



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** October 10, 2006

**SUBJECT:** Design Overlay Review No. 920-05; Conditional Use Permit No. 628-06; Tentative Tract Map No. 66348

**APPLICANT:** Romualdo J. Velasquez, Jr.  
5727 Ravenspur Drive, #301  
Rancho Palos Verdes, CA 90275

**REQUEST:** To construct five (5) detached condominium units within the RM-12-D (Residential, Multi-family - twelve (12) units per acre - Design Overlay) zone district and within Redevelopment Project Area No. 4.

**PROPERTY INVOLVED:** 21915 Dolores Street

### COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		<b>Cottrell –Chairperson</b>			<b>Saenz</b>
		<b>Pulido –Vice-Chairman</b>			<b>Tyus</b>
		<b>Faletogo</b>			<b>Verrett</b>
		<b>Graber</b>			<b>Wilson</b>
		<b>Hudson</b>			

***Item No. 11A***

## I. Introduction

### *Date Application Received*

- October 17, 2005: Tentative Tract Map No. 66348; Conditional Use Permit No. 628-06; Design Overlay Review No. 920-05

### *Applicant / Property Owner Representative*

- Romualdo J. Velasquez, Jr., 5727 Ravenspur Drive #301, Rancho Palos Verdes, CA 90275

### *Property Owner*

- Same as applicant

### *Project Address*

- 21915 Dolores Street

### *Project Description*

- The proposed project is for the construction of five (5) detached condominium units on 0.4 acres. The application includes:
  - Design Overlay Review for architectural design;
  - Conditional Use Permit for construction of multiple-family residences; and
  - Tentative Tract Map for division of airspace (condominium units).
- The proposed project includes 10 garage parking spaces, 5 guest parking spaces, landscaping, public and private open spaces, and a common driveway. The main entrance for the project is located on Dolores Street.

## II. Background

### *Previous Discretionary Permits*

- None

### *Public Safety Issues*

- After consulting with the Public Safety Department it was determined that there have not been nor are there any current zoning code enforcement cases associated with this property.

### *Subdivision Committee Review*

- Subdivision Committee review occurred on September 20, 2006

### III. Analysis

#### *Location/Site Characteristics/Existing Development*

- The subject site is located at 21915 Dolores Street between 219<sup>th</sup> Street to the north and 220<sup>th</sup> Street to the south.
- The project site is in an urban, developed community and is located in the western part of the City of Carson on the west side of Dolores Street. The project is surrounded by multi-family residences;
- Building permits were approved for a single-family home, detached garage, patio and hobby shop. All existing buildings have, or will be demolished prior to construction of the project. All access areas are paved.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The current General Plan land use designation for the project site is Medium Density Residential; the zoning is RM-12-D (Residential, Multi-family – 12 units per acre – Design Overlay).

#### *Applicable Zoning Ordinance Regulations*

- The following table summarizes the proposed project's consistency with current site development standards for the RM-12-D zone district and other zoning code sections applicable to the proposed use:

<b>Applicable Zoning Ordinance Sections</b>	<b>Compliance</b>	<b>Non-Compliance</b>
Section 9121.1 – Uses Permitted	x	
Section 9123 – Conditional Use Criteria	x	
Section 9124 – Dwelling Units	x	
Section 9125.3 – Street Frontage and Access	x	
Section 9126.12 – Height of Buildings and Structures	x	
Section 9126.21 – Ground Coverage	x	
Section 9126.221 – Parking Setback	x	
Section 9126.23 – Front Yard	x	
Section 9126.24 – Side Yard	x	
Section 9126.25 – Rear Yard	x	
Section 9126.27 – Space Between Buildings	x	

Section 9126.28 – Usable Open Space	x	
Section 9126.29 – Encroachments	x	
Section 9126.3 – Fences, Walls and Hedges	x	
Section 9126.4 – Trash and Recycling Areas	x	
Section 9126.6 – Parking, Loading and Driveways	x	
Section 9126.8 – Utilities	x	
Section 9126.9 – Site Planning and Design	x	
Division 7 – Environmental Effects	x	
Division 8 – Special Requirements for Special Uses / Sections 9128.11-9128.17 (Residential Condominiums)		<i>See Issues of Concern/Mitigation</i>
Part 6 – General Development Standards		<i>See Issues of Concern/Mitigation</i>

*Required Findings: Conditional Use Permit*

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.
- f. Such other criteria as are specified for the particular use in other Sections of this chapter (Zoning Ordinance).

*Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

*Required Findings: Tentative Tract Map*

The proposed subdivision requires a tract map pursuant to the California Government Code, Subdivision Map Act. The California Government Code requires that a tentative map shall be denied if any of the following findings can be made:

- a. The proposed map is not consistent with applicable general plan and specific plans as specified in Section 65451 of the California Government Code.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general or specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Commission Findings and Decision", Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision", and the California Government Code – Subdivision Map Act, can be made in the affirmative. Details can be found in the attached resolution.

*Issues of Concern/Mitigation*

- Issue – Section 9128.13 and 9128.17 – Covenants, Conditions and Restrictions:  
The applicant must submit a copy of the Covenants, Conditions and Restrictions for review by the City.
  - *Proposed Condition/Change:* A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will comply with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the final map.
  - *Proposed Condition/Change:* The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to occupancy of any unit.
  
- Issue – Section 9128.15– Landscaping Requirements: One specimen size tree (30 inch box tree) shall be provided for each unit.
  - *Proposed Condition/Change:* The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
  - *Proposed Condition/Change:* The applicant shall increase all landscaping areas along both sides of the driveway by 1 foot.
  
- Issue – Section 9162.53 – Lighting: Provide additional lighting for guest parking area
  - *Proposed Condition/Change:* The applicant shall provide additional lighting for the guest parking area subject to approval by the Planning Department.
  
- Issue – Section 9162.41– Automobile Parking Stall Size
  - *Proposed Condition/Change:* The applicant shall provide each garage with an unobstructed minimum interior dimension of 20 feet in width by 20 feet in length.
  - *Proposed Condition/Change:* The applicant shall reconfigure the storage area in order to accommodate a washer and dryer area subject to the approval by the Planning Department.

- *Proposed Condition/Change:* The applicant shall replace the proposed storage room door with a pocket door.

#### **IV. Environmental Review**

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), proposed five-unit condominium project is considered in-fill development and is "Categorically Exempt."

#### **V. Conclusion**

Staff finds that the proposed design overlay review and conditional use permit are compatible with the surrounding community. In addition, the tentative tract map is in compliance with the requirements established in the Subdivision Map Act and the Carson subdivision regulations. The proposed five-unit condominium development is compatible with the General Plan land use designation of Medium Density Residential and the proposed use of the site will be consistent with existing development in the area. Adequate measures have been included to mitigate effects as well as guide future development.

#### **VI. Recommendation**

That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No.\_\_\_\_\_, entitled "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."

#### **VII. Exhibits**

1. Zoning Map
2. Draft Resolution
3. Project Plans (Submitted under separate cover)

**Prepared by:** \_\_\_\_\_  
Max Castillo, Assistant Planner

**Reviewed by:** \_\_\_\_\_  
John F. Signo, AICP, Acting Senior Planner

**Approved by:** \_\_\_\_\_  
Sheri Repp, Planning Manager