



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 8, 2007

SUBJECT: Design Overlay Review No. 980-06

APPLICANT: Priscila Dauz
1543 E. 220th Street
Carson, CA 90745

REQUEST: To construct a 1,389 square-foot second story addition and 864 square-foot first floor alteration/addition to an existing 942 square-foot single-family home on a 6,150 square-foot lot in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 1543 E. 220th 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			

Item No. 13A

I. Introduction

Date Application Received

- December 12, 2006: Design Overlay Review No. 980-06

Applicant

- Priscilla Dauz
1543 E. 220th Street, Carson, CA 90745

Property Owner(s)

- Manuel R. and Maria Duarte and Priscilla Dauz
1543 E. 220th Street, Carson, CA 90745

Project Address

- 1543 E. 220th Street, Carson, CA 90745

Project Description

- To construct a 1,389 square-foot second story addition and 864 square feet first floor alteration/ addition to an existing 942 square-foot single-family. The proposed project is 2,253 square feet of new addition on a 6,150 square-foot lot in the RS (Residential, Single-family) zone.

II. Background

Location/Site Characteristics/Existing Development

- The subject property is located at 1543 E. 220th Street between Martin Street to the east and Badeau Street to the west.
- The subject property is surrounded by RS zoned properties. Homes are predominately single-story to the east and west. Across from the subject lot south of 220th Street are two-story single-family homes.
- The subject property is 41 feet wide and 150 feet deep, comprising a total area of 6,150 square-feet.
- There is currently a one-story, 942 square-foot, three bedroom, one bath single-family home on the subject property built in 1955. The existing house has an existing legal nonconforming, one-car, attached garage.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RS (Residential, Single-family) with the adjacent properties to the north, south and west across 220th Avenue sharing the same zoning designation.
- 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. The project will require demolition of most of the partition walls and the northern

exterior walls. Once complete, the resulting two-story, single-family home will have three bedrooms, three bathrooms, and a family room for a total of 2,091 square feet.

- The first floor plan features a new family room, living room, kitchen, dining room, laundry room, bathroom 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 located in the southeast corner of the subject property.
- The front (south) elevation will be dramatically impacted with the additional second story. A gable roof will match the existing gables on the first floor.

III. Analysis

Staff is working with the applicant to redesign the building in order to meet the setback, landscaping, and General Plan requirements.

IV. Recommendation

That the Planning Commission:

- **OPEN** the public hearing, take testimony; and
- **CONTINUE** this item to the May 22, 2007, Planning Commission meeting.

Prepared by: _____
Maribel Aldana, Planner

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

Approved by: _____
Sheri Repp, Planning Manager