



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 26, 2006

SUBJECT: Design Overlay Review No. 953-06

APPLICANT: GAD Engineering
Attn: Gil A. Dia
532 E. 222nd Street
Carson, CA 90745

REQUEST: To construct a 1,229 square-foot second story addition and first floor alteration/addition to an existing 862 square-foot single-family home on a 5,000 square-foot lot in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 21222 Grace Avenue

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 14, 2006: Design Overlay Review No. 953-06.

Applicant

- GAD Engineering, 532 E. 222nd Street, Carson, CA 90745

Property Owner

- Bienvenido Go, 21222 Grace Avenue, Carson, CA 90745

Project Address

- 21222 Grace Avenue, Carson, CA 90745

Project Description

- To construct a 1,229 square-foot second story addition and first floor alteration / addition to an existing 862 square-foot single-family home on a 5,000 square-foot lot in the RS (Residential, Single-family) zone.

II. Background

Previous Uses of Property

- The subject property has been in continuous single-family use since the creation of the underlying Tract Map No. 2982 in 1956.

Previously Approved Discretionary Permits

- There are no previously approved discretionary permits for the project site.

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 21222 Grace Avenue, bounded by Avalon Boulevard to the east and Grace Avenue to the west, 213th Street is located to the south and the LA County Flood Control channel to the north.
- Adjacent to the north and south of the subject property are RS zoned properties containing single-family residences. Toward the west, across Grace Avenue are RS zoned lots with predominately single-story single-family homes. Adjacent to the east side of the subject lot is a RM-8-D (Residential, Multi-family-8 units per acre) zoned lot with one unit currently on it. Section 9124 of the Carson Municipal Code allows only one unit on this adjacent lot, given the lot size and zoning density designation of RM-8-D.
- The subject property is 42.5 feet wide and 120 feet deep, comprising a total area of 5,100 square-feet.

- There is currently a one-story, 862 square-foot, two bedroom, one bath single-family home on the subject property built in 1953. The existing house has a non-conforming, one-car, attached garage.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RS (Residential, Single-family) with the adjacent properties on the north, south and west across Grace Avenue sharing the same zoning designation. The adjacent property to the east is zoned RM-8-D (Residential, Multi-family – 8 units per acre).
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density Residential.

Project Details

- The proposed addition will more than double the size of the existing house with the addition of four bedrooms, two baths and a family room for a total of 1,229 square-feet. Once complete, the resulting two-story, single-family home will have six bedrooms, three bathrooms and a total of 2,091 square feet.
- The first floor plan features a new family room, bedroom and stairs at the rear of the house.
- The second floor includes the master suite with bedroom, bath and walk-in closet and two additional bedrooms with a shared bathroom.
- Parking is provided by way of a new two-car garage setback located in the northeast corner of the subject property. This new garage will replace the existing non-conforming one-car garage that will be demolished.
- The front (west) elevation will be dramatically impacted with the additional second story. A gable roof will match the existing gables on the first floor.

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
Residential Development Standards		
Section 9121.1, Uses Permitted (see also 9126.9 and 9127.23)	X	

Applicable Zoning Section	Compliant	Non-Compliant
9125.4, Minimum Lot Width		X <50' wide, requires a Site Plan & Design Review, pursuant to 9172.23.
9124, Dwelling Units; 9152.2, Minimum Lot Area; 9125.3, Street Frontage and Access; 9126.12., Height of Buildings and Structures.	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	
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	
General Development Standards		
9162.0(A), Paving and Drainage of Vehicular Areas; 9162.1, General Requirements; 9162.3(A)(4), Location of Parking; 9162.41(A), Automobile Parking Stall Size; 9162.8, Driveway Widths, Driveway Approaches and Traffic Sight Distance	X	
9162.52(C) , Landscaping Requirements	X	

Issues of Concern / Proposed Condition/Change: Design Overlay Review No. 953-06

- **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.

Required Findings: Design Overlay Review No. 953-06

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, restraint in signing, graphics and color; and,
- 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, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

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. 953-06 for a 1,229 Square-Foot Addition to an Existing 862 Square-Foot Single-Family Residence Located at 21222 Grace Avenue”.

VI. Exhibits

1. Draft Resolution for DOR No. 953-06
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, Planning Manager

SN: srDOR953-06