



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 10, 2007

SUBJECT: Design Overlay Review No. 986-07

APPLICANT: Manuel N. Bognot
6129 Edgefield Street
Lakewood, CA 90713

REQUEST: Proposed construction of 2,100 square foot first and second floor addition to an existing single-family home on a 45-foot wide, 6,075 square foot lot (.43 acre) in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 281 E. 215th Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

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

I. Introduction

The applicant proposes a new 1,788 square foot, two-story addition over an existing 1,250 square foot, one-story, single-family residence, including an additional 352 square feet to the first floor for a total living area of 3,390 square feet. An 8-foot by 26-foot (208 square foot) covered patio area is proposed for the rear of the house. The lot size is 45' x 145' (6,075 square feet) and is within the RS (Residential, Single-family zone).

II. Background

The existing house was originally constructed in 1942. The subject property is located within a single-family residential neighborhood north of Carson Street, south of 213th Street, east of Orrick Avenue and west of Dolores Street in the central part of Carson. The existing house has a two-car garage which faces 215th Street and there is a swimming pool located at the rear of the property. Upon completion, the house will have a total of five bedrooms and four bathrooms.

III. Analysis

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.**

The subject property and all surrounding properties are designated as Low Density within the Land Use Element of the General Plan. There are no specific plans for the area. The project site is located in the central portion of the City of Carson. The subject property is surrounded by single-family residences. The proposed project is compatible with similar uses in the vicinity.

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.**

The proposed house design features hipped roofs over the garage, front door entryway and house. Neighboring houses in the vicinity display a variety of roof styles including hips, gables and saltboxes. The roofing material will be cedar colored, composite shingles, consistent with most houses in the neighborhood. Once complete, the house will be two-stories with a total size of 3,390 square feet. Most houses in the neighborhood average approximately 1300-1500 square feet, with a few averaging 2,700 square feet. In January, 2006, Planning Commission approved Design Overlay Review No. 910-05 to allow for a 3,000 square foot, two-story single-family residence that is not yet complete. The applicant has provided the building

footprints for adjacent properties, including window locations, which show that the proposed windows do not directly face windows on opposing properties, nor do they infringe on the privacy of adjacent backyards. The adjacent houses are each one-story. Existing landscaping on the property is aesthetically pleasing, well maintained, and includes planter boxes along the side property lines with grass and a palm tree in the front yard setback area. This landscaping will remain. The proposed house will provide additional aesthetic value to the neighborhood and is consistent with anticipated development in the area.

c. Convenience and safety of circulation for pedestrians and vehicles.

There is an existing two-car garage and driveway facing 215th Street. The garage is adequate in size to accommodate two vehicles and the driveway provides convenience to and from the garage. Pedestrians are able to use the sidewalk in front of the house and there is a paved walkway leading to the house. The landscaping is such that it does not obstruct visibility for vehicles backing up onto 215th Street.

d. Attractiveness, effectiveness and restraint in signing, graphics and color.

Apart from address identification signs, there are no existing signs on the property, nor are any proposed. The color of the house is proposed to be a neutral earth tone (“Trabuco”), with window trim an eggshell white. A brown-colored ledgerstone veneer is proposed in front, along the base of the house and garage. Wooden corbels extend approximately one-foot from the house, above the front living room window. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product.

e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15

The project is compliant with applicable design standards and guidelines.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15301(e)(2), Existing Structures, the proposed modifications of the existing single family residence located in an urbanized residential zone can be 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. 986-07 for the Construction of a Second Floor

Addition and First Floor Modification to an Existing Single-Family Residence
Located at 281 E. 215th Street”.

VI. Exhibits

1. Draft Resolution for DOR No. 986-07.
2. Site plan, elevations, floor plans (under separate cover).
3. Land use map.

Prepared by: _____
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Reviewed by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

SN: srDOR986-07