



CARSON PLANNING COMMISSION STAFF REPORT

DATE: May 23, 2023
FROM: Christopher Palmer, AICP - Planning Manager
BY: Max Castillo, Associate Planner
SUBJECT: Site Plan and Design Review (DOR) No. 1918-22

PROJECT/APPLICANT INFORMATION

Project Summary: Consider finding a CEQA exemption and approval of Site Plan and Design Review No. 1918-22 for a proposed addition to a single-family residence on a 40-foot-wide lot.

Project Location: 20912 Margaret Street (APN # 7336-021-002)

Zoning: Single Family Residential (RS)

Project Applicant/Owner: Melesio and Maria A. Gonzalez

I. OVERVIEW

A. Introduction and History

The subject property is less than 50 feet wide and proposed improvements exceed \$50,000. As such, the applicant is required to submit for site plan and design review before the Planning Commission per Carson Municipal Code (CMC) Sections 9121.1 and 9172.23

Building and Safety records show that a one-story 886 square-foot structure received final approval for construction in 1937, including an attached one-car garage.

The conversion of the 595-square-foot unfinaled detached guest unit into an ADU is currently being processed by staff. A condition of approval has been included requiring staff approval of the ADU prior to approval of the proposed first and second-story addition to the single-family residence.

B. Project Description

The applicant requests approval of the proposed DOR to add a 1,177-square-foot, first and second-story addition to a 1,086-square-foot single-family residence with an existing attached one-car garage. The remodeled first floor will consist of a new front porch and an extension of the living room, kitchen, first-floor bedroom, and half-bathroom. The new second floor will consist of three bedrooms and two bathrooms. The new addition will enlarge the living space from 1,086 square feet to 2,263 square feet.

The proposed modified single-family dwelling and guest unit are located on a 0.02-acre lot (4,151 square feet). The single-family dwelling and guest unit would be accessed from Margaret Street via one driveway that would provide access to an attached one-car garage.

As shown on the elevations (Figure C), the addition is proposed to be approximately 26 feet in height. The existing single-family dwelling facade would be replaced with a new, modern stucco design and color that will match the proposed addition. The existing windows on the front elevation will be replaced and be compatible with the new addition. The proposed addition will also incorporate the same shingle roof material and color (Figure B).

Figure A provided below is an image of the existing conditions of the project site. Figures B and C are a colored rendering and elevations of the proposed project, respectively.

Figure A

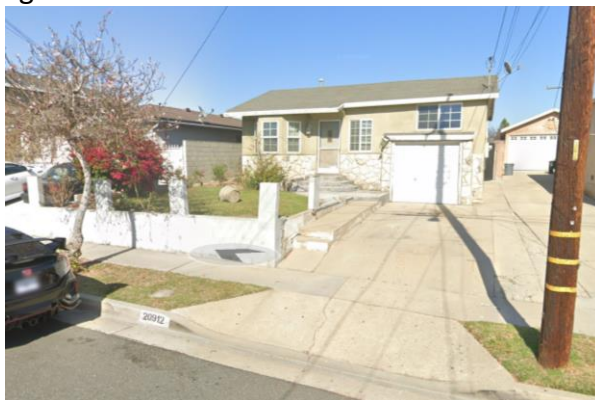


Figure B

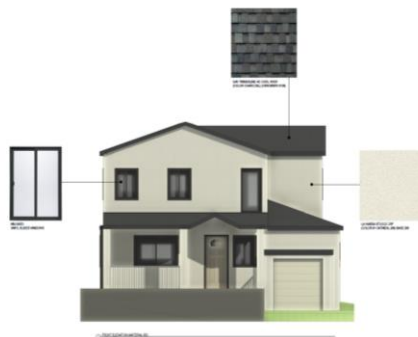
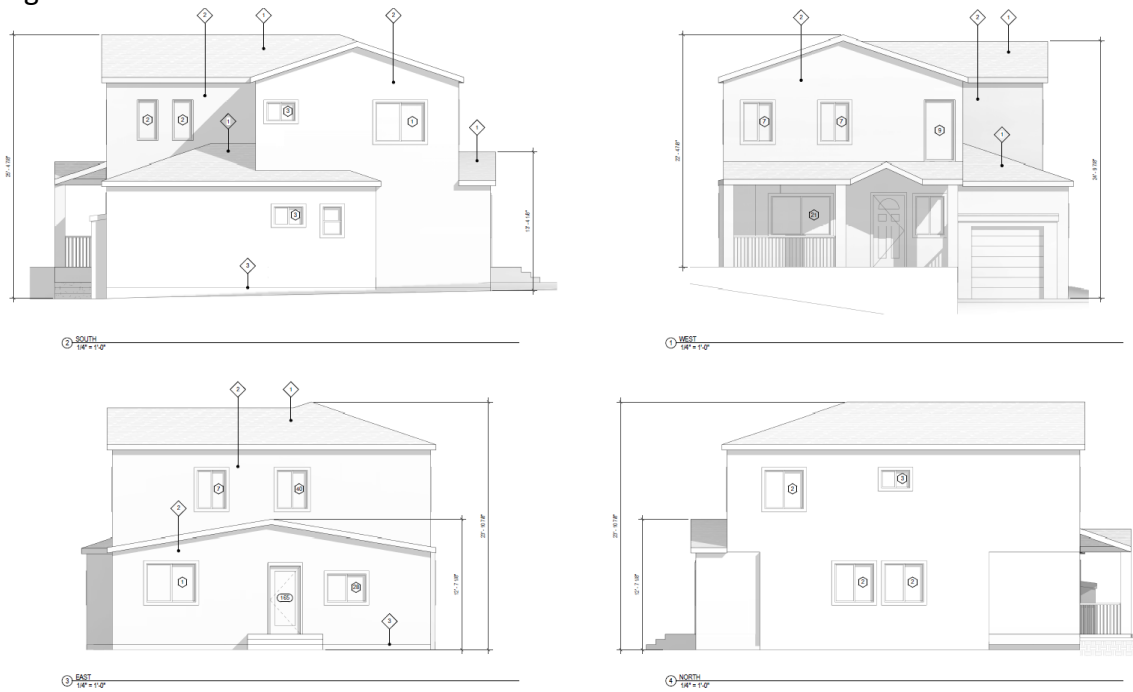


