



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 12, 2006

SUBJECT: Design Overlay Review No. 965-06
Conditional Use Permit No. 635-06

APPLICANT: Los Angeles Housing Partnership, Inc.
1200 Wilshire Boulevard, Suite 307
Los Angeles, CA 90071

REQUEST: Construction of a new 32-unit affordable housing
apartment complex with subterranean parking on
a presently vacant site

PROPERTY INVOLVED: 21227-21239 S. Figueroa Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

| AYE | NO | | AYE | NO | |
|-----|----|------------------------------|-----|----|----------------|
| | | Cottrell –Chairperson | | | Saenz |
| | | Pulido –Vice-Chairman | | | Tyus |
| | | Faletogo | | | Verrett |
| | | Graber | | | Wilson |
| | | Hudson | | | |

I. Introduction

Date Application Received

- September 18, 2006: Design Overlay Review No. 965-06 and Conditional Use Permit No. 635-06

Applicant

- Los Angeles Housing Partnership, Inc.; 1200 Wilshire Boulevard, Suite 307; Los Angeles, CA 90071

Property Owner

- City of Carson Redevelopment Agency; 1 Civic Plaza Drive, Suite 200; Carson, CA 90745

Project Address

- 21227-21239 S. Figueroa Street

Project Description

- The applicant, Los Angeles Housing Partnership, Inc., is proposing to construct a 32-unit affordable housing complex on a vacant, one-acre site located at 21227-21239 Figueroa Street, commonly known as *Villa Serenata*.
- This project was originally approved by both the Planning Commission and Redevelopment Agency in 2003 (see 'Background' section below for further discussion). However, due to financial constraints, the applicant was unable to proceed with the project. The Redevelopment Agency has since purchased the property and is working with Los Angeles Housing Partnership, Inc. to develop the property for affordable housing. The proposed project under consideration by the Planning Commission tonight is the same project approved in 2003 in terms of layout and design.
- The proposed project includes 68 parking spaces, and a mix of one-, two-, and three-bedroom units as summarized in Table 1. Each one-bedroom unit will have 610 square feet; each two-bedroom unit will have 847 square feet, and each three-bedroom unit will have 1,203 square feet of livable area. The project includes a community room, tot lot, half-court basketball court, gazebo, courtyard, covered patio, barbeque area, laundry facilities, leasing office, and lobby. A 200 cubic-foot storage space will be designated for each unit; the ground floor includes 20 storage spaces and the second and third floors include six each. An elevator will be provided for uninterrupted access from the subterranean garage to the third floor and vice versa. A 20,367 square-foot subterranean garage is provided which includes tandem parking spaces for the three-bedroom units. The tandem spaces include a combination of regular and compact parking spaces. Four handicap spaces will be provided – two in the subterranean garage, and two located on-grade for guests.

TABLES 1 – UNIT MIX

| | 1-Bedroom Unit (610 s.f./Unit) | 2- Bedroom Unit (847 s.f./Unit) | 3- Bedroom Unit (1,203 s.f./Unit) | Units |
|-----------------------|---|--|--|--------------|
| 1 ST Floor | 1 | 4 | 3 | 8 |
| 2 ND Floor | 3 | 3 | 6 | 12 |
| 3 RD Floor | 3 | 4 | 5 | 12 |
| TOTAL | 7 | 11 | 14 | 32 |

- *Villa Serenata* will be designed utilizing Craftsman architectural elements such as low-pitch gable roofs. Each unit will have its own balcony. Decorative features include window framing, vertical and horizontal offsets, and a mix of siding materials. A row of trees will be located in the rear yard as a buffer from the freeway. The front yard will include landscaping to soften the views of the building from Figueroa Street.
- The subject property is zoned RM-25-D (Residential, Multiple-Family – 25 units per acre – Design Overlay Review) and located within Redevelopment Project Area No. 1.
- Pursuant to Section 9121.1 of the Carson Municipal Code (CMC), a conditional use permit (CUP) is required for the construction of any multi-family dwelling. A Design Overlay Review request is required because the property is located in a Design Overlay district and in Redevelopment Project Area 1.
- The Planning Commission’s recommendation will be forwarded to the Redevelopment Agency.

