



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 22, 2007
SUBJECT: Design Overlay Review No. 995-07
APPLICANT: John Gertes
23009 Delford Avenue
Carson, CA 90745

REQUEST: To construct a new two-story, 2,130 square-foot, two-story single-family residence on a 39' x 90' (3,500 square feet) lot within the RS (Residential, Single-family zone).

PROPERTY INVOLVED: 23007 Delford Avenue (APN No. 7363-013-036)

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			

Item No. 11A

I. Introduction

The applicant proposes a new 2,130 square foot, two-story, single-family residence, on a 39 foot by 90 foot (3,500 square feet) lot within the RS (Residential, Single-family zone).

II. Background

The subject property is currently vacant and is located within a single-family residential neighborhood called Sun Ray Manor, north of 231st Street, south of 228th Street, east of Caroldale Avenue and west of Main Street in the southwest area of Carson. Upon completion, the new house will have a total of four bedrooms and three bathrooms.

Carson Engineering staff completed Certificate of Compliance No. 211-06 (Exhibit No. 4), which certifies that the subject property complies with all provisions of the Carson Municipal Code, California Government Code and Subdivision Map Act requirements related to the legal subdivision of the subject property.

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. Adjacent properties to the north lie within Specific Plan No. 7, which governs development standards in that single-family residential planned-unit development. The project site is located in the southwestern 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, including existing residential, single-family developments on similar, under-sized (less than 5,000 square-foot) lots.

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 design features gabled roofs over offset building heights for the front and rear of the house. Neighboring houses in the vicinity display a variety of roof styles including hips, gables and saltboxes. The roofing material will be "true buff" colored, Spanish clay tile, consistent with many houses in the neighborhood.

Once complete, the house will be two-stories with a total size of 2,130 square feet. Most houses in the neighborhood average approximately 1,800 to 2,100 square feet in size. Adjacent to the north is a newer planned-unit development consisting of two-story, single-family homes, averaging more than 2,000 square-feet each. East, across Delford Avenue, and directly facing the subject property is a new house constructed in 2005. The applicant intends to make the proposed house compatible in terms of size and design with this new house and other houses in the vicinity.

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 applicant intends to provide front yard landscaping on either side of the driveway and in the rear yard, consisting of small trees, flowers and ground cover. 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.

The applicant proposes a 400 square-foot, two-car garage and driveway facing Delford Avenue. The garage is adequate in size to accommodate two vehicles and the driveway provides sufficient back-up distance to the street and convenience to and from the garage. The subject property is located on a cul-de-sac. Pedestrians are able to use the sidewalk in front of the house and there is a paved walkway leading to the house. The proposed landscaping is such that it will not obstruct visibility for vehicles backing up onto Delford Avenue.

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 ("Mirage"), with window trim a light-brown ("Alamo"). Light-texture stucco is proposed for the finish, with a pure white color for the eaves. 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 meets applicable design standards and guidelines.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15303(a), New Construction of Small Structures, construction of a single family residence in a residential zone 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. 995-07 for the Construction of a New, Two-story, 2,130 Square-foot, Single-family Residence Located at 23007 Delford Avenue".

VI. Exhibits

1. Draft Resolution for DOR No. 995-07.
2. Site plan, elevations, floor plans (under separate cover).
3. Land use map.
4. Certificate of Compliance No. 211-06

Prepared by: _____
Steven Newberg, Associate Planner

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

Approved by: _____
Sheri Repp, Planning Manager

SN: srDOR995-07