



CARSON PLANNING COMMISSION STAFF REPORT

DATE: July 25, 2023
FROM: Christopher Palmer, AICP - Planning Manager
BY: Richard Garcia, Assistant Planner
SUBJECT: Site Plan and Design Review (DOR) No. 1929-23

PROJECT/APPLICANT INFORMATION

Project Summary: Consider finding a CEQA exemption and approval of Site Plan and Design Review No. 1929-23 for a proposed addition to a rear unit of freestanding multifamily duplex.

Project Location: 310 W. 220th St. (APN # 7341-003-009)

Zoning: Residential, Multiple Dwelling (RM-25-D)

Project Applicant/Owner: Amer Khan

I. OVERVIEW

A. Introduction and History

The property is in a design overlay zone and the 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. 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 \$81,216 (\$192 per square foot x 423 square feet including covered patio) for the subject addition. Therefore, the Planning Commission is the approval authority for DOR No. 1929-23.

Building and Safety records show that the site was developed in 1956 with two detached 852 square foot single family dwellings and a detached 400 square foot detached garage.

The property still exists in this duplex arrangement with the detached garage. The lot is 7,763 square feet.

B. Project Description

The applicant requests approval of the proposed DOR to add 303 square feet and a 120 square foot covered patio to the detached single-family dwelling located at the rear of the property. The 303 square foot addition will include a new bedroom, bathroom, and laundry room to the rear unit on the site. The two residences on the property are accessible from 220th Street via one driveway that provides access to the two car garage which stands in between the two residences.

The elevations (Figure C) show the addition, which will stand 11'2" in height. The stucco design and color for the proposed addition will match the existing single-family dwelling façade and incorporate the same shingle roof material and color. The color is identified by the name Antique White #023.

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

Figure A



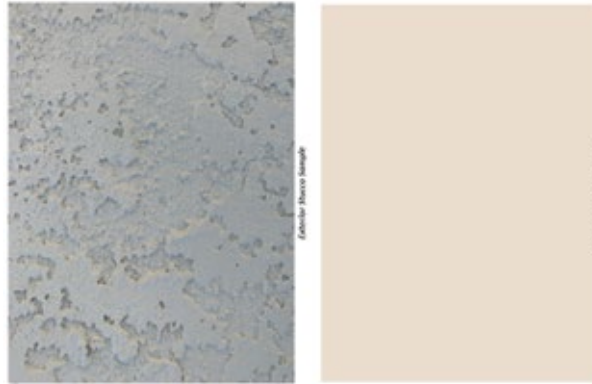
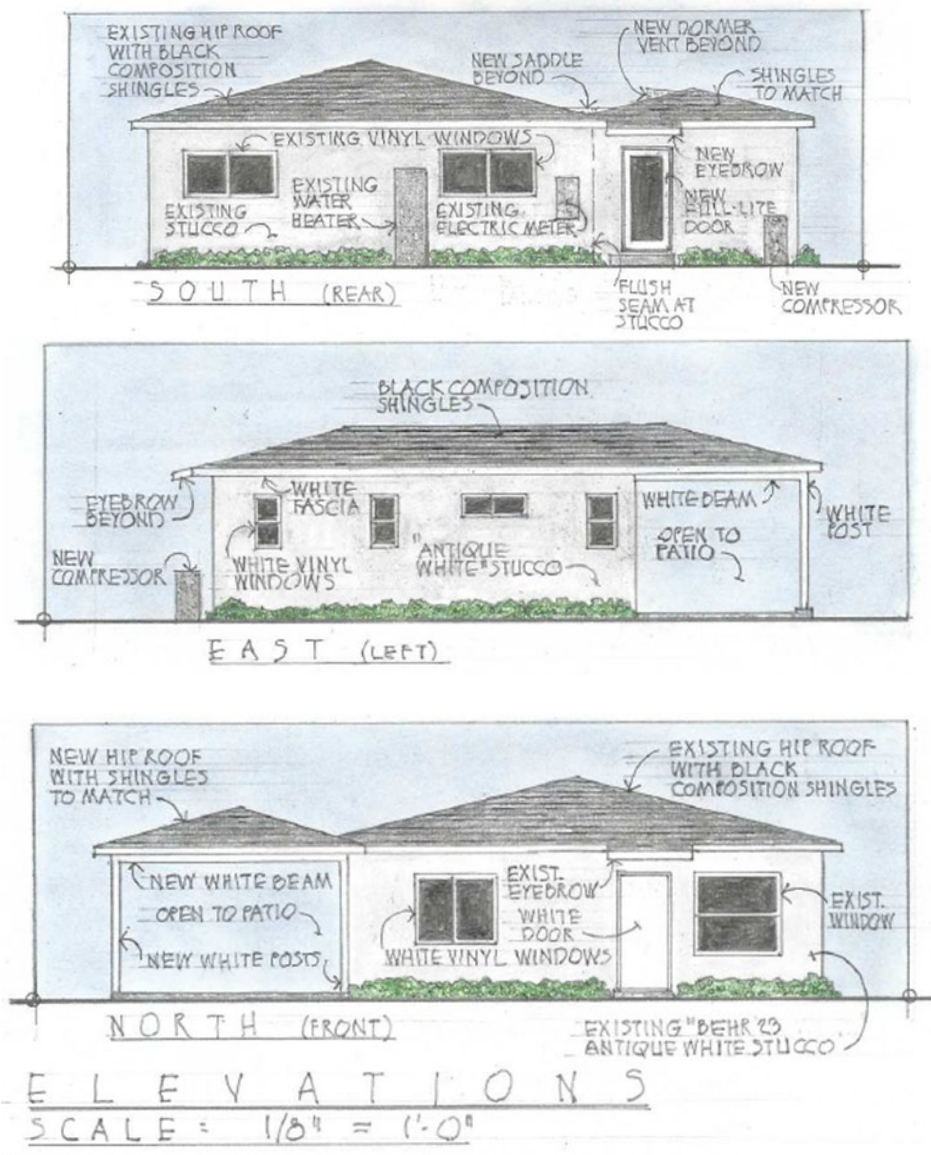


