



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 14, 2007
SUBJECT: Variance No. 496-07
APPLICANT: Patricia Williams
17504 Amantha Avenue
Carson, CA 90746

REQUEST: To construct a 437 square-foot room addition to an existing duplex and four-car garage to create one structure on two separate lots in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 17504 Amantha Avenue

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cannon			Hudson
		Faletogo			Saenz
		Graber			Verrett

Item No. 11B

I. **Introduction**

Date Application Received

- June 12, 2007: Variance No. 496-07

Applicant / Property Owner

- Patricia Williams, 17504 Amantha Avenue, Carson, CA 90746

Property Owner Representative

- Ignatius Opara, 8443 Crenshaw Blvd., Inglewood, CA 90302

Project Address

- 17504 Amantha Avenue

Project Description

- The proposed project is for the construction of a 437 square-foot room addition to an existing residential duplex and four-car garage on 0.2 acres. The application includes:
 - Variance for encroachment of the proposed addition into the required side yard setback.
- The addition will have a stucco exterior and will be painted to match the existing residence. The main entrance for the project is located on Amantha Avenue.

II. **Background**

Previous Discretionary Permits

- None

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there have not been nor are there any current zoning code enforcement cases associated with this property.

III. **Analysis**

Location/Site Characteristics/Existing Development

- The subject site is located at 17504 Amantha Avenue between Bitterlake Street to the north and Central Avenue to the east.
- The project site is in an urban, developed community and is located in the northern part of the City of Carson on the east side of Amantha Avenue. The project is surrounded by single-family residences. A gas station and fast food restaurant are located to the north of the property.

Zoning/General Plan/Redevelopment Area Designation

- The current General Plan land use designation for the project site is Low Density Residential; the zoning is RS (Residential, Single-family).

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 Ordinance Sections	Compliance	Non-Compliance
Section 9121.1 – Uses Permitted	x	
Section 9126.12 – Height of Buildings and Structures	x	
Section 9126.221 – Parking Setback	x	
Section 9126.23 – Front Yard	x	
Section 9126.24 – Side Yard		Approval of a variance is required by the Planning Commission
Section 9126.25 – Rear Yard	x	

Required Findings: Variance

Pursuant to Section 9172.22 - Variance, the Planning Commission may approve the proposal only if the following finding can be made in the affirmative:

- a. A Variance from the terms of this Chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

All of the required findings pursuant to Section 9172.22, “Variance Findings and Decision”, can be made in the affirmative. Details can be found in the attached resolution.

Issues of Concern/Mitigation

- Issue – Possible Oil Well Location: Los Angeles County records indicate that an oil well may be located on the property.
 - *Proposed Condition/Change:* If an oil well is located on the property, the applicant shall obtain approval from the California Department of Conservation – Division of Oil, Gas and Geothermal Resources prior to the issuance of a building permit for the proposed addition.

IV. Environmental Review

Pursuant to Section 15303(b) of the California Environmental Quality Act (CEQA), construction of the 437 square-foot room addition is considered a small structure and is “Categorically Exempt.”

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 Variance No. 496-07 for the property located at 17504 Amantha Avenue.”

VI. Exhibits

1. Zoning Map
2. Draft Resolution
3. Project Plans (Submitted under separate cover)

Prepared by: _____
Max Castillo, Assistant Planner

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

Approved by: _____
Sheri Repp-Loadsman, Planning Division Manager