



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 23, 2008

SUBJECT: Design Overlay Review No. 1286-08

APPLICANT: Miguel Garcia
188 S. Meredith Avenue
Pasadena, CA 91106

REQUEST: To permit construction of a 1,205-square-foot two-story addition to an existing 826-square-foot single-story single-family residence on a 40-foot wide lot in the RS (Residential, Single-family) zone and within Redevelopment Project Area No. 4

PROPERTY INVOLVED: 20713 Jamison Avenue

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairperson			Saenz
		Cannon			Verrett
		Graber			

I. **Introduction**

The applicant proposes a 1,205-square-foot, two-story addition to an existing 826-square-foot, one-story, single-family residence for a total living area of 2,031 square feet. The lot is 40 feet wide by 118 feet deep, or 4,720 square feet, and is within the RS (Residential, Single-family) zoning district.

II. **Background**

The existing house was constructed in 1953. The subject property is located within a single-family residential neighborhood north of 213th Street, south of Torrance Avenue, east of the Dominguez Channel and west of Main Street in the west-central part of Carson. The existing house has two bedrooms, one bath, and a one-car garage which faces Jamison Avenue. Upon completion, the house will have a total of three bedrooms and three bathrooms. One existing bedroom will be converted into a family room. Development plans include improvements such as double-glass window replacements, new roofing, new fascia board around the house, sandblasting and re-stucco/re-painting, and stone finish veneers around the base of the front of the home.

III. **Analysis**

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.**

The subject property and all surrounding properties are designated as Low Density in the Land Use Element of the General Plan. There are no specific plans for the area. The project site is located in the west central portion of the city of Carson. The subject property is surrounded by single-family residences. The proposed project is compatible with similar uses in the vicinity.

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.**

The proposed house design features hipped roofs over the garage, front door entryway and house, with a gabled roof over the second floor. Neighboring houses in the vicinity display a variety of roof styles including hips and gables. The roofing material will be cedar-colored, composite shingles, consistent with most houses in the neighborhood. Once complete, the house will be two stories with a total of 2,031 square feet. The applicant has provided the building footprints for adjacent properties, including window locations, which show that the proposed windows do not directly face windows on opposing properties, nor



do they infringe on the privacy of adjacent backyards. The adjacent houses are each one-story, as are most houses in the vicinity. The proposed house will provide additional aesthetic value to the neighborhood and is consistent with anticipated development in the area.

c. Convenience and safety of circulation for pedestrians and vehicles.

There is an existing one-car garage, driveway and walkway in the front of the property along Jamison Avenue. The landscaping is such that it does not obstruct visibility for vehicles backing up onto Jamison Avenue. The Municipal Code allows for existing, non-conforming residential garages to continue indefinitely, provided that in the event of new construction, adequate space is provided on the subject property to provide a future garage conforming to size requirements and location constraints applicable at the time of such new construction. The applicant has provided development plans which depict a future two-car garage which conforms to current standards for such a garage, including standards related to size, access, and location.

d. Attractiveness, effectiveness and restraint in signing, graphics and color.

Apart from address identification signs, there are no existing signs on the property, nor are any proposed. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product.

e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15

The project is compliant with applicable design standards and guidelines

Issues of Concern/Proposed Condition/Change: Design Overlay Review No. 1286-08

- **ISSUE: Proposed One-Car Garage:** Pursuant to Carson Municipal Code (CMC) Section 9182.41F, Nonconformity Requiring Capital Expenditure to Conform, parking for a dwelling, including number of spaces and type of enclosure is allowed to continue indefinitely, except that an addition to a dwelling may be made without making the parking conforming provided the number of dwelling units is not increased and the addition does not occupy the only available space on the lot which could be used to meet the parking requirement. The current proposal does not provide a two-car garage, but the development plan does provide space on the lot which could be used to meet the parking requirement (which includes access to the parking structure), consistent with the intention of Section 9182.41(F). However, with similar projects brought before the Planning Commission in the past, staff recommended that a two-car garage be required as part of any discretionary approval of development plans.
 - **MITIGATION:** CMC Section 9172.23(D)(1)(c) requires convenience and safety of circulation for pedestrians and vehicles. Due to the surrounding residential uses and similar non-conforming garages in the vicinity, staff believes that a one-car garage is insufficient for the size of



the proposed home. Staff recommends that the applicant provide a two-car garage as part of this house remodel.

