



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 22, 2007

SUBJECT: Design Overlay Review No. 980-06

APPLICANT: Priscila Dauz
225 East 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			

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

Previous Uses of Property

- The subject property has been in continuous single-family residential use since the creation of the underlying Tract Map No. 4546 in 1955.

Previously Approved Discretionary Permits

- There are no previously approved discretionary permits for the project site.

Public Safety Issues

- There are no past or current zoning code enforcement cases associated with this property.

III. Analysis

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 proposed garage will have the required 25 foot setback.
- 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.

Applicable Zoning Ordinance Regulations

The following table 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	

Applicable Zoning Section	Compliant	Non-Compliant
9125.4, Minimum Lot Width		X <50' wide, requires a Site Plan & Design Review, pursuant to 9172.23.
9124, Dwelling Units; 9152.2, Minimum Lot Area; 9125.3, Street Frontage and Access; 9126.12., Height of Buildings and Structures.	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; 9162.1, General Requirements; 9162.3(A)(4), Location of Parking; 9162.41(A), Automobile Parking Stall Size; 9162.8, Driveway Widths, Driveway Approaches and Traffic Sight Distance	X	
9162.52(C) , Landscaping Requirements	X	

Issues of Concern / Proposed Condition/Change: Design Overlay Review No. 980-06

- **ISSUE: Narrow Lot Width:** The subject parcel is non-conforming with respect to lot width.
 - **MITIGATION:** Given the lot width constraint and the close proximity of the proposed house to existing development on adjacent lots, design considerations were made with respect to window placement to mitigate adjacent neighbors' privacy.

Required Findings: Design Overlay Review No. 980-06

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, restraint in signing, graphics and color; and
- 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, if conditions of approval are implemented. Specific details regarding the applicable findings 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. 980-06 for a 1,389 square-foot second story addition and 864 square-foot first floor alteration/addition to an existing 942 square-foot single-family residence located at 1543 E. 220th Street.”

VI. Exhibits

1. Draft Resolution for DOR No. 980-06
2. Site plan, elevations, floor plans (under separate cover)

Prepared by: _____
Maribel Aldana, Planner

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

Approved by: _____
Sheri Repp, Planning Manager

SN: srDOR980-06