



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 23, 2020 (to be continued to June 24, 2020)

SUBJECT: Site Plan and Design Review (DOR) No. 1650-17  
Conditional Use Permit (CUP) No. 1020-17  
Tentative Tract Map (TTM) No. 74940

APPLICANT/OWNER: Hooman Moshar  
25726 Dillon Road  
Laguna Hills, CA 92653

REQUEST: Consider approval of a Site Plan and Design Review No. 1650-17, Conditional Use Permit No. 1020-17, and Tentative Tract Map No. 74940 to develop a 9-unit condominium project.

PROPERTY INVOLVED: 123 East 223<sup>rd</sup> Street

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### COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Palmer
		Vice-Chair Madrigal			Rahman
		Cainglet			Rashad
		Fe'esago			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

***Item No. 5A***

## **I. Introduction**

Applicant  
Hooman and May Moshar  
25726 Dillon Road  
Laguna Hills, CA 92653

Property Owner  
Hooman and May Moshar  
25726 Dillon Road  
Laguna Hills, CA 92653

## **II. Project Description**

The applicant, Hooman Moshar requests approval of DOR No. 1650-17, CUP No. 1020-17, and TTM No. 74940 to develop a new 9-unit condominium development in the RM-25-D (Residential Multiple Family-25 dwelling units/acre – Design Overlay) zone.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Carson Municipal Code Section 9302 (Zoning and Conditional Use Permits Required) states residential condominiums require a conditional use permit.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on General Plan consistency, the site can accommodate the proposed use, adequate circulation, adequate water supply, compatible with character of the area and such other criteria as are specified for condominiums in the Zoning Chapter of the Municipal Code.

Carson Municipal Code Section 9203.1 (Tentative Maps) requires the tentative map be processed and approved in accordance with the terms and provisions of the Subdivision Map Act and with the provisions of the Zoning Chapter of the Municipal Code.

The proposed condominium development includes the demolition and removal of 1 existing detached single-family home. It also includes recording a reciprocal easement agreement to construct a private driveway that will be shared between the subject property and the adjacent Church of the Foursquare Gospel located at 129 E. 223<sup>rd</sup> Street. The proposed condominium development will consist of nine townhouse units within two, three-story structures. Two proposed floor plan designs will measure approximately 1,819 square feet and 2,031 square feet. The development will include enclosed parking for all residential units, outdoor guest parking and private open space.

## **III. Project Site and Surrounding Land Uses**

The subject property is located in the RM-25-D zone and is designated High Density Residential under the Land Use Element of the General Plan. The subject property is located east of Main Street on 223<sup>rd</sup> Street.

Land uses surrounding the project site include residential, commercial, and public/institutional uses.