IV. Environmental Review

Pursuant to Section 15301, of Article 19, of the California Environmental Quality Act (CEQA) Guidelines, this project has been deemed an Existing Facility and determined to be Categorical Exempt from further environmental review.

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. 1286-08 TO CONSTRUCT A 1,205-SQUARE-FOOT ADDITION TO AN EXISTING 826-SQUARE-FOOT RESIDENCE ON A PROPERTY LOCATED AT 20713 JAMISON AVENUE".

VI. Exhibits

1. Draft Resolution for Design Overlay Review No. 1286-08
2. Land Use Map
3. Site Plan and Elevations (Under Separate Cover)

Prepared by: _____

Steven C. Newberg, AICP, Associate Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Manager

sn: D128608p

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1286-08 TO CONSTRUCT A 1,205-SQUARE-FOOT ADDITION TO AN EXISTING 826-SQUARE-FOOT RESIDENCE ON A PROPERTY LOCATED AT 20713 JAMISON AVENUE

THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Miguel Garcia, with respect to real property located at 20713 Jamison Avenue and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1286-08, for the construction of a 1,205-square-foot first and second floor addition to an existing 826-square-foot, single-story, single-family home on a 40-foot wide lot in the RS (Residential, Single-family) zoning district.

A public hearing was duly held on September 23, 2008, 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. The Planning Commission finds that:

- A) The subject property and all surrounding properties are designated as Low Density within the Land Use Element of the General Plan. There are no specific plans for the area. The project site is located in the west-central portion of the City of Carson. The subject property is surrounded by single-family residences. The proposed project is compatible with similar uses in the vicinity.
- B) The proposed house design features hipped roofs over the garage, front door entryway and house, with a gabled roof over the second floor. Neighboring houses in the vicinity display a variety of roof styles including hips and gables. The roofing material will be cedar-colored, composite shingles, consistent with most houses in the neighborhood. Once complete, the house will be two-stories with a total size of 2,031 square feet. The applicant has provided the building footprints for adjacent properties, including window locations, which show that the proposed windows do not directly face windows on opposing properties, nor do they infringe on the privacy of adjacent backyards. The adjacent houses are each one-story, as are most houses in the vicinity. The proposed house will provide additional aesthetic value to the neighborhood and is consistent with anticipated development in the area.
- C) There is an existing one-car garage, driveway and walkway in the front of the property along Jamison Avenue. The landscaping is such that it does not obstruct visibility for vehicles backing up onto Jamison Avenue. The Municipal Code allows for existing, non-conforming residential garages to continue indefinitely, provided that in the event of new construction, adequate space is



provided on the subject property to provide a future garage conforming to size requirements and location constraints applicable at the time of such new construction. The applicant has provided development plans which depict a future two-car garage which conforms to current standards for such a garage, including standards related to size, access, and location.

- E) The proposed construction will occupy space on an existing single-family residential lot which is surrounded by similarly zoned properties and within a predominately single-family residential neighborhood.

Section 4. Pursuant to Section 15301, of Article 19, of the California Environmental Quality Act (CEQA) Guidelines, this project has been deemed an Existing Facility and determined to be Categorical Exempt from further environmental review.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Permit No. 1286-08 with respect to the property described in Section 1 hereof, 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 23rd DAY OF SEPTEMBER 2008.

CHAIRMAN

ATTEST:

SECRETARY



**CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
DESIGN OVERLAY REVIEW NO. 1286-08**

Property Address: 20713 Jamison Avenue

Parcel Identification Number: 7336-012-016

Lot 15 of Tract No 8245, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1286-08

GENERAL CONDITIONS

1. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit shall be determined to be automatically revoked, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

PARKING

6. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
7. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.



8. All areas of the required front yard setback shall be landscaped, not including the driveway or walkway, or other area as reviewed and approved by the Planning Division.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

9. A construction permit is required for any work to be done in the public right-of-way.
10. As necessary, the applicant shall remove and replace broken driveway approach per City of Carson Standard.
11. The applicant shall submit plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval by the City Engineer.
12. Any city owned improvements, street or otherwise, damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
13. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1286-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.



