

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 2 TO DESIGN OVERLAY REVIEW NO. 837-03, CONDITIONAL USE PERMIT NO. 561-03, AND TENTATIVE TRACT MAP NO. 60237, FOR THE ADDITION OF A FRONT GATE/FENCE AND CHANGES TO THE ARCHITECTURAL DESIGN OF THE BUILDINGS LOCATED AT 553 E. 213th 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, Clarissa Blake, with respect to real property located at 553 E. 213th Street and described in Exhibit "A" attached hereto, requesting a modification to a previously approved project to construct seven (7) detached condominium units on 0.92 acre. The original approval included:

- 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 seven (7) condominium units.

A public hearing was duly held on February 13, 2007, 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 seven (7) detached condominium units on 0.92 acres is consistent with the RM-8-D (Residential, Multiple-Family – 8 du/ac – Design Overlay) zone which allows 8 units per acre. The proposed project is consistent with the General Plan land use designation for Low Density Residential (8 units per acre) and meets the goals and policies described in the General Plan Land Use Element.

b) The proposed gate is designed for compatibility with other residential condominium developments in the neighborhood and will meet the requirements of the County of Los Angeles Fire Department and Sheriff's Department.

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

d) The proposed project will be designed for compatibility with the existing multifamily neighborhood and will be a harmonious and attractive development for the area in that it the building's include various architectural treatments such as window siding and trim. The project will be landscaped and the applicant has provided stamped colored concrete for all driveway areas.

e) Vehicular ingress and egress will be provided on 213th Street. A five-foot street dedication is provided along 213th Street for future street improvement. A four-foot sidewalk will be provided along both sides of the private driveway which will lead to the recreation and fountain area in the rear of the property. The private driveway meets the Fire Department's and City's requirements for driveway width.

f) 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. The shape is rectangular and does not constrain the development as proposed. Adequate buffers and setbacks are provided from all surrounding uses including 213th Street which fronts the property to the south. The location is appropriate for this proposal in that the proposed condominium units will be compatible with other multifamily units in the area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

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

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

i) There will be adequate water supply for fire protection. The Fire Department has reviewed the project for adequate driveway access, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection.

j) The project site is located in a suburban, developed residential community. Surrounding uses include multifamily development to the west, a mobilehome park to the north, an auto dealership to the east, and single-family residences to the south. The proposed development will be consistent with the residential neighborhood.

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 tract map can be substantiated based on the following affirmations:

a) The proposed tentative tract map will permit the division of 0.92 acres of land into seven (7) detached condominium homes. The map will include a recreational and fountain area and a private common driveway which conform to the City's requirements.

b) The proposed map, including design and improvements of the proposed subdivision, will be consistent with the Land Use Element of the General Plan and the zoning which designates the properties for Low Density residential uses and RM-8-D, respectively.

c) 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 213th Street. Conditions of approval will provide maximum land use compatibility between the proposed residential development and the existing residential neighborhood. This includes incorporating landscaping for screening and locating units in order to protect the privacy of adjacent residents.

d) A front gate and fence is provided for the safety and security of residents. The gate and fence have been reviewed and approved by the Fire Department and will meet all the requirements of the Fire Department and Sheriff's Department.

Section 5. The Planning Commission further finds that the proposed project on 0.92 acre will not have a significant effect on the environment. The property is located in a developed, suburban, residential area. The proposed project is compatible with the existing residential neighborhood and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA), Section 13301(a) for exterior alterations and Section 15303(e) for a fence/gate.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Modification No. 2 to Design Overlay Review No. 837-03, Conditional Use Permit No. 547-03, and Tentative Tract Map No. 60114, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify to the adoption of the 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 13th DAY OF February, 2007.

CHAIRMAN

ATTEST:

SECRETARY