Figure B

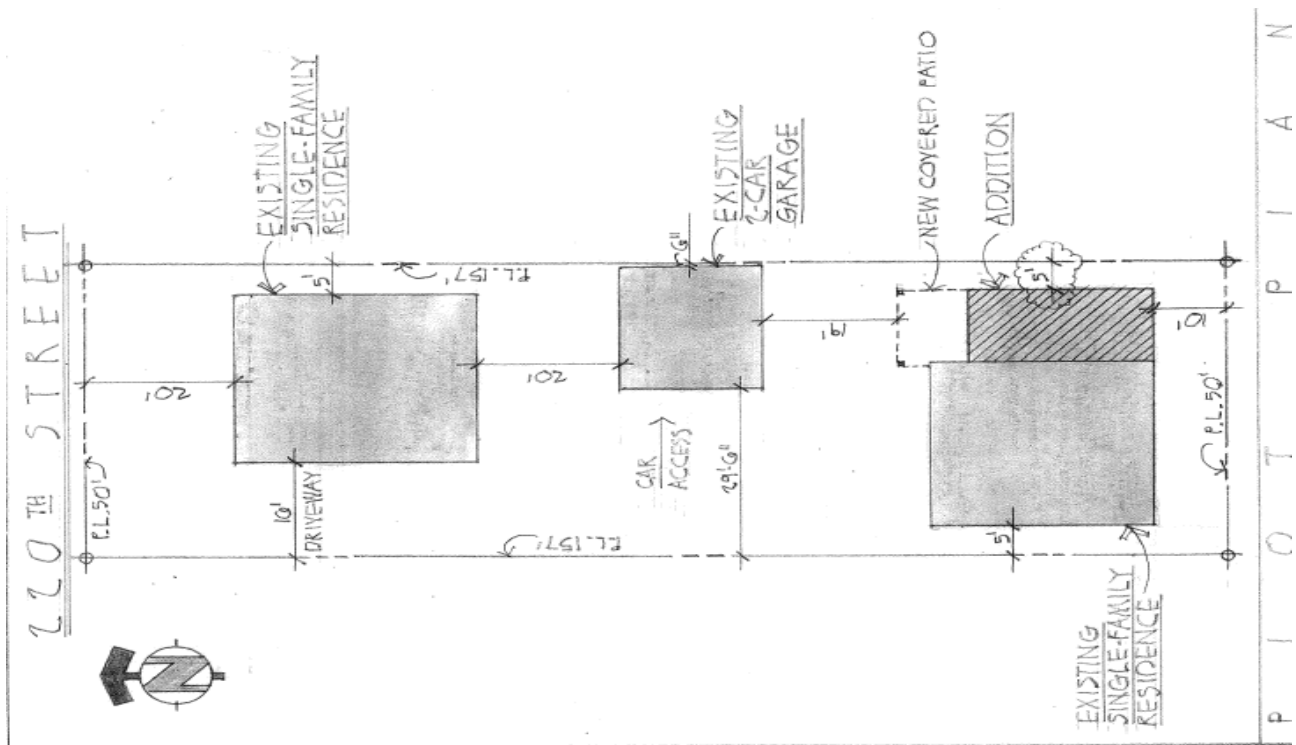
Figure C



C. Existing Conditions

1. Land Use Information

The property is in the Residential, Multiple Family (RM-25-D) Design Overlay Zone and has a General Plan land use designation of High Density Residential. The project site is surrounded by a mixture of single-family dwellings and multi-family developments all located in RM zones. As shown on the attached Radius map (Attachment 2), the project site is in the western part of the city just West of the 220th St. and Moneta Ave intersection.



Land Use Summary Table

	Existing Use	Zoning	General Plan
Subject Site	Multi Family Development	RM-25-D (Multi-Family Residential with Design Overlay)	High Density Residential
North of Subject Site (across 220th St)	Multi Family Development	RM-25-D (Multi-Family Residential with Design Overlay)	High Density Residential

South of Subject Site	Single Family Dwellings	RM-25-D (Multi-Family Residential with Design Overlay)	High Density Residential
East of Subject Site	Multi Family Development/Single Family Dwelling	RM-25-D (Multi-Family Residential with Design Overlay)	High Density Residential
West of Subject Site	Condominiums	RM-25-D (Multi-Family Residential with Design Overlay)	High Density Residential

II. ANALYSIS

A. General Plan Consistency

The proposed development project is consistent with the General Plan and General Plan land-use designation for the property, which is High Density Residential. The General Plan land use description for High Density Residential provides as follows:

The subject property (existing and with the proposed project) is residential, multifamily development, consisting of two units on a .17 acre lot, which is consistent with the General Plan.

B. Zoning Ordinance Compliance

The proposed development project is in the RM-25-D (Residential, Multiple Family – Design Overlay) zone, which allows for additions such as this subject to a DOR (Site Plan and Design Review) approval and compliance with the applicable residential development standards of the Zoning Ordinance.