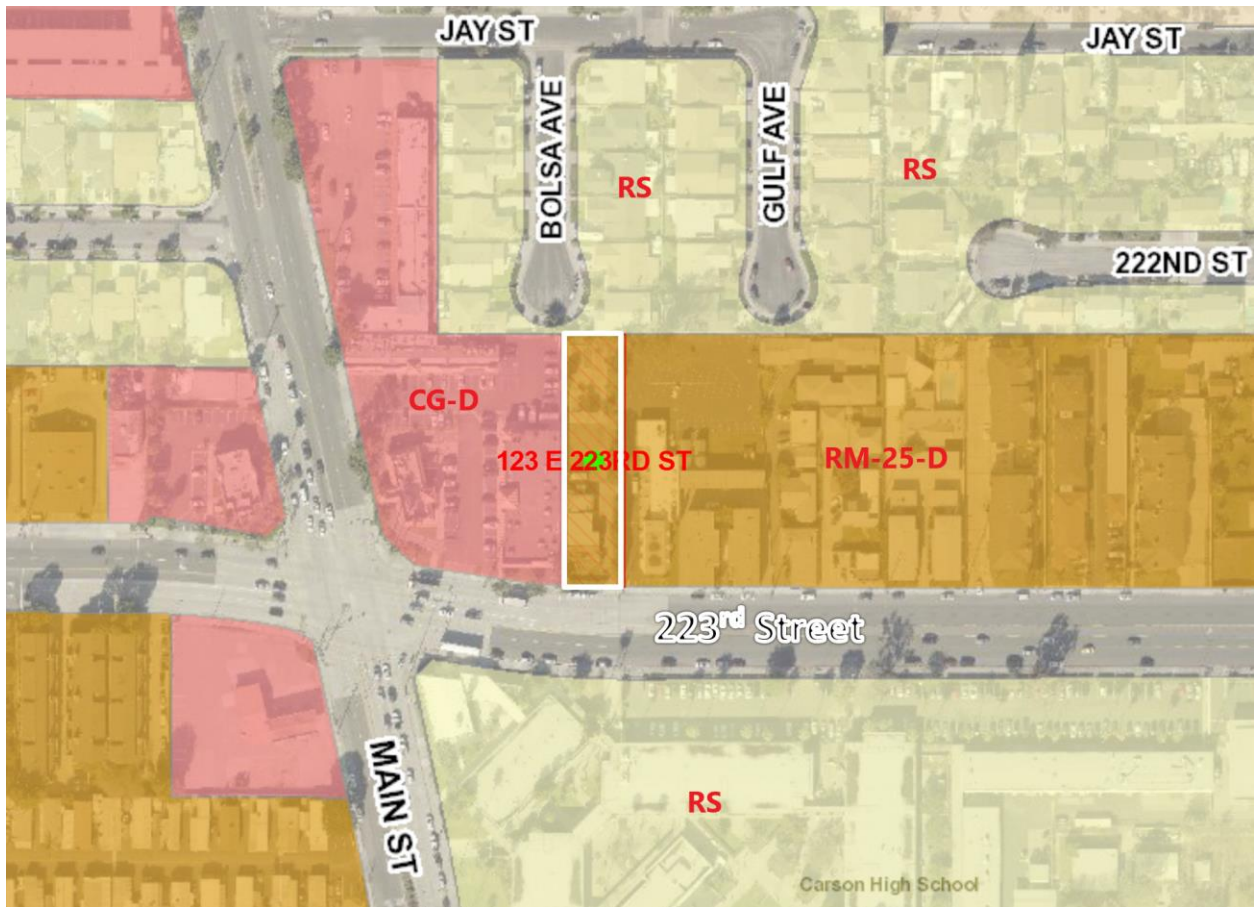


Figure above shows project site in context to its surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	High Density
Zone District	RM-25-D (25 du/acre)
Site Size	Approximately 19,521 SF (or 0.45 acres)
Present Use and Development	Single-Family
Surrounding Uses/Zoning	North: Single-Family Residential; RS South: Carson High School; RS East: Church; RM-25-D West: Commercial; CG-D
Access	Ingress/Egress: 223 <sup>rd</sup> Street

#### IV. Analysis

##### Site History

The project area consists of single-family residential, commercial, and public/institutional properties. The majority of the single-family homes are designed in a ranch architectural style and built in the 1960's. The Carson Hope Community Church is located immediately west of the subject property and building records indicate it was permitted in 1962.



### Site Plan

The 0.45-acre project site will consist of a 9-unit condominium development resulting in a project density of 11 dwelling units per acre. The project includes 5,575 square feet of usable open space, including 2,338 square feet of private open space (patios and balconies). Common open space is not required as the subject property is less than a half-acre.

### Access

The development will have pedestrian and vehicular accessibility via one entry point located at East 223th Street. The private driveway will provide full access to the proposed development and to the adjacent church via a reciprocal easement access agreement. The applicant has agreed to remove and relocate an existing wood power pole obstructing the new shared driveway to ensure safe ingress and egress.

The original submission contemplated a driveway on the western edge of the subject property. Due to unsafe proximity to the Main/223<sup>rd</sup> Street intersection, the proposed driveway was relocated to the eastern edge of the subject property. A survey identified an existing easement on the eastern edge of the subject parcel that extends 12' feet into the adjoining (church) parcel. The applicant redesigned the driveway to overlap with the easement thereby granting vehicular accessibility to both adjoining properties. Both property owners have reviewed and have agreed to the proposed reciprocal easement access agreement.

The approved reciprocal easement access agreement will be recorded with the Los Angeles County Recorder's Officer before the Final Map.

### Parking & Traffic

CMC Section 9305 (Condominium Development Standards) (c. Off-Street Parking) (i.) requires 2 spaces within a garage for each condominium unit and (ii. Spaces Designated for Visitors) requires at least 1 visitor parking space for each ten (10) condominium units. The proposed condominium development requires 18 spaces within a garage (2 spaces X 9 units = 18). The proposed development requires 1 guest parking spaces (1 space per 10 units = 1). The applicant proposes 18 spaces within a two-car garage per unit and 6 guest parking spaces: 5 regular and 1 ADA compliant parking spaces.

