review and variance 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 California Environmental Quality Act, Section 15303(a).

Section 5. Based on the aforementioned findings, the Commission hereby grants a Modification to Design Overlay Review No. 925-05 and Variance No. 481-06 with respect to the property 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 27th DAY OF JUNE, 2006.

CHAIRMAN

ATTEST:

SECRETARY