



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 26, 2006  
SUBJECT: Design Overlay Review No. 952-06  
APPLICANT: Eric D. Porter  
5665 W. Jefferson St. #12  
Los Angeles, CA 90016  
REQUEST: To construct an 840 square-foot, second story addition and first floor alteration / addition to an existing 2,142 square foot house on a 40-foot wide, 4,060 square foot lot in the RS (Residential, Single-family) zone.  
PROPERTY INVOLVED: 17806 Mackeson Court

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### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

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

## I. Introduction

### *Date Application Received*

- August 8, 2006: Design Overlay Review No. 952-06

### *Applicant / Property Owner Representative*

- Eric D. Porter, 5655 W. Jefferson St. #12, Los Angeles, CA 90016

### *Property Owner*

- Mark and Tiffany Starr, 17806 Mackeson Court, Carson, CA 90746

### *Project Address*

- 17806 Mackeson Court

### *Project Description*

- To construct an 840 square-foot, second story addition and first floor alteration / addition to an existing 2,142 square foot house on a 40-foot wide, 4,060 square foot lot in the RS (Residential, Single-family) zone.

## II. Background

### *Previous Uses of Property*

- The subject property has been continuously used as a single-family residence since the creation of the underlying Tract Map No. 23924 in the mid-1960's.

### *Previously Approved Discretionary Permits*

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

### *Public Safety Issues*

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

## III. Analysis

### *Location/Site Characteristics/Existing Development*

- The subject property is located at 17806 Mackeson Court, between Central Avenue to the east and Tamcliff Avenue to the west.
- Adjacent to the north and south of the subject property are single-family residences. To the west is Dominguez Hills Village, consisting of a majority of single-family homes and some multi-family homes. Single-family residences are located directly west across Mackeson Court. All of the surrounding homes have two stories, consistent with the current house on the subject property.
- The subject property is 40 feet wide and approximately 98 feet deep, comprising a total area of 4,060 square feet.

*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 those properties within the Dominguez Hills Village to the east, which are zoned Specific Plan No. 4.
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density Residential.

*Applicable Zoning Ordinance Regulations*

The following table summarizes the proposed project's 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
<b>Residential Development Standards</b>		
Section 9121.1, Uses Permitted (see also 9126.9 and 9127.23)	X	
9124, Dwelling Units; 9152.2, Minimum Lot Area; 9125.3, 9126.12, Street Frontage and Access; 9125.4, Height of Buildings and Structures.	X	
9125.3, Minimum Lot Width		X <50' wide, requires a Site Plan & Design Review, pursuant to 9172.23.
9126.221, Parking Setback; 9126.23, Front Yard; 9126.24, Side Yard; 9126.25, Rear Yard; 9126.27, Space Between Buildings	X	
9126.29, Encroachments	X	
9126.28, Usable Open Space	X	
9126.3, Fences, Walls and Hedges	X	
9126.4, Trash and Recycling Areas	X	

Applicable Zoning Section	Compliant	Non-Compliant
9126.6, Parking, Loading and Driveways	X	
9127.1, Exterior Lighting	X	
9126.8, Utilities	X	
9126.9 (D)(1), Site Planning and Design	X	
<b>General Development Standards</b>		
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	

*Project Details*

- The proposed floor modifications and design include a 300 square-foot extension of the existing family room located on the first floor at the rear of the house. A new second family room and fifth bedroom will be located on the second floor.
- The house will have a total of five bedrooms and three bathrooms.
- Parking is provided by way of a two-car attached garage in the front of the house.
- The existing elevations were not altered, except for the rear part of the sides and the back of the house. The side elevations feature a continuance of the existing hip roof and stucco exterior. The rear elevation features new windows for the second floor bedroom and family room overlooking the rear yard and a sliding glass door for the original family room extension. A hip roof will extend from the middle of the house to cover the first floor extension. Composite shingles will be used to match the existing roof materials.

*Required Findings: Design Overlay Review No. 952-06*

Pursuant to Section 9172.23, 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.

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. Specific details regarding the applicable findings identified for each of the discretionary permits are incorporated in the attached resolution.

*Issues of Concern / Proposed Condition/Change: Design Overlay Review No. 952-06*

- **ISSUE: Narrow Lot Width:** The subject parcel is non-conforming with respect to lot width.
  - **MITIGATION:** Given the lot width constraint and the close proximity of the proposed house to existing development on adjacent lots, design considerations were made with respect to window placement to mitigate any adjacent neighbor's privacy concerns.

**IV. Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15301(e), Additions to Existing Structures, the proposed addition to the single-family residence is deemed "Categorically Exempt". A Notice of Exemption will be prepared 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

Design Overlay Review No. 952-06 for an 840 Square-Foot Addition to an Existing 2,142 Square-foot, Single-Family Home Located at 17806 Mackeson Court”.

**VI. Exhibits**

1. Draft Resolution for DOR No. 952-06.
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, AICP, Acting Senior Planner

**Approved by:** \_\_\_\_\_  
Sheri Repp-Loadsman, Planning Manager

SN: srDOR952-06