### Building and Architecture

The project architecture is reflective of a 'Contemporary' architecture style that incorporates various wall planes and massing elements that adds interest to the proposed elevations. The proposed building has a maximum height of 30 feet. The building exterior includes vertical and horizontal elements that break up the overall massing and provide visual interest. The exterior building colors will include a variety of neutral earth tones (white, brown, and gray), while the exterior building materials will include composite shingle roof material, stucco, sectional garage doors, metal awnings, light fixtures, metal railing systems and fiber cement trims and siding (Exhibit 2).

### Fence and Security

A 6-foot-high split-face block wall, with flat precast decorative cap will be installed at the western property line and a 6-foot-high black wrought iron fence will separate the residential development and the adjoining Church of the Foursquare Gospel. All units will have access to private yards separated by 3 ½-foot-high composite wood fencing with access gates.

### Private Open Space

Carson Municipal Code Section 9305 (Condominium Development Standards) states that all projects with five (5) units or more shall have an appurtenant private patio, deck, balcony, atrium, or solarium with a minimum area of one hundred fifty (150) square feet. The applicant has designed each unit with an approximate 77 square foot balcony and a 244 square foot patio.

### Landscaping Requirements

Carson Municipal Code Section 9128.15 (Development Standards) requires that One (1) specimen-size tree (30' inch box tree) shall be provided for each unit. Specimen trees existing on a site prior to development shall be identified on the proposed site plan and shall not be removed without prior written approval from the Director of Community Development. Existing specimen trees may be used to satisfy the landscaping requirement.

The proposed drought tolerant landscape plan and permanent irrigation for both on and off site landscaped areas will comply with applicable water conservation requirements. It will include several tree species across the project site including Magnolia, Gold Medallion, Sweet Shade, and Podocarpus Gracilor. Trees, shrubs and groundcover will be planted throughout the site and within the private patio areas. Additional trees and shrubs will be installed within the public parkway to provide shading along 223<sup>th</sup> Street.

The proposed on-site landscaping measures approximately 3,600 square feet. All new landscaping exceeding 2,500 square feet are required to comply with the State's Water Efficient Landscape Ordinance (WELO).

#### Tentative Map

Tentative Tract Map No. 74940 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map (Exhibit 3).

#### **V. CFD/DIF Discussion**

The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the "CFD") to fund the ongoing costs of city services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD (the CFD Services). A uniformed-standardized city-wide rate was adopted pursuant to Resolution No. 19-009 ("Resolution") and accompanying Fiscal Impact Analysis ("FIA") report.

The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized city-wide rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under "Residential – All Others" rate at \$879.10 per unit per year through June 30, 2020. Based on a 9 unit development, the current estimated annual amount for ongoing services is \$7,911.90, subject to annual adjustments.

#### Interim Development Impact Fee

The applicant shall be responsible for payment of a one-time development impact fee at the rate of \$14,000 per residential unit constructed and a credit of \$12,500 for the existing residential unit demolished from the project site.

The proposed development includes development impact fees estimate of \$126,000 (9 new units X \$14,000 = \$126,000). The proposed development includes a credit estimate of \$12,500 (1 unit removed X \$12,500 = \$12,500). The applicant will be responsible for the estimated development impact fees of \$113,500 (\$126,000-\$12,500 = \$113,500). If the Project increases or decreases in size, the IDIF Amount will be adjusted accordingly at the same rate.

#### **VI. Zoning and General Plan Consistency**

The project site is located within the RM-25-D zone with a General Plan Land Use designation of High Density. Eleven dwelling units is the maximum number of units allowed within the existing zone. The proposal to develop a 9-unit condominium project complies with the existing zone and General Plan designation.

## **VII. Environmental Review**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects. Class 32 consists of projects meeting the conditions described here:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

## **VIII. Public Notice**

Notice of public hearing was posted at the project site and mailed to property owners and occupants within a 750' radius on June 9, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

The applicant was unable to host a community meeting due to the COVID-19 health crisis. Alternatively, on May 27, 2020, the applicant mailed notices to the residential neighborhood located immediately north of the proposed project. The notices described the project, requested community feedback and shared a link to view the site plan and renderings on the City's website.

No responses or comments were received.

## **IX. Recommendation**

That the Planning Commission:

- **ADOPT** Resolution No. 20-\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1650-17, CONDITIONAL USE PERMIT NO. 1020-17 AND TENTATIVE TRACT MAP NO. 74940 TO DEVELOP A 9-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 123 E. 223<sup>rd</sup> STREET."

## **X. Exhibits**

1. Draft Resolution
  - A. *Legal Description*
  - B. *Conditions of Approval*
2. Development Plans (under separate cover)
3. Tentative Tract Map (under separate cover)

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