The proposed addition meets the criteria for DOR approval pursuant to CMC 9172.23(D). In addition to being consistent with the General Plan, the project’s architectural and design characteristics, which will maintain consistency with the existing residence as discussed above, are compatible with existing and anticipated development in the surrounding area, consisting primarily of residential multifamily development properties as well as some single family residences (see Land Use Summary Table above). The proposed project will not affect the existing driveway and garage, which provide, and will continue to provide safe and convenient access from 220th Street, on-site circulation, and off-street parking for both residences.

The proposed development also complies with the following residential development and design standards of the CMC:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Residential Development Standards			
9124. Dwelling Units (Density)	X		RM-25-D: up to 25 units per acre; project location is .17 acre allowing for 4 units. The density of the development on the subject property (existing and proposed) is 11.76 du/ac.
9126.12, Height of Buildings and Structures	X		30-foot maximum height allowed; project height is 11'2".
9126.24, Side Yards	X		Addition maintains required 5-foot side yard setback
9126.27, Space Between Buildings	X		10-foot minimum building separation required; 19-foot separation proposed
9126.29, Encroachments	X		Proposed covered porch meets setbacks and design compatibility requirements

C. 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 July __, 2023. The agenda was posted at City Hall no less than 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. The proposed addition meets the criteria of said example. CEQA Guidelines §15301(e)(1).

III. CONCLUSION AND RECOMMENDATION

Staff believes that the project will be compatible, architecturally and in design, with the surrounding area. 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 CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1929-23 FOR A PROPOSED ADDITION TO A REAR UNIT OF A FREESTANDING MULTIFAMILY DUPLEX.”

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