



CARSON PLANNING COMMISSION STAFF REPORT

DATE: July 11, 2023
FROM: Christopher Palmer, AICP - Planning Manager
BY: Jacob Collins, AICP – Assistant Planner
SUBJECT: Site Plan Design Overlay Review No. 1936-23

PROJECT/APPLICANT INFORMATION

Project Summary: A request for approval of a CEQA exemption and approval of Site Plan and Design Review No. 1936-23 for a new addition to a single-family residence on a 40-foot-wide lot
Project Location: 21114 Martin St. (APN: 7326-002-006)
Zoning: Single Family Residential (RS)
Project Applicant: Us Tekno – Many Lopes
Project Owner: Oscar Juarez

I. OVERVIEW

A. Introduction

Carson Municipal Code (CMC) Section 9121.1 requires single-family residences on lots less than 50 feet wide to submit for Site Plan and Design Review approval pursuant to CMC 9172.23. CMC 9172.23(B)(1) requires Commission approval for a Site Plan and Design Review involving any expansion, addition, alteration or repair to an existing structure, or other construction if the estimated cost of the work is \$50,000 or more and the work involves changes in exterior architectural design, landscaping design or parking facilities. Per CMC 9172.23(B), the valuation of construction shall be established by the Building Official, using as a guide, the Marshall Valuation Service compiled by the Marshall and Swift Publication Company. Following this guide, the Building Official established a valuation of construction of approximately \$109,056 (\$192 per square foot) for the subject addition. Therefore, the Planning Commission is the approval authority for DOR No. 1936-23.

B. Project Description

The applicant requests approval of Site Plan and Design Review (DOR) No. 1936-23 to add 568 square feet to the rear of an existing 1,400 square-foot single-family dwelling. The proposed rear addition will consist of a bedroom, bathroom, and walk in closet. There is an approved detached accessory dwelling unit (ADU) at the rear of the property.

C. Existing Conditions

The existing 1,400 square-foot residence was originally constructed in 1954 and included a 1-car garage. The detached, 450 square-foot ADU was constructed in 2020. The surrounding residential properties are also considered to be substandard lots and are primarily developed with single-story housing.

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 Residential. The property is to the north of the intersection of 213th Street and Martin St. The property is adjacent to residential properties to the North and South. The rear of the property borders Dolphin Park to the east and a vacant industrial parcel is located across the street to the west.



Figure (a) Project Site and Surrounding Area

Table 1 Land Use Summary Table

	Existing Use	Zoning	General Plan
Subject Site	Single-Family Residence	Single Family Residential (RS)	Low Density Residential (LDR)
North of Subject Site	Single-Family Residence	Single Family Residential (RS)	Low Density Residential (LDR)
South of Subject Site	Single-Family Residence	Single Family Residential (RS)	Low Density Residential (LDR)
East of Subject Site	Dolphin Park	Open Space (OS)	Open Space (OS)

West of Subject Site (across Martin St)	Vacant	Heavy Manufacturing – Design Overlay (MH-D)	Business Mixed Use (BMU)
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II. ANALYSIS

A. General Plan Consistency

The proposed addition to a detached single-family residence is consistent with the General Plan and General Plan designation (Low Density Residential) of the site. According to the 2040 General Plan, the Low Density Residential designation is primarily intended for detached single family structures. Additionally, the proposed addition will increase the Floor Area Ratio to 0.45 from 0.37, which complies with the 0.55 maximum noted in the general plan.

B. Zoning Ordinance Compliance

The proposed development project is consistent with the Zoning (“**RS**” – **Single Family Residential**) designation of the site, which allows for single-family dwellings on substandard lots, subject to Site Plan and Design Review. The proposed development complies with the following development and design standards of the CMC:

	Required	Proposed
Front Setback	20 Feet	20 Feet
Side Setback	4 Feet	4 feet
Rear Setback	15 Feet	48.5 feet
Height Maximum	30 feet	13 feet

The subject property proposes landscaped area for 41% of the 20-foot front yard setback, which is less than the 50% that is typically required for a property with a 1-car garage. However, CMC section 9162.3 states that exceptions for substandard lots may be allowed by an approved Site Plan.

1. Design Considerations:

The single-story addition, painted with blue-gray stucco to match the existing residence and ADU, demonstrates compatibility of architecture and design with existing 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. This project will improve the quality of housing provided on this property and add to the character of the surrounding neighborhood.



C. Public Hearing Notice

Notice of public hearing was posted to the project site by June 28, 2023. Notices were mailed to property owners and occupants within a 750-foot radius by June 28, 2023. The agenda was posted at City Hall 72 hours prior to the Planning Commission Meeting.

D. Environmental Analysis

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities which consists of the operations, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. An example of this exemption is additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. CEQA Guidelines §15301(e)(1). The proposed addition meets the criteria of said example.

The project is also categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3- New Construction or Conversion of Small Structures which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. A Notice

of Exemption will be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

E. CFD/IDIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. Renovation of existing structures are exempted from the DIF (Carson Municipal Code Section 11700).

Based on the adopted CFD, the project is exempt due to the subject property's existing residential use.

III. CONCLUSION AND RECOMMENDATION

The proposed development will improve the housing quality for the property owner and is compatible with the surrounding neighborhood. Accordingly, Staff is recommending that the Planning Commission adopt PC Resolution No. 23-___ (Attachment 2) approving the proposed 568 square-foot, one bedroom, one bathroom addition.

ATTACHMENTS

- 1) Development Plans
- 2) Draft Resolution