

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 980-06 FOR A 1,389 SQUARE-FOOT SECOND STORY ADDITION AND 864 SQUARE-FOOT FIRST FLOOR ALTERATION/ADDITION TO AN EXISTING 942 SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 1543 E. 220TH STREET

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, Priscilla Dauz, with respect to real property located at 1543 E. 220th Street, and described in Exhibit "A" attached hereto, requesting the approval of a 1,389 square-foot second story addition and 864 square-foot first floor alteration/addition to an existing 942 square-foot single-family residence in the RS (Residential, Single-family) zoned district.

Public hearings were duly held on May 8, 2007 and May 22, 2007, 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 is identified in the General Plan as a permitted use for this land use category and 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. There is no specific plan for this area. The surrounding properties are developed with one and two-story single-family dwellings, and the proposed project is compatible with the neighborhood;
- b) The 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 and 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;
- d) There are no signs intended for the proposed project except for address identification;

- e) The proposed project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code;
- f) The proposed single family dwelling meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of 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.

Section 4. The Planning Commission further finds that the use permitted by the proposed Design Overlay Review 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 the CEQA Guidelines, Section 15301(e).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 980-06 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 22nd DAY OF MAY, 2007.

CHAIRMAN

ATTEST:

SECRETARY