



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 14, 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

On September 12, 2006 staff requested to continue this item until September 26, 2006 to allow the applicant more time to submit revised the development plans. Public testimony was heard from nearby residents who expressed concerns regarding the proposed addition and possible impacts that may result from its construction, including a shortage of parking along Lincoln Street, the perception of several families currently living in the residence, and privacy issues arising as a result of the new addition's visibility into nearby rear yards. The applicant attempted to submit revised development plans the day of the September 26, 2006 Planning Commission continued public hearing, which did not provide for sufficient staff review time. Thus, the Planning Commission continued the public hearing to October 24, 2006.

Due to the length of time between the original hearing date and the continued public hearing regarding this item, staff sent a courtesy notice of the October 24, 2006 Planning Commission meeting to residents and property owners within a 300-foot radius of the subject property. Many of these residents gave public testimony at the October 24, 2006 Planning Commission meeting regarding this item and expressed the same concerns heard at the September 12, 2006 Planning Commission public hearing. Staff recommended approval of the item, based on the affirmation of necessary findings pursuant to Carson Municipal Code, section 9172.23. However, the Planning Commission modified the recommendation to include a requirement for a single-story addition to lessen the perceived impacts that the proposed addition to the existing single-family residence may have on the immediate neighborhood. The Planning Commission continued the public hearing to November 14, 2006 and asked that staff work with the applicant to produce a modified development plan and bring it back for consideration.

Staff has not received comment from the applicant since the October 24, 2006 Planning Commission public hearing. A letter was sent to the applicant as a reminder of the November 14, 2006 hearing date and informing him of staff's intention to continue the public hearing indefinitely, unless modified development plans were submitted prior the hearing date.

II. Recommendation

That the Planning Commission:

- CONTINUE the Public Hearing indefinitely.

III. Exhibits

1. Staff correspondence to Applicant regarding indefinite continuance.

Prepared by: _____
Steven Newberg, a/Assistant Planner

Reviewed by: _____
John F. Signo, Jr., AICP, a/Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

SN: srDOR939-06