



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 10, 2006
SUBJECT: Design Overlay Review No. 922-05
APPLICANT: John A. Peterkovich
P.O. Box 6744
San Pedro, CA 90734-6744
REQUEST: Proposed 2,116 square foot, two-story addition and building modification to an existing one-story single-family residence, including a detached 1,050 square-foot, four-car garage/accessory structure. The lot size is 45'x135' (6,075 square feet) and is in the RS (Residential, Single-family) zone.
PROPERTY INVOLVED: 263 E. 215th Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell - Chairperson			Hudson
		Pulido - Vice-Chair			Saenz
		Diaz			Verrett
		Faletogo			Wilson

Item No. 11A

I. Introduction

Date Application Received

- October 31, 2005: Design Overlay Review No. 922-05.

Applicant / Property Owner

- Jose Mendoza, 263 E. 215th Street, Carson, CA 90745

Project Address

- 263 E. 215th Street

Project Description

- Proposed new two-story addition over rear basement portion of an existing one-story single-family residence, including modifications to the original structure and basement for a total living area of 2,980 square feet. A detached 1,050 square foot, four-car garage/accessory structure is proposed for the rear of the property. The total lot coverage will be 43% when complete. The lot size is 45' x 135' (6,075 square feet) and is within the RS (Residential, Single-family zone)

II. Background

Previous Uses of Property

- The existing single-story residence was built in 1949 and originally contained 720 square feet with two bedrooms and one bath.

Previously Approved Discretionary Permits

- There are no previously approved discretionary permits for the project site.

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 263 E. 215th Street; Dolores Street is located to the east and Orrick Avenue to the west; 214th Street is located to the north and 215th Street to the south;
- Adjacent to the north, east and west of the subject property are single-family one and two-story residences, as well as to the south across 215th Street;
- The subject property is 45 feet wide and 135 feet deep, comprising a total area of 6,075 square feet, or 0.14 acres;
- An existing two bedroom, one bath single-family residence built in 1949 currently occupies the subject lot; and
- The lot slopes toward the north (rear) end of the property approximately 8 feet from the top of curb in front, as do other lots in the vicinity.

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 General Plan Land Use designation of the subject property and all surrounding properties is Low Density Residential, which is consistent with the zoning designations for said properties.

Project Details

- The proposed house, once complete, will consist of two-stories plus a basement in the rear of the house, comprising four bedrooms and three baths for a total of 2,980 square feet of living area;
- A four-car detached garage (1,050 square feet) is proposed for the rear of the house. The west half of the garage will be used to park two vehicles in conformance with CMC Section 9162.21. Because the property owner restores classic automobiles as a hobby, the east half of the garage will be used to store those vehicles and a washroom is proposed to facilitate cleanup prior to going back into the main house. Given the sloping nature of the subject lot (approx. 8' below curb height) the garage may not be visible from the public right-of-way except for the east half of the garage from the line-of-sight provided by the driveway on the east side of the subject property;
- The basement is partially subterranean, with about half visible from grade level. It will consist of a large (486 square foot) recreation room with a bath. Stairs lead from the basement to the main floor hallway between the dining room and kitchen. Another set of stairs leads to the balcony (about 6' above grade) on the first floor outside the sliding doors of the kitchen nook and rear bedroom;
- The first floor plan features a covered porch over the entryway located on the east side of the house. A large living room leads to a dining room and kitchen/nook area toward the rear of the house, and three bedrooms and a bath are located on the east side of the first floor;
- The second floor features a large master bedroom with a sitting area, large closets and a master bath. A deck from the second floor overlooks the rear yard;
- The front (south) elevation displays a prominent gabled roof over the first floor with the second floor being set back toward the rear of the house. The second floor features the same type of roof design as the first. Decorative pillars are located on either side of the house and the windows are outlined with foam-core trim;
- Both side elevations display window placements respectful of adjacent neighbors' privacy;
- The rear elevation has decorative banisters leading from the basement area to the deck on the first floor (located approx. six feet from grade). These banisters match the banister on the front covered porch/entryway.

