

Staff Summary Report



Hearing Officer Hearing Date: January 6, 2009

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by the **GUILLEN RESIDENCE (PL080454)** located at 2622 West Carson Road for one (1) use permit.

DOCUMENT NAME: 20090106dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **GUILLEN RESIDENCE (PL080454)** (Larry Chouanard/LC Design & Drafting, applicant; Salvador Guillen, property owner) located at 2622 West Carson Road in the R1-6, Single Family Residential District for:

ZUP08186 Use permit to allow required parking in the front yard setback.

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

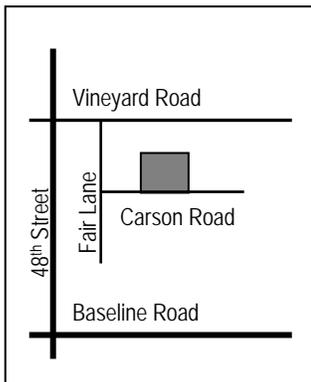
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions

ADDITIONAL INFO: The applicant is before the Hearing Officer to request a use permit to allow required parking in the front yard setback. The applicant has converted the existing carport to a den for additional livable space and therefore needs to locate required parking in the front yard setback. To date, staff has received one email of opposition on this request with concern that the applicant will park on the front yard grass. Staff supports the use permit as proposed in this application.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval; Conditions of Approval
3. History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site plan
5. West and South Elevations
6. Staff Photograph

COMMENTS:

The Guillen Residence is located northeast of the intersection of Baseline Road and 48th Street. They converted the existing carport to a den for additional livable space a while ago and therefore need to locate required parking in the front yard setback. They will locate their required parking on their driveway, which is to be paved, in the front yard setback. The current dirt path driveway will not accommodate vehicles per the Zoning and Development Code, which states that parking is allowed only on paved parking surfaces. Driveway shall be paved with asphalt or concrete. To date, staff has received one email of opposition on this request with concern that the applicant will park on the front yard grass.

Use Permit

The Zoning and Development Code requires a use permit for the required parking to be located within the front yard setback. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - No potential nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed addition is compatible with surrounding structures and uses.

Conclusion

This is a common use permit request for homes constructed during the 1950's through 1970's; these homes are typically smaller in livable space than newer constructed homes and the carport conversion is a viable option for increasing the livable area of the home.

REASONS FOR APPROVAL:

1. Use Permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITIONS OF APPROVAL:

1. Obtain all the necessary clearances from the Building Safety Division.
2. The converted carport shall be compatible with the principal residence in color, form, texture, and material.
3. The enclosed den shall not be converted into a separate living unit.
4. Driveway shall be paved with concrete, asphalt or a porous material approved by planning staff.
5. Driveway shall be no greater than thirty-five percent (35%) of the front and side areas visible from the street
6. Parking shall only be on paved parking surfaces such as concrete, asphalt or a porous material approved by planning staff.

HISTORY & FACTS:

1959 Construction of a Single Family Residence.
December 9, 2004 CE044476 – Parking on the front yard landscape.
October 18, 2005 CE054987 – Parking on the front yard landscape.
September 18, 2007 CE075491 – Lawn parking.
December 8, 2008 CE088183 – Lawn parking.

DESCRIPTION:

Owner – Salvador Guillen
Applicant – Larry Chouanard/LC Design & Drafting
Existing Zoning – R1-6, Single Family Residential District

