



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 27, 2006

SUBJECT: Modification to Design Overlay Review No. 925-05; Variance No. 478-06

APPLICANT: Helman Griffin
17415 Sudbury Court
Carson, CA 90745

REQUEST: Modification of previously approved development plans for a new 1,950 square foot single-family dwelling on a 40-foot wide lot in the RS (Residential, Single-family) zone district. The Variance request is for reduction of the required garage setback from 25 to 20 feet.

PROPERTIES INVOLVED: 17544 Rainsbury Avenue

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell –Chairperson			Saenz
		Pulido –Vice-Chairman			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

I. **Introduction**

Date Application Received

- May 22, 2006: Modification to Design Overlay Review No. 925-05; Variance No. 478-06

Applicant / Property Owner

- Helman Griffin, 17415 Sudbury Court, Carson, CA 90745

Project Address

- 17544 Rainsbury Avenue

Project Description

- Modification of previously approved development plans for a new 1,950 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 proposed development plans call for a 2,223 square foot single-family home. The variance request is for reduction of the required garage setback from 25 to 20 feet, as required by Section 9162.221 of the Carson Municipal Code (CMC).

II. **Background**

Previous Uses of Property

- The subject property was a former oil well site. The well is no longer active and the structure associated with the previous well has been removed (see *Issues of Concern* for further details).

Previously Approved Discretionary Permits

- There have been no previously approved discretionary permits on the subject parcels.

Public Safety Issues

- There is no past or current zoning code enforcement case associated with the subject property.

III. **Analysis**

Location/Site Characteristics/Existing Development: Modification to Design Overlay Review No. 925-05; Variance No. 478-06

- The currently vacant subject property is located at 17544 Rainsbury Avenue, west of Sandlake Avenue, east of Colony Cove Mobile Estates and between Haxby Court to the north and Meadbrook Street to the south;
- Adjacent to the east and north of the subject property are two-story single-family residences; to the south is a similar former oil well property that is currently vacant; across Rainsbury Avenue to the west is the Colony Cove Mobile Estates mobile home park;

- The subject property is 40 feet wide and 107 feet deep, comprising a total area of 4,280 square feet, or 0.09 acre.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RS (Residential, Single-family) with all adjacent properties sharing the same zoning designation, except for Colony Cove Mobile Estates located west across Rainsbury Avenue, which is zoned RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay);
- The subject property has a General Plan Land Use designation of Low Density Residential, which is consistent with the zoning designation for the above mentioned property; and
- The subject property is not within a Redevelopment Project area.

Applicable Zoning Ordinance Regulations

The following table summarizes the consistency with current site development standards for the RS zone district and other zoning code sections applicable to the proposed use:

Applicable Zoning Section	Compliant	Non-Compliant
Residential Development Standards		
Section 9121.1, Uses Permitted (see also 9126.9 and 9127.23)	X	
9124, Dwelling Units; 9125.2, Minimum Lot Area; 9125.3, Street Frontage and Access; 9125.4, Minimum Lot Width; 9126.12, Height of Buildings and Structures.	X	
9126.221, Parking Setback;		X (Less than required 25 feet; Variance requested)
9126.23, Front Yard; 9126.24, Side Yard; 9126.25, Rear Yard.	X	
9126.29, Encroachments	X	
9126.28, Usable Open Space	X	
9126.3, Fences, Walls and Hedges	X	

Applicable Zoning Section	Compliant	Non-Compliant
9126.4, Trash and Recycling Areas	X	
9126.6, Parking, Loading and Driveways (refer to 9162.21 for further details)	X	
9127.1, Exterior Lighting	X	
9126.8, Utilities	X	
General Development Standards		
9162.0(A), Paving and Drainage of Vehicular Areas	X	
9162.1, General Requirements	X	
9162.21(A)(1), Parking Spaces Required	X	
9162.3(A)(4), Location of Parking	X	
9162.41(A), Automobile Parking Stall Size	X	
9162.52(C) , Landscaping Requirements	X	
9162.8, Driveway Widths, Driveway Approaches and Traffic Sight Distance	X	
Procedures		
9171.4, Environmental Review Requirements	X	
9172.23, Site Planning and Design Review		
9171.1(B)(3), Types of Procedure		
9173.1 through 9173.9, Elements of Procedure	X	

Project Details

- The applicant currently owns a house on Sudbury Court, in the neighborhood of the subject property and has proposed to use the same plans as his original house. The applicant has also had development plans approved by the Planning Commission on March 28, 2006 (Design Overlay Review No. 926-

06; Variance No. 478-06) for an identical house with a reversed floor plan. Therefore, the proposed house will be identical to those existing in the neighborhood;

- The first floor layout includes a front-facing garage and an open courtyard area behind the garage and leading to the entryway. Once inside, the entryway leads to a living room, then centrally located dining room with a family room to the rear and kitchen to the front. There is a half-bath on the first floor near the dining room;
- The second floor features three bedrooms, a full bathroom and the master bed/bath suite;
- The proposed house has a total of four bedrooms and three bathrooms; and
- The two-story home fits well into the existing neighborhood, with colors and design elements matching those on nearby homes.

