

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING DESIGN OVERLAY REVIEW NO. 953-06 FOR AE 1,229 SQUARE-FOOT
ADDITION TO AN EXISTING 862 SQUARE-FOOT SINGLE-FAMILY RESIDENCE
LOCATED AT 21222 GRACE 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, Gil A. Dia, with respect to real property located at and described in Exhibit "A" attached hereto, requesting and seeking the approval of Design Overlay Review No. 953-06 for construction of a 1,229 square-foot addition to an existing 862 square-foot, single-family residence located at 21222 Grace Avenue.

A public hearing was duly held on September 26, 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. Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission finds that:

- a) The proposed single-family residence is consistent with the General Plan of the City of Carson in that the property is designated as Low Density Residential (1 – 8 Units Maximum) and is zoned RS (Residential, Single-Family);
- b) The proposed project is for a 1,229 square-foot addition to an existing 862 square-foot, single-family residence located in an area with a mixture of different residential uses, including multi-family housing and single-family residential. The proposed addition is consistent with newer two-story single-family residences in the neighborhood and meets the City's design and development standards;
- c) Grace Avenue Street is a collector street which serves a moderate amount of traffic and does not provide a large amount of on-street parking, thus the project plans include a two-car garage. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fences will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing onto Grace Avenue;
- d) The proposed project is for a single-family residence and will not require signage other than for address identification; and
- e) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

Section 4. Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15301(e), Additions to Existing Structures, the proposed addition to the single-family residence is deemed "Categorically Exempt". Thus, no significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Commission hereby grants [Design Overlay Review No. 953-06](#) with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the Notice of Exemption identifying the project as "Categorically Exempt."

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 26th DAY OF SEPTEMBER, 2006.

CHAIRMAN

ATTEST:

SECRETARY