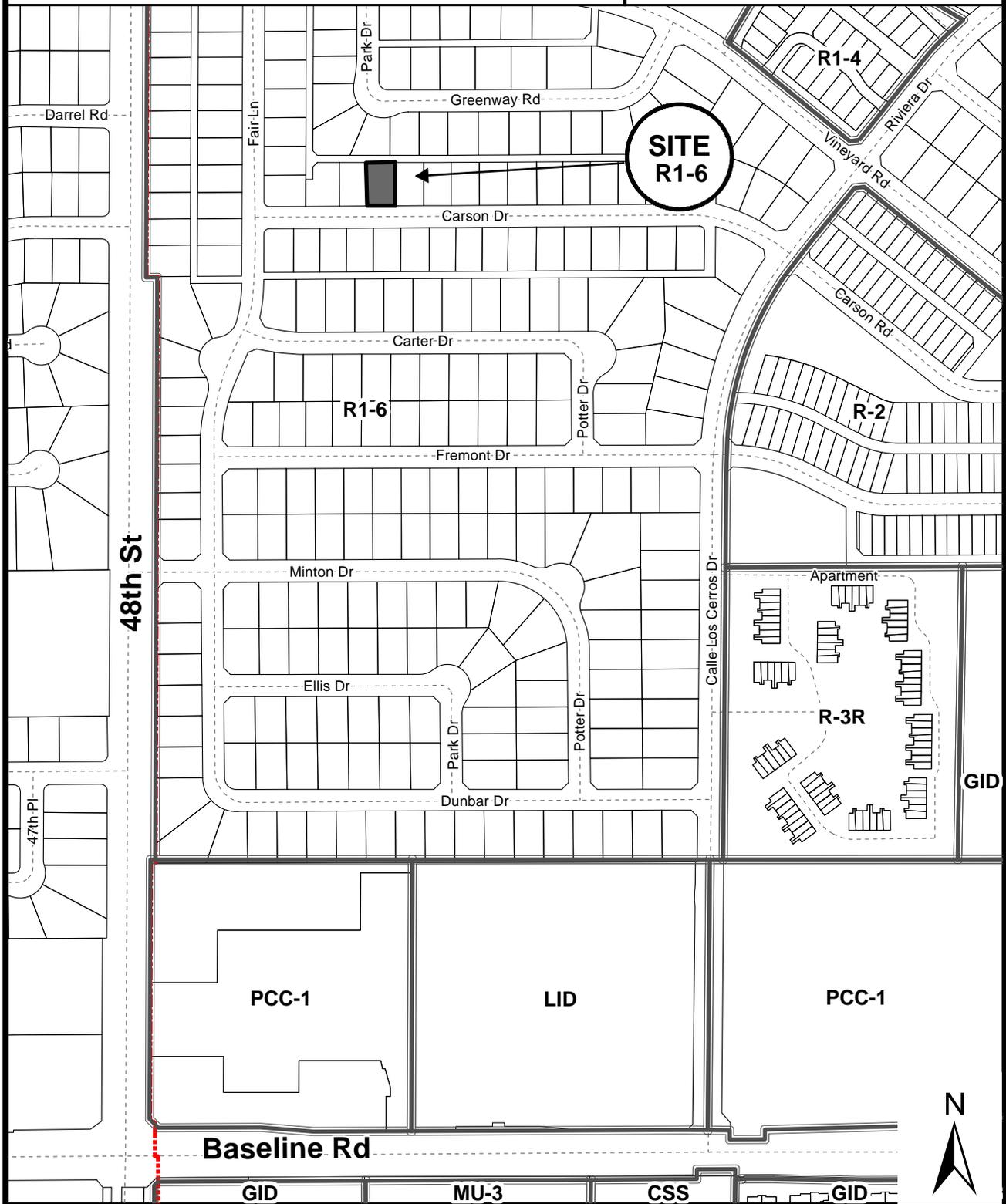
**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

