

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO.1 TO DESIGN OVERLAY REVIEW NO. 758-01, CONDITIONAL USE PERMIT NO. 541-04, AND TENTATIVE TRACT MAP NO. 53709 TO MODIFY THE PLANTER AREA AND WALL ALONG CARSON STREET FOR THE PROPERTY LOCATED AT 1211-1228 ASHMILL STREET (FORMERLY 1216-1226 E. CARSON 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, Sheryl Petway, with respect to real property located at 1211-1228 Ashmill Street, formerly (1216-1226 E. Carson Street), and described in Exhibit "A" attached hereto, requesting an approval to modify Condition No. 30 of Design Overlay Review No. 758-01, Conditional Use Permit No. 541-04, and Tentative Tract Map No. 53709 regarding the planter area and wall along Carson Street.

A meeting was held on August 14th, 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 modification to Conditions of Approval of a condominium development in a Design Overlay Review designation zone is subject to the requirements contained in Section 9172.23 of the Carson Municipal Code (CMC), entitled Site Plan and Design Review. The Planning Commission finds that:

a) The proposed modification to Condition No. 30 of the Resolution No. 05-2019 for seven (7) detached condominium units on 0.69 acre can be supported because landscaping will still be provided along Carson Street. The proposed modification to Condition No.30 is consistent with the proposed land use and zoning.

b) The proposed modification is compatible with existing residential development in the neighborhood in that the wall and landscaping will be an attractive feature of the condominium development that will soften views from Carson Street.

Section 4. The Planning Commission further finds that the proposed modification 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, pursuant to Section 15303(e) of the California Environmental Quality Act (CEQA), the modification to the wall and planter area along Carson Street is "Categorically Exempt."

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Modification No. 1 to Design Overlay Review No. 758-01, Conditional Use Permit No. 541-04, and Tentative Tract Map No. 53709 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 to the adoption of the 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 14th DAY OF AUGUST, 2007.

CHAIRMAN

ATTEST:

SECRETARY