

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING VARIANCE NO. 496-07 FOR  
THE PROPERTY LOCATED AT 17504 AMANTHA 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, Patricia Williams, with respect to real property located at 17504 Amantha Avenue and described in Exhibit "A" attached hereto, requesting approval to construct a 437 square-foot room addition to an existing duplex and four-car garage to create one structure on two separate lots in the RS (Residential, Single-family) zone.

A public hearing was duly held on August 14, 2007 at 6:30 P.M. at the Carson 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) Special circumstances, in terms of shape and configuration of the subject property would deprive this property of certain privileges enjoyed by other properties in the vicinity. The strict application of the zoning code would cause a hardship to this property in that an adequate room addition would be in violation of the Municipal Code.
- b) A variance is requested from Section 9126.24 of the Carson Municipal Code to encroach into the required 5 foot side yard setback. The southern wall of the proposed room addition will be located along the side property line with no setback. The property is irregularly-shaped with a narrow rear yard and wider front yard. A residential duplex is located 17 feet from a detached four-car garage. The orientation of the duplex and garage structure, combined with the shape of the lot make meeting all applicable regulations a significant hardship.

**Section 4.** The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment. The proposed development 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 for the construction of a small structure is found to be categorically exempt under CEQA, Section 15303(b).

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby approves Variance No. 496-07, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify the adoption of this 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 14th DAY OF AUGUST, 2007.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**