



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 27, 2006

SUBJECT: Design Overlay Review No. 932-06

APPLICANT: E.B.E. Associates, Inc.
3125 North Andrita Street
Los Angeles, CA 90065

REQUEST: Proposed 1,974 square-foot, two-story single-family residence, including an attached 418 square-foot, four-car garage. The lot size is 40'x105' (4,200 square feet) and is in the RS (Residential, Single-family) zone.

PROPERTY INVOLVED: 20832 Shearer Avenue

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell – Chairman			Saenz
		Pulido – Vice-Chairman			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

I. Introduction

Date Application Received

- April 19, 2006: Design Overlay Review No. 932-06.

Applicant / Property Owner

- Wesley Sanders, III/ Black Sapphire, LLC, P.O. Box 60744, Pico Rivera, CA 90660-6074

Project Address

- 20832 Shearer Avenue

Project Description

- Proposed 1,974 square-foot, two-story single-family residence with an attached 418 square foot garage. The lot size is 40' x 105' (4,200 square feet) and is within the RS (Residential, Single-family zone).

II. Background

Previous Uses of Property

- The property is vacant. The Building and Safety Division has no record of any previous structures on the property. There is an existing driveway curb cut.

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 20832 Shearer Avenue. Margaret Street is located to the east and Main Street to the west; Torrance Boulevard is located to the north and Dominguez Street to the south;
- Adjacent to the north, south, east and west of the subject property are single-family one-story residences. There is a large wrecking yard located approximately 60 feet southwest of the subject property on Main Street. The wrecking yard is on a through lot and is visible from Shearer Avenue and the project site;
- The subject property is 40 feet wide and 105 feet deep, comprising a total area of 4,200 square feet;
- The property is presently vacant; and
- The lot slopes toward the west from the rear of the lot to the street.
- There is an existing driveway apron, which is in very good condition and capable of providing access to a two-car garage.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RS (Residential, Single-family) with all adjacent properties sharing the same zoning designation;
- 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; and
- The property is located within Redevelopment Project Area No. 4.

Project Details

- The proposed house will consist of two-stories comprising four bedrooms and two and one-half baths for a total of 1,974 square feet of living area;
- Although the zoning ordinance would allow a four (4) foot side yard setback because the property is 40 feet wide, the proposed residence will have a five (5) foot setback on both sides;
- A two-car attached garage (418 square feet) is proposed at the front of the house. There is an exterior door to the garage on the north side of the garage to provide access to the side yard where trash and recycling containers may be stored;
- The first floor plan features a small covered porch over the entryway located on the south side of the house. The living room connects to the dining room and kitchen/pantry area. A laundry area is adjacent to the kitchen. A one-half bath (toilet and wash basin) is located adjacent to the entry;
- The second floor features a master bedroom with a master bath and a walk-in closet. Three (3) smaller bedrooms are also located on the second floor. A full bath will serve the three smaller bedrooms;
- The front (west) elevation shows a multi-gabled roof over the first floor with the second floor being set back slightly from the front of the garage. Roofing materials are consistent throughout. A decorative pillar supports the entry canopy and the windows are outlined with foam-core trim;
- Both side elevations show that the fenestration is minimized with respect to neighbors' privacy. The only exception might be the second floor bedroom window facing the neighbor to the south. The neighbors have tall (six to eight foot) shrubs in areas where privacy might be an issue;
- The rear elevation shows that most of the larger windows are directed toward the expected back yard use. A covered patio has access (French doors) through the dining room. The patio measures approximately 170 square feet in area;
- Except for very small roof eaves (not more than one foot) and rain gutters in the side yards, there are no projections into required setbacks. The rain gutter downspouts are exterior to the building walls;
- Exterior lighting is provided at the front of the garage and along the walkway to the home's entry; and
- There will be a 36-inch high stone veneer installed along the walkway from the front of the garage to the entry porch.

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 site plan & design review, pursuant to Section 9172.23 of the CMC
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. 932-06

- **ISSUE: Narrow Lot Width:** The subject parcel is non-conforming with respect to lot width.
 - **MITIGATION:** Setbacks on the north and south sides will be five feet as compared to the four feet that would normally be allowed by the zoning ordinance.

- **ISSUE: Existing perimeter fencing:** Existing fencing is in poor condition and materials on the various boundaries do not match.

MITIGATION: Require a new masonry block wall six (6) feet in height. If the existing wall in the rear (east boundary) of the property is to be kept, the entire perimeter wall should be color-coated with stucco to match the exterior of the house.

- **ISSUE: Privacy of neighbors to the north and south:** Some design considerations were made with respect to window placement to mitigate any adjacent neighbor's privacy concerns. The locations of windows for the bedroom at the rear of the second floor are restricted by the building and safety requirements for exiting and natural light.
 - **MITIGATION:** Use privacy glass material on the south facing window for the rear bedroom. This window may need to be enlarged to compensate for the reduction of natural light.

- **ISSUE: Two-story structure:** The proposed residence would be the first two-story house on the block. There are new two-story homes about one-half block to the north at the corner of Torrance Boulevard and Shearer Avenue. The new house would be an asset to the neighborhood and not incompatible. The structure is 23 feet high which is lower than the maximum height of 30 feet.

MITIGATION: None needed.

Required Findings: Design Overlay Review No. 932-06

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) Guidelines, Article 19, Section 15303(a), New Construction, a new single-family home in a developed residential neighborhood will not have a significant impact on the environment and is 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. 932-06 for Construction of a New Single-Family Residence Located at 20832 Shearer Avenue."

VI. Exhibits

1. Draft resolution
2. Land use map
3. Site plan, elevations, floor plans (under separate cover)

Prepared by: _____
Richard Kawasaki, Planner

Reviewed by: _____
John F. Signo, AICP, A/Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

RK: srDOR932-06