Required Findings: Modification to Design Overlay Review No. 925-05

Pursuant to Section 9172.23 of the Carson Municipal Code, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
- b. Compatibility of 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. Convenience and safety of circulation for pedestrians and vehicles;
- d. Attractiveness, effectiveness and restraint in signing, graphics and color;
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Required Findings: Variance No. 481-06

CMC Section 9172.22 states a variance “shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.”

All of the required findings pursuant to Section 9172.23(d), “Site Plan and Design Review, Approval Authority and Findings and Decision”, except for (e), thus the Variance request, and Section 9172.22, “Variance” can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern / Proposed Condition/Change: Modification to Design Overlay Review No. 925-05

- Issue – Former use of property as oil well site: Staff required the original applicant for the previously approved Design Overlay Review No. 925-05 to provide an analysis of the soil for the subject property. That applicant provided copies of correspondence with the appropriate regulatory agencies prior to their application for the Site Plan and Review entitlement and performed a Phase II environmental analysis gathered from the subject property by an environmental consultant. This Phase II report stated that according to an analysis conducted on soil samples that were obtained from the subject site, it was found that no known environmentally impacted soil was present on the site. Staff contacted, through written correspondence, Paul Frost, Associate Oil and Gas Engineer at California's Division of Oil, Gas and Geothermal Resources for further review. Mr. Frost required that that applicant work with the Division of Oil, Gas and Geothermal Resources to include an adequate gas venting system to be placed over a well, if construction occurred over the abandoned well.
 - Remediation: Because there has been no change to the vacant parcel since the original approval on February 14, 2006, staff requires that the applicant follow the directions and recommendations given in the summary report by the environmental consultant, which includes working with the Division of Oil, Gas and Geothermal Resources to ensure that the wells have been properly capped and vented. A construction site plan review and abandonment permitting process is required by the Division of Oil, Gas and Geothermal Resources. Staff is confident that through these processes and by ultimate approval from the Division of Oil, Gas and Geothermal Resources and the Los Angeles County Building and Safety Division, the subject sites will be free of possible hazards to future occupants of the proposed homes as a result of previous oil well usage. The Conditions of Approval will require that the applicant meet the requirements of the Division of Oil, Gas and Geothermal Resources prior to building occupancy.

Issues of Concern / Proposed Condition/Change: Variance No. 481-06

- Issue – Less than required 25-foot garage setback: The applicant has proposed a garage setback of less than the 25-feet required pursuant to Section 9126.221 of the CMC.
 - Remediation: Staff conducted a field investigation of existing development along Rainsbury with a focus on garage setback distances. A measure wheel was used to measure all garage setbacks for existing residential development for the 17500-17600 block of Rainsbury Avenue, between Haxby Court to the north and Meadbrook to the south. There are a total of 22 developed lots (26 total – 4 vacant), all with 2-story homes built in 1977 and comprised of the same architectural style and footprint, except for one newer SFR 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. An inventory was compiled of the 22 developed lots garage setbacks, which is comprised of the following addresses and setback distances:

Address (Rainsbury)	Garage Setback Distance	Comments
17516	24'	Corner lot
17520	20'	
17524	24'	
17528	20'	
17532	22'	
17536	20'	
17540	20'	
17544 (subject property)	20' (proposed)	DOR925-05 approved, and modification proposed
17548	n/a	Vacant
17606	24'	DOR732-00, built 2001
17608	n/a	Vacant
17610	20'	DOR926-06; VAR478-06 approved March 28, 2006
17618	22'	
17622	20'	
17626	22'	
17630	22'	
17634	20'	
17638	22'	
17642	23'	
17646	20'	
17650	22'	
17702	20'	
17706	22'	
17710	20'	
17714	22'	
17718	20'	Corner lot

To summarize, 10 of the existing 22 developed lots, or 45% have a 20-foot garage setback. All of the 22 developed lots have less than the required 25-foot garage setback. One of the 4 currently vacant lots has been approved for development, DOR 926-06; VAR 478-06, which will

have a 20-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). Assuming the remaining two vacant lots were developed with 25-foot garage setbacks, the total number of developed lots, when complete, with compliant 25-foot garage setbacks would be two, or 8% of the total lots on the block. It is evident that the majority of developed lots on the block have less than the required garage setback, half of which have 20-foot garage setbacks, consistent with the current proposal. Also, all of the lots on the block have a sub-standard property width, with respect to the 50-foot width required of new residential development in the RS (Residential, Single-family) zone, pursuant to Section 9125.4 of the Carson Municipal Code. Therefore, it is staff's opinion that the findings for a variance request from Section 9126.221 of the Carson Municipal Code, parking setback, can be made in the affirmative.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 153303a, New Construction, the proposed development of a new single-family residential home is deemed "Categorically Exempt". A Notice of Exemption will be prepared for each permit if this project is approved.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A Resolution of the Planning Commission of the City of Carson Approving a Modification of Design Overlay Review No. 925-05 and Variance No. 481-06, for construction of a new single-family home located at 17544 Rainsbury Avenue".

VI. Exhibits

1. Draft Resolution for Modification to DOR No. 925-05; VAR No. 481-06;
2. Site plan, elevations, floor plans (under separate cover);
3. Land use map.

Prepared by: _____
Steven Newberg, Acting Assistant Planner

Reviewed by: _____
John F. Signo, ACIP, Acting Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

SN: srDOR926-06_VAR478-06