



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 27, 2007  
SUBJECT: Design Overlay Review No. 984-07  
APPLICANT: Maria Navarro  
22412 Marbella Avenue  
Carson, CA 90745

REQUEST: To construct a proposed second floor addition to an existing 1,047 square-foot one-story home with a detached existing two-car garage on a 40 foot wide lot in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 20906 Margaret Street

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### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Graber
		Vice Chair Hudson			Saenz
		Cannon			Verrett

## I. Introduction

### *Date Application Received*

- January 25, 2007: Design Overlay Review No. 984-07

### *Applicant / Property Owner Representative*

- Maria Navarro; 22412 Marbella Avenue; Carson, CA 90745

### *Property Owner*

- Margarita Jacinto; 20906 Margaret St.; Carson, CA 90745

### *Project Address*

- 20906 Margaret Street

### *Project Description*

- To construct a proposed second floor addition to an existing 1,047 square-foot one-story home with an existing two-car garage on a 40-foot wide lot in the RS (Residential, Single-family) zone.
- The property would be accessed by a 13-foot wide common driveway abutting the southern property line. The proposed home remodel would have three bedrooms and 2 ½ baths and would total 2,116 square feet in total area. A 120-square foot porch is also proposed. The existing garage and storage area occupies 566 square feet. The first floor includes a dining/living room, half bath, kitchen and master bedroom with a bathroom. The second floor has two bedrooms and one bathroom.
- The architectural design of the project is designed with a variety of textures and treatments. The remodeled home will include decorative windows, stucco exteriors, arched entryways and a shingle roof. The architectural design of the project is well integrated with the surrounding area and makes good use of the site. Surrounding properties include one-story residential buildings. A landscaped front yard will be located along the Margaret Street frontage of the property.

## II. Background

### *Previous Uses of Property*

- The subject property has been continuously used as single-family residence since 1948.

### *Previously Approved Discretionary Permits*

- There have been no previously approved discretionary permits on the subject parcel.

### *Public Safety Issues*

- There is no past or current zoning code enforcement case associated with this property.

### III. Analysis

#### *Location/Site Characteristics/Existing Development*

- The subject property is located at 20906 Margaret Street, between Dominguez Street to the south and Torrance Boulevard to the north;
- Surrounding the property are single-family residences;
- The subject property is 40 feet wide and 106 feet deep, comprising a total area of 4,240 square feet.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned RS (Residential, Single-family) with all adjacent properties sharing the same zoning designation; and,
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density Residential.

#### *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:

<b>Applicable Zoning Ordinance Sections</b>	<b>Compliance</b>	<b>Non-Compliance</b>
Section 9121.1 – Uses Permitted		For lots less than 40 feet wide, the project is subject to approval of a Site Plan and Design Review by the Planning Commission
Section 9172.23 – Site Plan and Design Review		See <i>Issues of Concern</i>

#### *Required Findings: Design Overlay Review No. 984-07*

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 and 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. Specific details regarding the applicable findings identified for each of the discretionary permits are incorporated in the attached resolution.

*Issues of Concern / Proposed Condition/Change: Design Overlay Review No. 984-07*

- Issue – Aesthetics - Color: To provide consistency with surrounding properties, staff recommends that a neutral color such as earth tones be utilized for the exterior of the house.
- Issue - Aesthetics – Design – Roof: To the extent feasible, the applicant shall provide a consistent roof pitch for all rooflines. In addition, staff recommends that a clay tile roof be incorporated into the proposed design.
- Issue – Aesthetics – Porch: Per Section 9126.29 of the Carson Municipal Code, covered porches exceeding 50% of the building width is subject to administrative design review. Due to the lack of similar porch structures in the immediate neighborhood, staff finds that proposed porch is excessive and is not compatible with the surrounding neighborhood. Staff recommends that the porch width be reduced and replaced with relief features.
- Issue – Rear Yard Open Space: Per Section 9126.25 of the Carson Municipal Code, encroachment into the rear yard is not to exceed 50% of the total rear yard area. The existing garage/storage structure exceeds this amount by 8 square feet. Because the structure was built prior to the City's incorporation, the structure can be considered legal, non-conforming and can remain provided no additions are made to the structure.

#### **IV. Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15332, In-fill Development Projects, the proposed addition to the single-family residence is deemed "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 Design Overlay Review No. 984-07 to construct a proposed second floor addition to an existing 1,047 square-foot one-story home with a detached existing two-car garage on a 40-foot wide lot located at 20906 Margaret Street."

**VI. Exhibits**

1. Land Use Map
2. Resolution
3. Site plan, elevations, floor plans (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

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