



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 25, 2012

SUBJECT: Modification No. 1 to Design Overlay Review No. 411-87, Modification No. 1 to Conditional Use Permit No. 335-87, and Variance No. 516-10

APPLICANT: Norma Gabion
2231 W. 235th Street
Torrance, CA 90501

REQUEST: To construct a 1,215-square-foot residential apartment unit as part of an existing 3-unit, two-story apartment building within the RM-25-D (Residential, Multi-family – 25 units/acre – Design Overlay) zone. The variance request is to authorize an existing parking setback of 22 feet instead of the required 26 feet per Section 9126.221 of the Carson Municipal Code.

PROPERTY INVOLVED: 135 W. 223rd Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Saenz
		Brimmer			Schaefer
		Diaz			Williams
		Goolsby			

Item No. 13A

I. Introduction

The applicant, Norma Gabion, is requesting to construct a fourth unit to an existing 3-unit, two-story apartment building located at 135 West 223rd Street. The new unit will be 1,215 square feet and will be located within the existing building in an area currently used as storage. The site is 0.20 acre and is zoned RM-25-D (Residential, Multi-family – 25 units/acre – Design Overlay), which allows up to five units on the subject property. The variance request is to authorize an existing parking setback of 22 feet instead of the required 26 feet per Section 9126.221 of the Carson Municipal Code (CMC).

Building permits indicate the structure was built in 1989. On November 24, 1987, the Planning Commission approved Design Overlay Review No. 411-87 and Conditional Use Permit No. 335-87 which included the following:

- *Design Overlay Review (DOR) No. 411-87:* Pursuant to Section 9126.9 - Site Planning and Design, within any D (Design Overlay) designated area, all development subsequent to the date of such designation shall be in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedure as provided in CMC 9172.23.
- *Conditional Use Permit (CUP) No. 335-87:* Pursuant to Section 9141.1 - Residential Uses, a Conditional Use Permit is required for multifamily dwellings on lots 50 feet or wider.

The proposed apartment unit will also include two 1-car carports and a guest parking space. A variance request for a reduced parking setback will include the following:

- *Variance No. 516-10:* Pursuant to Section 9126.221, a parking setback of 26 feet is required for the new 1-car carports. The applicant requests approval of the existing 22-foot reduced parking setback.

II. Analysis

Staff would not be able to provide findings to support the variance required for a reduced parking setback. In addition, based on further staff research, a variance for eliminating the private open space requirement would also be required but could not be supported by any findings. Therefore, staff is requesting to continue the item indefinitely and the item would most likely not be brought back to the Planning Commission.



III. Recommendation

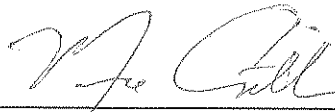
That the Planning Commission:

- CONTINUE the Public Hearing indefinitely

IV. Exhibits

1. None

Prepared by:



Max Castillo, Assistant Planner

Reviewed by:

John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp-Loadsman, Planning Officer

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