II. Background

- The applicant, Los Angeles Housing Partnerships, Inc., approached the City in early 2003 to discuss the possibility of developing a senior housing project in Carson similar to the applicant’s previous project, *Carson Terraces*. The applicant’s proposal for senior housing was introduced to the City Council for input and direction. As a result of the City Council’s direction, the applicant significantly reduced their density and changed their project from a senior housing project to an affordable family housing project for very low- and low-income groups. The changes were based upon policies in the Housing Element and redevelopment goals for the production of affordable housing.
- On February 11, 2003, the applicant submitted their proposal for a 32-unit affordable housing project with a subterranean garage (Design Overlay Review (DOR) No. 815-03 and Conditional Use Permit (CUP) No. 538-03).

- On April 8 and 22, 2003, the Planning Commission held a public hearing, approved CUP No. 538-03 on a 6-2 vote, and recommended approval of DOR No. 815-03 to the Redevelopment Agency.
- On May 20, June 3, and July 15, 2003, the Redevelopment Agency reviewed the proposal and approved Design Overlay Review (DOR) No. 815-03. However, the applicant was unable to secure the necessary funding to construct the project. As such, the applicant was unable to continue with the project and allowed DOR No. 815-03 and CUP No. 538-03 to expire.

Previously Approved Discretionary Permits

- DOR No. 815-03 and CUP No. 538-03 were submitted on February 11, 2003. CUP No. 538-03 was approved by the Planning Commission on April 22, 2003. DOR No. 815-03 was approved by the Redevelopment Agency on July 15, 2003. Both permits have since expired because of inactivity.

Public Safety Issues

- The Public Safety Department has not reported any violations with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The project site is located between Figueroa Street to the east and the Harbor (110) Freeway to the west. It is approximately one-third mile north of Carson Street.
- The project site is 1.02 acres (44,640 square feet) in size and is currently vacant.
- To the north are industrial uses including a cable company and pest control company; to the south are two (2) single-family residences; further south is a 20-unit condominium complex; to the east is the Peace Apostolic Church, Inc.; and to the west across the Harbor Freeway are single-family residences located in the Harbor Gateway District.
- The Carson Town Center is located less than ¼-mile to the northeast of the project site.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RM-25-D (Residential, Multifamily – 25 units per acre – Design Overlay). The properties to the north and northeast are zoned ML (Manufacturing, Light); the property to the east across Figueroa Street is zoned RM-6-D (Residential, Multifamily – 6 units per acre – Design Overlay); and the properties to the south are zoned RM-25-D.
- The General Plan Land Use Element designates the subject property as High Density Residential. The properties to the north and northeast are designated Low Industrial; the properties to the east across Figueroa Street are designated Low Density Residential; and the properties to the south are designated High Density Residential.

Housing Needs Assessment

The State of California requires that every city provide the opportunity for the development of its fair share of housing for all segments and income levels of society. This fair share is determined by the Southern California Association of Governments, more frequently referred to as SCAG.

Carson has been notified by SCAG that to meet the City's fair share of the region's housing needs, which includes Los Angeles, Orange, San Bernardino and Riverside Counties, it will be necessary to provide the opportunity for the development of 623 dwelling units. A portion of those units must be affordable to very low and low-income persons and families.