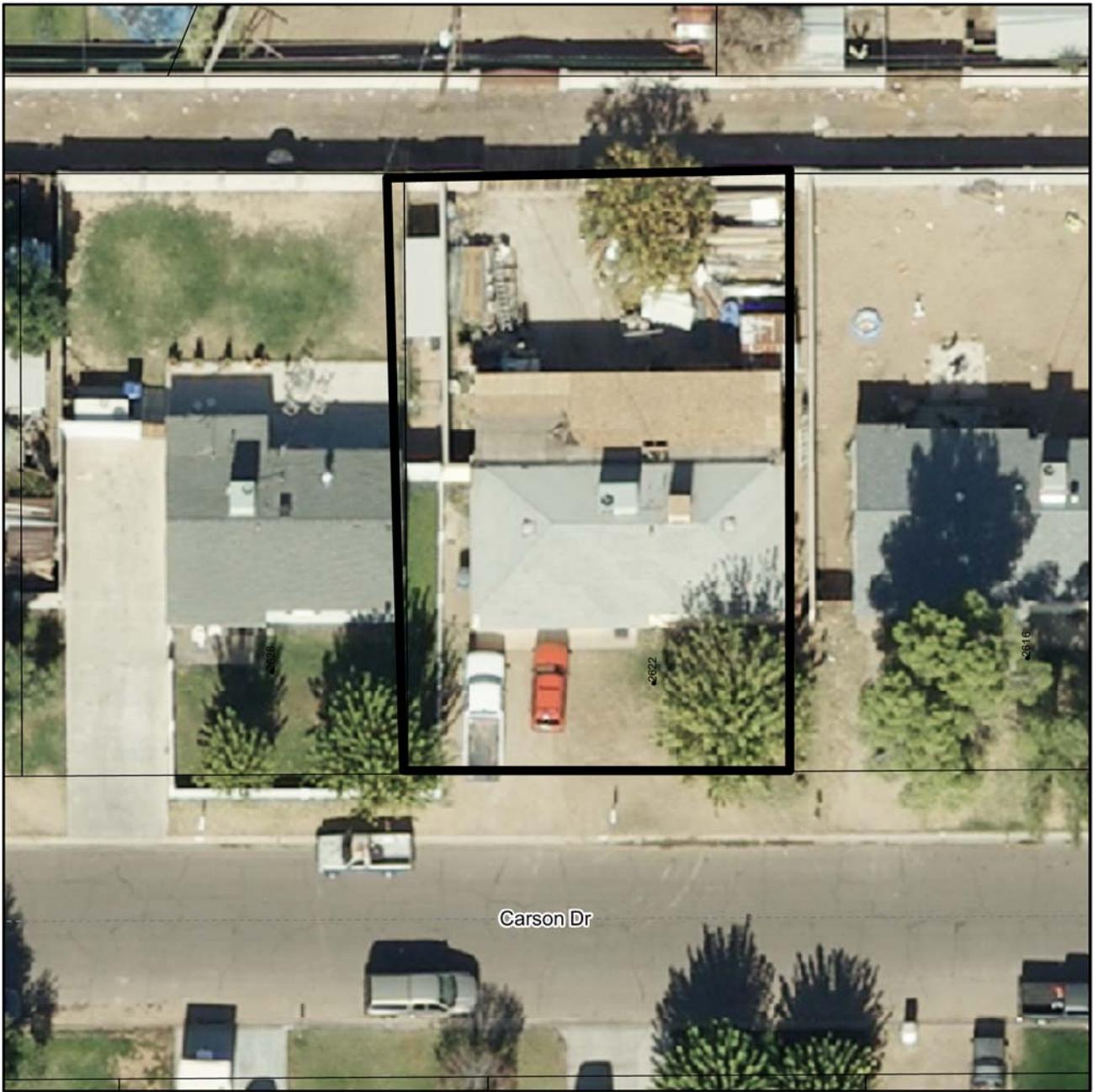
Part 4, Chapter 5, Section 4-502 – Motor Vehicle Access and Circulation Standards
Part 4, Chapter 6, Section 4-602 – General Parking Standards
Part 6, Chapter 3, Section 6-308 – Use Permit

GUILLEN RESIDENCE

PL080454



Location Map



GUILLEN RESIDENCE (PL080454)

**LETTER OF EXPLANATION
FOR
USE PERMIT**

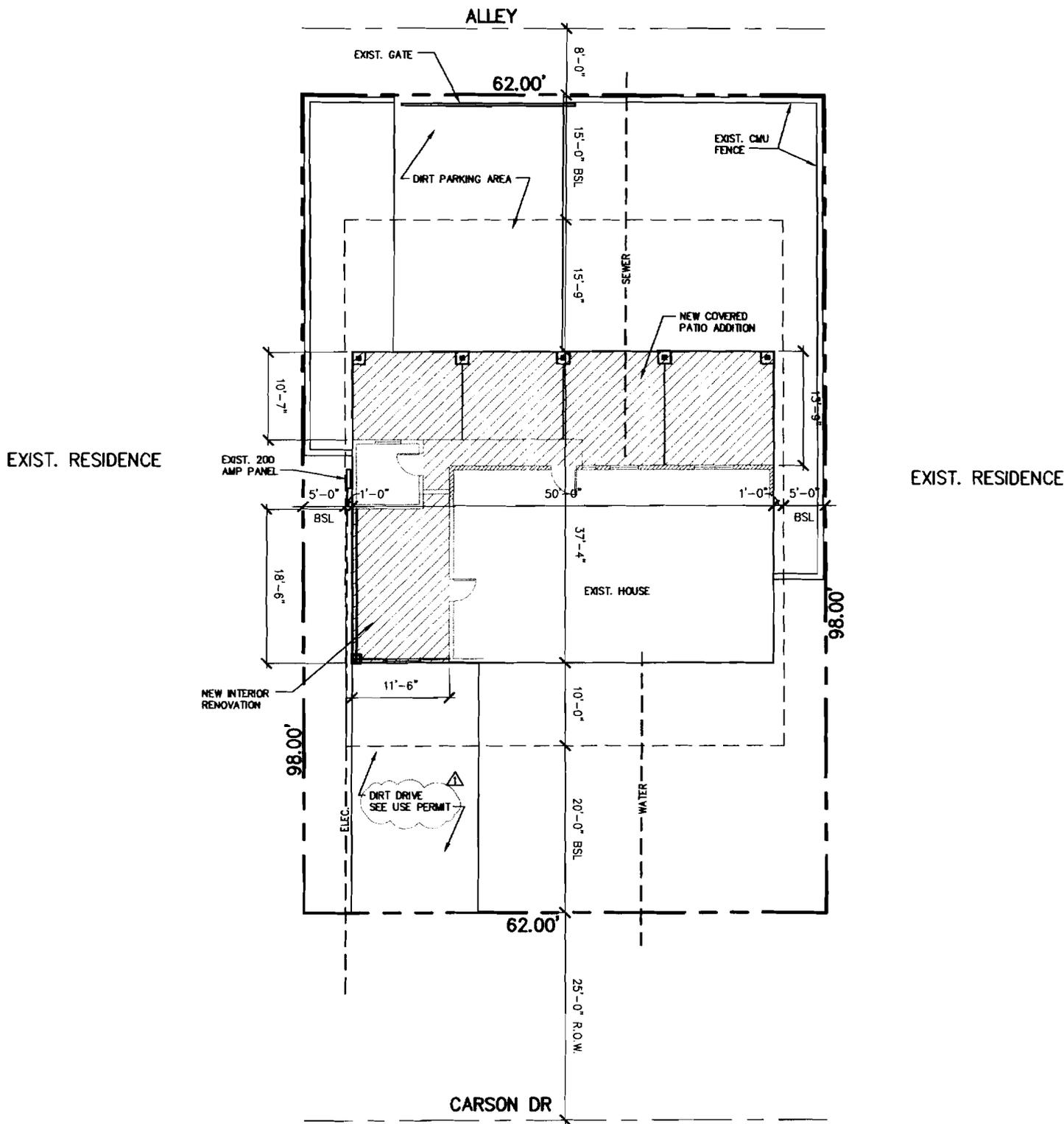
Project Address: 2622 W. Carson Dr. (residence)
Building tracking number: DS081290
Plan check number: PC081052

