

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW 984-07 TO CONSTRUCT A PROPOSED SECOND FLOOR ADDITION TO AN EXISTING 1,047 SQUARE-FOOT ONE-STORY HOME WITH A DETACHED EXISTING TWO-CAR GARAGE ON A 40-FOOT WIDE LOT LOCATED AT 20906 MARGARET 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, Margarita Jacinto, represented by Maria Navarro, with respect to real property located at 20906 Margaret Street and described in Exhibit "A" attached hereto, requesting approval to construct a proposed second floor addition to existing 1,047 square-foot one-story home with an existing two-car garage on a 40 foot wide lot in the RS (Residential, Single-family) zone. Once complete, the total residence will be 2,116 square feet. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for development on lots less than fifty (50) feet wide (CMC Section 9121.1)/

A public hearing was duly held on November 27, 2007 at 6:30 P.M. at the Carson 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 General Plan designates the property as Low Density Residential with which the proposed use is compatible. The proposed building addition will be complementary to the surrounding residential uses and will be appropriate for the subject property.
- b) The project will be 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. To provide consistency with surrounding properties, a neutral color such as earth tones shall be utilized for the exterior of the house. To the extent feasible, the applicant shall provide a consistent roof pitch for all rooflines. A clay tile roof shall also be incorporated into the proposed design. Due to the lack of similar porch structures in the immediate neighborhood, the proposed porch is considered excessive and is not compatible with the surrounding neighborhood. The porch width shall be reduced and replaced with relief features.

- c) The site is 4,240 square feet in area, flat and located in a residential area. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily residential uses and the proposed addition is compatible with these uses.
- d) The proposed addition will not alter the off-street parking requirements significantly and the required number of parking spaces will be provided. Circulation on the adjacent public streets will not be adversely impacted.
- e) The proposed building addition meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore 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 project will not have a significant effect on the environment. The proposed development 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 pursuant to Section 15332 of the California Environmental Quality Act Guidelines.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 984-07 subject to the conditions set forth in Exhibit "B" attached hereto.

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 NOVEMBER, 2007.

CHAIRMAN

ATTEST:

SECRETARY