

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-2094

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING DESIGN OVERLAY REVIEW NO. 932-06 FOR CONSTRUCTION OF A NEW
SINGLE-FAMILY HOME LOCATED AT 20832 SHEARER AVENUE**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the applicant, E.B.E. Associates, Inc., with respect to real property located at 20832 Shearer Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a design overlay review to develop a new 1,974 square-foot single-family dwelling on a 40-foot wide, 4,200 square foot (0.01 acre) lot in the RS (Residential, Single-family) zone district.

A public hearing was duly held on June 27, 2006, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed project adheres to the goals and objectives of the Housing Element of the General Plan by improving housing stock in the community and enhancing neighborhood quality. The proposed project is consistent with the General Plan Land Use designation of Low Density Residential. The surrounding neighborhood includes single-family homes, and the proposed project is compatible with the neighborhood;
- b) The project is compatible in 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, open spaces, and other features relative to a harmonious and attractive development of the area;
- c) The proposed residence includes an attached two-car garage, which meets the off-street parking requirements. Circulation on adjacent public streets will not be adversely impacted;
- d) All of the lots on the 20800 block of Shearer Avenue have a sub-standard 40-foot width instead of the 50-foot width required for properties in the RS (Residential, Single-family) zone, pursuant to Section 9125.4 of the Carson Municipal Code;
- e) There are no signs intended for the proposed project except for address number identification, thus the signing findings are not necessary; and
- f) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.

Section 4. The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed project will not alter the predominantly residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under California Environmental Quality Act, Section 15303(a).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 932-06 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF June, 2006.

CHAIRMAN

ATTEST:

SECRETARY