

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-2111

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 628-06, TENTATIVE TRACT MAP NO. 66348
AND DESIGN OVERLAY REVIEW NO. 920-05 FOR
CONSTRUCTION OF FIVE DETACHED CONDOMINIUMS
LOCATED AT 21915 DOLORES STREET.**

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

Section 1. An application was duly filed by the applicant, Romualdo J. Velasquez, Jr., with respect to real property located at 21915 Dolores Street and described in Exhibit "A" attached hereto, requesting approval to construct five (5) detached condominium units within the RM-12-D (Residential, Multi-family - 12 units per acre - Design Overlay) zone district and within Redevelopment Project Area No. 4. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for properties within a design overlay review district;
- Conditional Use Permit (CUP) for construction of multiple-family residences (CMC Section 9121.1); and
- Tentative Tract Map (TTM) for division of airspace for 5 condominium units.

A public hearing was duly held on October 10, 2006 at 6:30 P.M. at the Carson 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. Any construction of a multifamily dwelling in a Design Overlay Review designation zone is subject to the requirements contained in Carson Municipal Code Section 9172.23, Site Plan and Design Review. Pursuant to Carson Municipal Code Section 9121.1, a Conditional Use Permit is required for the development of residential condominiums. The Planning Commission finds that:

a) The proposed project for five detached condominium units on 0.4 acre will adhere to the multi-family residential land use designation and zone, as well as to the goals and policies described in the General Plan. Development of the proposed project would provide additional housing for the community in the form of multifamily, detached condominium units.

b) The proposed project meets all applicable design standards and guidelines of the Carson Municipal Code.

c) The proposed project will be designed for compatibility with the existing residential neighborhood and will be a harmonious and attractive development for the area in that it provides adequate open space and landscape areas.

d) Vehicular ingress and egress will be provided on Dolores Street. Adequate interior vehicular and pedestrian circulation will be provided. The private driveway meets the Fire Department's and City's requirements for driveway width.

e) The site is flat and the size is adequate to support the proposed use and all associated support development including parking spaces, private open space, and recreational area. Adequate buffers and setbacks are provided from all surrounding uses including Dolores Street which fronts the property to the east. The location is appropriate for this proposal in that the proposed condominium units will be compatible with other residential properties in the area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

f) The proposed project is for multiple detached residential condominiums and will only have signs for addresses.

g) The proposed project will conform to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.

h) Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection.

Section 4. Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map based on certain findings. The Planning Commission finds that the proposed tentative parcel map can be substantiated based on the following affirmations:

a) The proposed tentative tract map will permit the division of 0.4 acres of land into five detached condominium homes. The map will include a recreation area and a private common driveway which conform to the City's requirements.

b) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is for residential development within an existing residential neighborhood. There will be adequate street access and traffic capacity along Dolores Street. Conditions of approval will provide maximum land use compatibility between the proposed residential development and the existing residential neighborhoods. This includes incorporating landscaping for screening and locating units in order to protect the privacy of adjacent residents.

Section 5. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment. The proposed development will not alter the predominantly residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project for infill development of five detached condominium units is found to be categorically exempt under CEQA, Section 15332.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 628-06, Tentative Tract Map No. 66348, and Design Overlay Review No. 920-05, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 8. 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 10th DAY OF OCTOBER, 2006.

CHAIRMAN

ATTEST:

SECRETARY