SUBJECT:

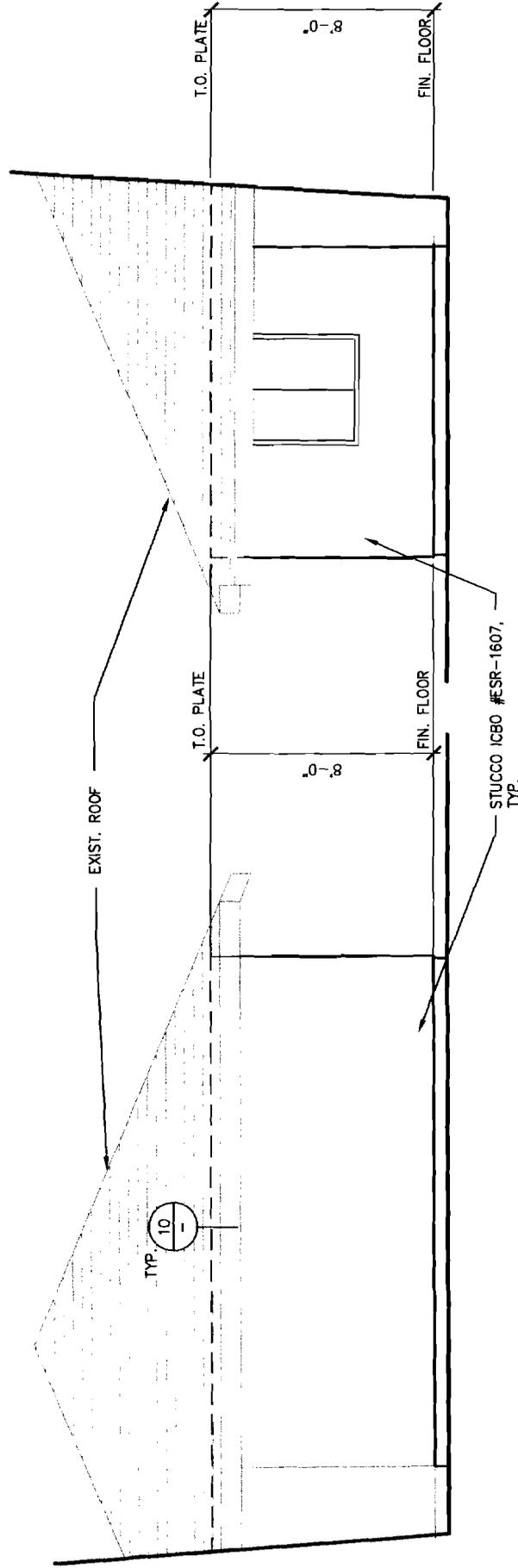
Resident is converting existing carport to den. This will require the resident to park within the front yard setback. The resident is requesting a use permit.

Thank you

EXIST. RESIDENCE



SITE PLAN
 SCALE: 1" = 10'-0"
 N



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"



GUILLEN RESIDENCE

2622 WEST CARSON ROAD

PL080454

FRONT OF RESIDENCE