According to SCAG, the new housing units are needed in the following income groups:

**TABLE 2 – GENERAL PLAN HOUSING ELEMENT (TABLE 31)
BASIC CONSTRUCTION NEEDS – CITY OF CARSON-1998-2005**

| Income Group | Number of Housing Units | Percent |
|-----------------------------|-------------------------|---------|
| Very Low (<50% AMI*) | 117 | 19% |
| Low (50-80% AMI*) | 104 | 17% |
| Moderate (80-120% AMI*) | 143 | 23% |
| Above Moderate (>120% AMI*) | 259 | 42% |
| TOTAL | 623 | 100% |

*Area Mean Income

Source: SCAG RHNA99

The State of California also requires that every city provide a Housing Element as part of its General Plan. Section 65580 of the California Government Code states that "... each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the state in addressing regional housing needs." In stipulating the content of the Housing Element, Section 65583 of the Government Code indicates that the element shall consist of "... an identification and analysis of the existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." This section further states that the element "... shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

Redevelopment Agency Housing Requirements

The primary program that generates revenue for the creation of affordable housing units is via the Carson Redevelopment Agency. Twenty percent of the City's Redevelopment Agency's tax increment must be set aside for the purpose of increasing, improving, and preserving housing that is affordable to very low (<50% Area Mean Income (AMI)), low (50% - 80% AMI), and moderate households (80%-120% AMI). Furthermore, the set aside revenue must be proportionately distributed between the various income groups. As shown in Table 4, very low income groups comprise 32 percent, low income groups comprise 29 percent, and moderate income groups comprise 39 percent of the total affordable housing needs. Since set aside revenue must be distributed proportionately between the various income groups, 32 percent of the set aside revenue can go to building very low income housing, 29 percent can go to low income housing, and 39 percent can go to moderate income housing. The Redevelopment Agency may opt to distribute a higher proportion of set aside revenue to very low income housing or low income housing. However, cannot distribute a higher proportion to moderate income housing and cannot distribute less than 32 percent for very low income housing.

TABLE 4 – ALLOCATION FOR SET ASIDE REVENUE

| Income Group | Number of Housing Units | Percent |
|-------------------------|--------------------------------|----------------|
| Very Low (<50% AMI*) | 117 | 32% |
| Low (50-80% AMI*) | 104 | 29% |
| Moderate (80-120% AMI*) | 143 | 39% |
| TOTAL | 364 | 100% |

Discussion

The following analysis will first measure the merits of this proposal against the most directly applicable zoning regulations, chiefly those stipulated within Carson Municipal Code (CMC) Sections 9126.91 and 9128.51 entitled, "Site Planning and Design - Residential Projects that Include Affordable and/or Senior Citizen Households" and "Multiple-family Dwelling," respectfully. This section will conclude with a list of deviations from the design guideline which the Planning Commission can review and consider individually.

CMC Section 9126.91: Site Planning and Design - Residential Projects That Include Affordable and/or Senior Citizen Households

In order to fall under the purview of this section of the Carson Municipal Code, a project must include a minimum of 10% of the units proposed for affordable and/or senior citizen households. The affordable units must be kept as affordable for a period of not less than 30 years. This section defines "Affordable Households" as follows:

- *Very low-income households* – Households with an income that is 50% or less of the area median family income published approximately annually by the State Department of Housing and Community Development (HCD) based on information provided by the Federal Department of Housing and Urban Development (HUD).
- *Lower-income households* – Households with an income this is more than 50% or 60% or less of the area median family income published annually by HCD based on information provided by HUD.
- *Low-income households* – Households with an income this is more than 60% or 80% or less of the area median family income published annually by HCD based on information provided by HUD.
- *Moderate-income households* – Households with an income this is more than 80% or 120% or less of the area median family income published annually by HCD based on information provided by HUD.

The proposed development is 100% affordable, all units falling within the "very low income" and "low income" category; therefore, the regulations identified in this section are applicable.

