



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 26, 2006

SUBJECT: Design Overlay Review No. 939-06

APPLICANT: Gus Cornejo
2706 E. Washington Street
Long Beach, CA 90810

REQUEST: Proposed 1,084 square-foot first and second floor addition to an existing 1,634 square foot single-family residence on a 25 foot wide, 3,000 square foot lot in the RS (Residential, Single-family) zone and within the Merged and Amended Redevelopment Project Area.

PROPERTY INVOLVED: 625 E. Lincoln Street

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

On September 12, 2006 staff requested to continue this item until the September 26, 2006 Planning Commission public hearing. This was to allow the applicant more time to revise the development plans according to certain design concerns that staff raised during the final review process. At the September 12, 2006 Planning Commission public hearing, testimony was heard by four residents in the immediate vicinity of the subject property. These residents expressed concerns regarding the proposed addition and possible impacts that may result from its construction, including a shortage of parking along Lincoln Street, more residents, the perception of several families currently living in the residence, and privacy issues arising as a result of the new addition's visibility into nearby rear yards.

The applicant has recently come forward with the intention to submit redesigned development plans. Once those plans are submitted, staff will re-notice the public hearing to notify nearby residents and bring the case before the Planning Commission for review. Because staff is uncertain when the applicant will resubmit the revised development plans, staff is requesting that this item be continued indefinitely.

II. Recommendation

That the Planning Commission:

- CONTINUE the Public Hearing indefinitely.

III. Exhibits

None

Prepared by: _____
Steven Newberg, a/Assistant Planner

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

Approved by: _____
Sheri Repp, Planning Manager