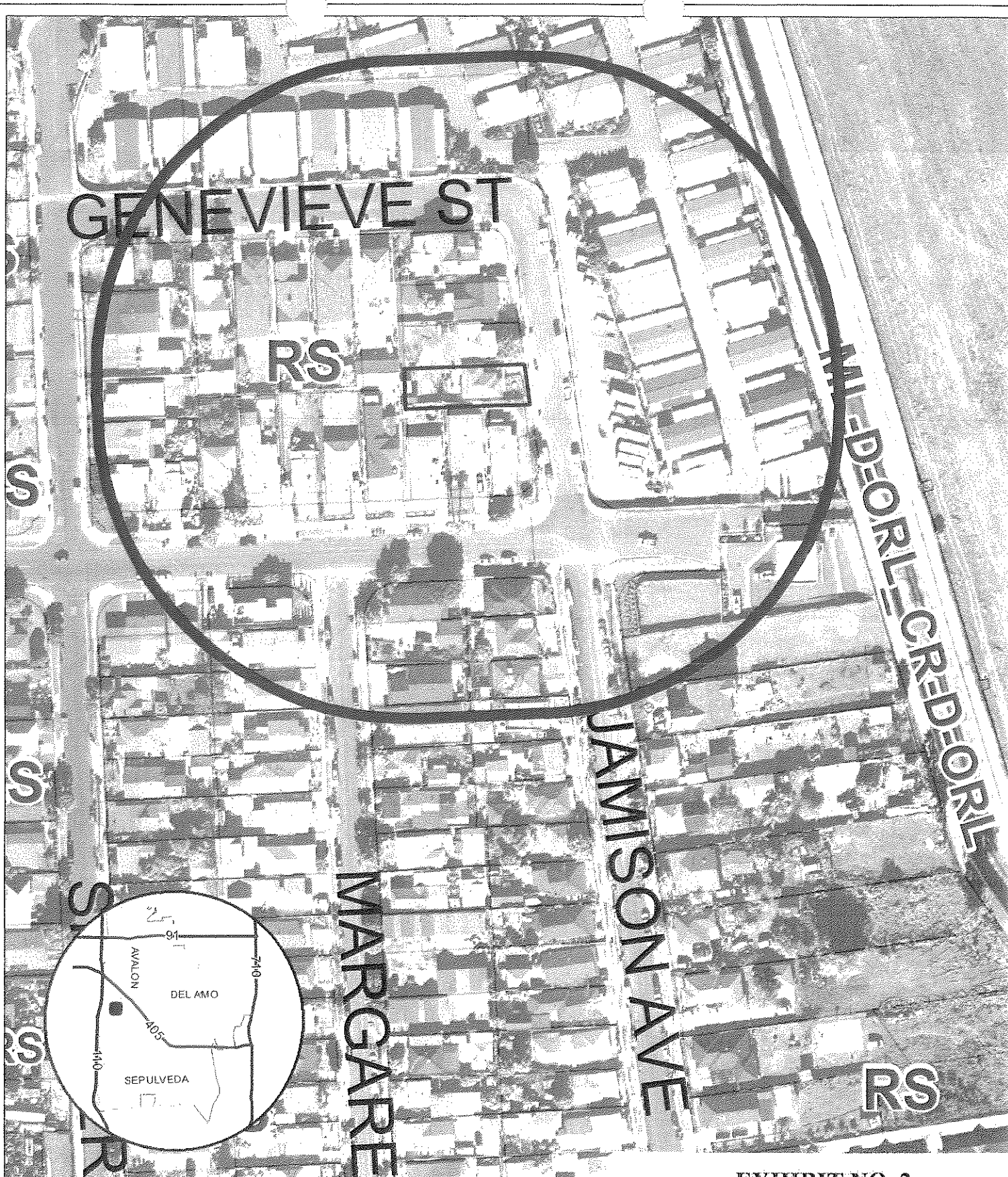
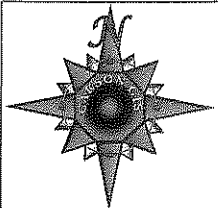


EXHIBIT NO. 2



City of Carrol
300 Foot Radius Map
20713 Jamison Ave

08/02/2008
GIS Planning, Division
Address: Jamison, Ave
2071310128800
Zoning Map and Postcard Labels
ZoningMap.mxd

