

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 995-07 FOR THE CONSTRUCTION OF A NEW, TWO-
STORY, 2,130 SQUARE-FOOT, SINGLE-FAMILY
RESIDENCE LOCATED AT 23007 DELFORD AVENUE**

Section 1. An application was duly filed by the applicant, John Gertes, with respect to real property located at 23007 Delford Avenue and described in Exhibit "A" attached hereto, requesting and seeking the approval of Design Overlay Review No. 995-07 for construction of a 2,130 square foot, two-story, single-family residence.

A public hearing was duly held on May 22, 2007, 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 and surrounding area are designated as Low Density (1-8 units max.) and are zoned RS (Residential, Single-Family. The proposed residence is consistent with properties to the north, which are zoned Specific Plan No. 7;
- b) The proposed project is for a new, two-story, 2,130 square-foot, single-family residence located in an area consisting of predominately two-story, single-family residences. The project is consistent with newer two-story single-family residences in the neighborhood and meets the City's design and development standards;
- c) The local streets will be able to accommodate the traffic generated by this project. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing onto Delford Avenue;
- d) The proposed project is for a single-family residence and will not require signage other than for address identification. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product; 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 15303(a), New Construction of Small Structures, construction of a single family residence in a residential zone is deemed "Categorically Exempt". No significant environmental impacts would result from this proposal.

Section 5. Based on the aforementioned findings, the Planning Commission hereby grants Design Overlay Review No. 995-07, 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 22nd DAY OF MAY, 2007.

CHAIRMAN

ATTEST:

SECRETARY