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:

Applicable Zoning Section	Compliant	Non-Compliant
Residential Development Standards		
Section 9121.1, Uses Permitted (see also 9126.9 and 9127.23)	X	
9125.4, Minimum Lot Width		X <50' wide, requires a Site Plan & Design Review, pursuant to 9172.23.
9124, Dwelling Units; 9152.2, Minimum Lot Area; 9125.3, Street Frontage and Access; 9126.12., Height of Buildings and Structures.	X	
9126.29, Encroachments	X	
9126.28, Usable Open Space	X	
9126.3, Fences, Walls and Hedges	X	
9126.4, Trash and Recycling Areas	X	
9126.6, Parking, Loading and Driveways	X	
9127.1, Exterior Lighting	X	
9126.8, Utilities	X	
9126.9 (D)(1), Site Planning and Design	X	

General Development Standards		
9162.0(A), Paving and Drainage of Vehicular Areas; 9162.1, General Requirements; 9162.3(A)(4), Location of Parking; 9162.41(A), Automobile Parking Stall Size; 9162.8, Driveway Widths, Driveway Approaches and Traffic Sight Distance	X	
9162.52(C) , Landscaping Requirements	X	
Procedures		
9171.4, Environmental Review Requirements		
9172.23, Site Planning and Design Review	X	
9171.1(B)(3), Types of Procedure		
9173.1 through 9173.9, Elements of Procedure	X	

Issues of Concern / Proposed Condition/Change: Design Overlay Review No. 922-05

- **ISSUE: Narrow Lot Width:** The subject parcel is non-conforming with respect to lot width.
 - **MITIGATION:** Given the constrained lot width and the close proximity of the proposed house to existing development on adjacent lots, design considerations were made with respect to window placement to mitigate any adjacent neighbor's privacy concerns.

- **ISSUE: Neighboring Property Owner Concerns:** The property owner to the west, Mr. Michael Slater, submitted his concerns about the proposed project in writing to Planning staff on December 29, 2005, prior to the public hearing. This letter has been attached as Exhibit No. 4. There were four specific comments as follows:
 - Uncompacted fill at the north (rear) of the property and a dilapidated wooden retaining wall along the west side of the subject property, adjacent to his property with a fear of any new structures overbearing and sliding onto his property;
 - Drainage concerns as a result of the wooden retaining wall;
 - Misinformation on the plans submitted (i.e. buildings not shown on adjacent property to the north); and
 - CMU wall along subject property's west property line encroaching on neighboring property's east property line.

- **MITIGATION:** After review of these concerns, planning staff consulted the building and safety staff and determined that grading and drainage concerns will be mitigated during the plan check review conducted by the building and safety department after the applicant submits building permit applications.

The structure identified in Mr. Slater's letter located on the property at 262 E. 214th Street (the property adjacent to the north) is not shown on the plans submitted by the applicant for DOR 922-05. Staff has reviewed the effects of this discovery and found them to be less than significant.

The CMU wall allegedly encroaching on the neighboring property line is a significant concern. However, the city does not typically become involved with private property line disputes, unless they affect public safety, health and welfare. In this case, the applicant has completed a lot survey as part of the construction design phase of the project which determines actual lot boundaries. The property owner is responsible for placing any existing or proposed fences and walls on or within actual lot boundaries.

Conditions of approval have been added to Exhibit "B" of the attached Resolution that require that the applicant place existing and proposed fences on or within the subject property lines and that retaining wall, drainage and grading concerns are mitigated during the building permit plan check and building inspection phases of the proposed construction.

- **ISSUE: Back-Up Space for Garage:** The applicant proposes a four-car garage in which the easterly two spaces do not meet the minimum 26-foot backup requirement, nor the 20'x20' interior dimension requirement. However, the Carson Municipal Code only requires a two-car garage, which is provided in the westerly portion of the rear of the property. The two easterly spaces are not required and could be used by the property owner as storage. Thus, the minimum requirements are met and no further action is required.
 - **MITIGATION:** None required.

Required Findings: Design Overlay Review No. 922-05

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;
- 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 are incorporated in the attached resolution.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15301(e)(2), Existing Structures, the proposed modifications of the existing single family residence located in an urbanized residential zone can be deemed "Categorically Exempt". A Notice of Exemption will be prepared if this project is approved.

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. 922-05".

VI. Exhibits

1. Draft Resolution for DOR No. 922-05.
2. Site plan, elevations, floor plans (under separate cover).
3. Land use map.
4. Letter and photos dated December 29, 2005, submitted by Mr. Michael Slater.

Prepared by: _____
Steven Newberg, Acting Assistant Planner

Reviewed and Approved by: _____
John F. Signo, AICP, Acting Senior Planner