Figure C



C. Existing Conditions

1. Land Use Information

The subject property site is in the Residential, Single Family (RS) Zone and has a General Plan land use designation of Low Density. The project site is largely surrounded by single-family residences. The immediate neighborhood is comprised of one-story and two-story residences. As shown on the attached Radius map (Attachment 2), the project site is located in the western part of the City north of the intersection of Dominguez Street and Margaret Street.

2. Site Conditions

There is a 20-foot front yard setback, an existing 1,086 square-foot single-family residence and a 595 square-foot unpermitted guest unit on the property. The site is surrounded by a three and a half-foot front yard block wall and a six-foot high side and rear yard block wall.

II. ANALYSIS

A. Zoning Ordinance Compliance

The proposed development project is consistent with the RS (Residential, Single-family) zoning designation of the site, which allows for additions with a DOR (Design Overlay Review). The proposed development complies with the following development and design standards of the CMC:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Residential Development Standards			
9121.1, Uses Permitted	X		Site Plan and Design Review required for lots less than 50-foot wide
9124, Dwelling Units	X		RS: 1 unit per 5,000 square feet; detached ADU unit to be approved prior to approval of proposed single-family home addition
9126.12, Height of Buildings and Structures	X		30-foot maximum height allowed; 26-foot maximum height proposed
9126.24, Side Yards	X		Existing setbacks maintained
9126.27, Space Between Buildings	X		6-foot minimum setback allowed; 8-foot setback proposed
9126.29, Encroachments	X		Proposed porch meets setbacks and design compatibility requirements
Implementing Provisions			
9182.41, Nonconformity Requiring Capital Expenditure to Conform	X		Existing non-conformity with respect to parking (1-car garage instead of required 2-car garage) allowed to continue indefinitely.

Pursuant to Section 9121.1 of the CMC, a property that is less than 50 feet in width is subject to Site Plan and Design Review pursuant to Section 9172.23 of the CMC. Section 9172.23 states that the project may be approved by the Planning Commission if and only if the following findings can be made:

a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.

The proposed development project is consistent with the General Plan and General Plan designation (Low Density (Residential)) of the site for the following reasons:

- Property improvement
- Municipal Code compliance
- Compliance with County of Los Angeles Green Building Standards

The General Plan designates the property for residential uses. The proposed project is residential and therefore compatible. The project density and neighborhood character are similar to that of the surrounding area, as there are homes to the north, south and east of the proposed project which are two-story homes. The majority of the neighborhood is composed of one-story homes.

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 current architectural style of the existing residence is a conventional single-family stucco residence of approximately 886 square feet, an attached one-car garage located on the south side of the house, with a 2 ½-foot setback along the south property line. The existing 2 ½-foot wide setback is considered legal, nonconforming and not in accordance with the current minimum setback requirement of 4 feet. The applicant proposes an addition which will meet the minimum side yard setback requirement of 4 feet. If approved, the project would have an upgraded appearance, with repaint, new decorative windows and a new shingle roof for the existing unit and proposed addition. Second-floor window placement and privacy for the residence will not be affected as the properties immediately to the north, south and east of property are single-story homes. The existing front yard landscape is adequate. The project will be compatible and harmonious with the surrounding area.

c. Convenience and safety of circulation for pedestrians and vehicles.

There will be no change to site access. Access to the project site from Margaret Street will remain being provided by the existing driveway. The driveway width meets the residential development standards.

B. Public Hearing Notice

Public Notice was given in accordance with Part 7 of the CMC. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750'

radius on May 11, 2023. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

C. Environmental Analysis

The proposed project is not subject to the regulations under the California Environmental Quality Act (CEQA) because it is not a Project under Section 15378. Even assuming the proposed project were a Project under CEQA, it is categorically exempt from review under CEQA pursuant to State CEQA Guidelines Section 15301(e2), Class 1 -- Existing Structures, because the proposed modification of the existing single family residence is located in an urbanized residential zone where it is not environmentally sensitive, and therefore, will not have the potential to cause a significant effect on the environment; or alternatively, it is covered by CEQA's common sense exemption under CEQA Guidelines Section 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment, whereas here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

III. CONCLUSION AND RECOMMENDATION

Staff believes that the project will be compatible, architecturally and in design, with the surrounding area. Further, no traffic impacts are expected. Thus, staff recommends approval of the addition to the existing single-family dwelling.

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 23-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND APPROVING SITE PLAN AND DESIGN REVIEW NO. 1918-22 FOR A PROPOSED ADDITION TO SINGLE FAMILY DWELLING ON A 40-FOOT-WIDE LOT AT 20912 MARGARET STREET."

IV. ATTACHMENTS

- 1) Development Plans
- 2) Vicinity / Zoning Map
- 3) Draft Resolution No 23-_____.
 - A. Legal Description
 - B. Conditions of Approval
- 4) Public Hearing Notice