



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 24, 2006
SUBJECT: Design Overlay Review No. 939-06
APPLICANT: Gus Cornejo
2706 E. Washington Street
Long Beach, CA 90810
REQUEST: Proposed 1,084 square-foot first and second floor addition to an existing 1,634 square foot single-family residence on a 25 foot wide, 3,000 square foot lot in the RS (Residential, Single-family) zone and within the Merged and Amended Redevelopment Project Area.
PROPERTY INVOLVED: 625 E. Lincoln Street

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

- May 30, 2006: Design Overlay Review No. 939-06

Applicant / Property Owner Representative

- Gus Cornejo, 2706 E. Washington Street, Long Beach, CA 90810

Property Owner

- Manuel V. Tupas, II, P.O. Box 17942, Anaheim Hills, CA 92817

Project Address

- 625 E. Lincoln Street

Project Description

- To construct a 1,084 square-foot, second story addition and first floor alteration / addition to an existing 1,631 square foot house on a 25-foot wide, 3,000 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 Factory Center Tract developed in the mid-20th century.

Previously Approved Discretionary Permits

- Variance No. 148-81, was approved which permitted the separation of merged lots along Realty Street and allowed a reduction in lot width, street frontage and side yard setbacks for affected lots.

Public Safety Issues

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

On September 12, 2006 staff requested to continue this item until the September 26, 2006, Planning Commission public hearing. This was to allow the applicant more time to revise the development plans according to certain design concerns that staff raised during the final review process. The applicant attempted to submit plans the day of the continued public hearing, which did not provide for sufficient staff review time. Thus, the Planning Commission continued the public hearing to October 24, 2006.

At the September 12, 2006, Planning Commission public hearing, testimony was heard by four residents in the immediate vicinity of the subject property, including concerns about possible impacts that may result from this project's construction, including a shortage of parking along Lincoln Street, more residents, the perception of several families currently living in the residence, and privacy issues

arising as a result of the new addition's visibility if adjacent backyards. Staff has reviewed the revised plans with respect to these concerns and found that the plans are consistent with all applicable zoning codes, in terms of setbacks, parking and height limitations, as outlined in Table 1 below. With respect to the privacy issue, the applicant has provided a plot plan depicting the footprints of adjacent residences and elevations showing the window locations on walls facing the proposed residence. Staff has reviewed the plans and found there to be no instances where windows will directly face one another. Also, windows on the east elevation of the proposed addition were modified to be more narrow and further off the floor so that there is a reduced visual field from the second floor windows facing east toward the adjacent neighbor's rear yard. Staff found this to be sufficient to mitigate any privacy issues.

A courtesy notice of the October 24, 2006, continued public hearing date has been mailed to residents and property owners within a 300-foot radius of the subject property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 625 E. Lincoln Street, between Broad Avenue to the east and Avalon Boulevard to the west.
- Adjacent to the east and west of the subject property and across Realty Street to the south are two-story, single-family residences on narrow, 25-foot wide RS zoned lots. To the north, across a public alley is a restaurant zoned CG (Commercial, General). All of the surrounding homes have two stories and are on 25-foot wide RS zoned lots, consistent with the current house on the subject property.
- The subject property is 25 feet wide and approximately 100 feet deep, comprising a total area of 3,000 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 for the restaurant to the north zoned CG (Commercial, General).
- 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 (Table 1) 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	
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	
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	X	
9162.1, General Requirements	X	

Applicable Zoning Section	Compliant	Non-Compliant
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 first floor modifications and design include an approximate 540 square-foot family room, bathroom and bar nook at the rear of the house which. The second floor has two new bedrooms and a bathroom added, with a modification of an existing bedroom to be turned into a family room and hallway.
- The house will have a total of four bedrooms and four 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 bedrooms and first floor family room with sliding glass doors looking out toward the rear yard. Composite shingles will be used to match the existing roof materials.

Required Findings: Design Overlay Review No. 939-06

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.

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. 939-06 for a 1,084 Square-Foot Addition to an Existing 1,631 Square-foot, Single-Family Home Located at 625 E. Lincoln Street".

VI. Exhibits

1. Draft Resolution for DOR No. 939-06.
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