In approving development plans for residential projects qualifying under this section, as does this project, the approving authority (Planning Commission) may allow deviations from the following development standards:

1. Site requirements in Sections 9125.2 (Minimum Lot Area), 9125.3 (Street Frontage and Access), and 9125.4 (Minimum Lot Width);
2. Residential Site Development Standards in Division 6 of the Carson Municipal Code, which include those regulations that address: height of buildings and structures, ground coverage, future rights-of-way, parking setbacks, front, side and rear yards, passageways, space between buildings, usable open space, encroachments, fences, walls and hedges, trash and recycling areas, parking, loading and driveways, signs, utilities, and site planning and design;
3. Vehicular Parking, Loading and Maneuvering Areas development standards in Section 9162.1 (off-street parking, general requirements) and 9162.21 (parking spaces required); and
4. The following portions of Section 9128.54 (development standards) for Multiple-Family Dwellings: private open space, length of and separation between buildings, landscaping requirements, recreational facilities.

The Planning Commission may also impose additional requirements as conditions of approval if it finds in writing that such deviations and additional requirements are justified in order to achieve one or more of the objectives listed in Section 9126.9B, which are:

- To promote residential amenities beyond those expected under conventional development.

- To develop attractive neighborhoods through creative and imaginative planning as a unit.
- To achieve a higher quality of design through flexibility of development standards and integrated planning, design and control of development.
- To achieve harmony between each development and the existing or future surrounding development.
- To assist in improving the quality and quantity of housing available to meet the needs of all social and economic groups within the community.
- To preserve areas of natural scenic beauty or of historical, cultural or scientific interest.
- To provide for appropriate use of land which is sufficiently unique in physical characteristics or other circumstances to warrant special methods of development.

As a guideline to be used in considering development plans for multiple-family residential projects that are "Affordable," the Planning Commission shall utilize the development criteria as provided for in Section 9128.55 (Development Criteria for Multiple-family Dwellings). A copy of these development criteria is attached as Exhibit 3.

CMC Section 9128.51 Multiple-Family Dwelling

Although the Planning Commission has the authority to modify all the applicable regulations within this section (see discussion above), it is important to know what issues addressed in this section will require such flexibility and which sections will not.

Table 5 illustrates each of the elements identified in this section and that typically apply to developments of this type, the "Affordability" relaxations notwithstanding.

TABLE 5: SECTION 9128.54 DEVELOPMENT STANDARDS FOR MULTIPLE-FAMILY DWELLINGS

| Development Standard | Summary of Standard | Does the Proposal Comply? Yes or No |
|-----------------------------|--|---|
| Front Yard Setback | 20 percent of lot depth or 20 feet, whichever is less. | Yes. 20 feet proposed. |
| Rear Yard Setback | 15 percent of lot depth or 15 feet, whichever is less. | No. Balconies and patios along the western property line will encroach into the required 15-foot side yard setback. These balconies and patios are required to meet the private open space requirement and will not extend significantly. The building |

| Development Standard | Summary of Standard | Does the Proposal Comply? Yes or No |
|-----------------------|---|--|
| | | walls will meet the required 15-foot setback. |
| Side Yard Setback | 20 percent of lot width for lots 30 to 50 feet wide. 10 feet for lots wider than 50 feet. | No. Balconies and patios along the northern property line will encroach into the required 10-foot side yard setback. These balconies and patios are required to meet the private open space requirement and will not extend significantly. The building walls will meet the required 10-foot setback. |
| Height | No building or structure shall exceed a height of thirty (30) feet as measured from the average grade of the existing or proposed curb abutting the subject lot. | No. The proposed project will be 37 feet in height. Since this is a multi-family building for affordable housing, a deviation can be permitted for the excess height. |
| Dwelling Unit Density | The maximum number of dwelling units permitted on a lot is the net lot area in acres multiplied by the density designation number. Any fraction amount equal to or greater than ½-acre in the result shall permit an additional dwelling unit. | No. The property is zoned RM-25-D which allows for 25 dwelling units per acre. The project site is 1.02 acres (44,640 square feet) which allows for 26 units. The proposed project includes 32 dwelling units which exceeds the allowed density by 6 units, or 23 percent. |
| Private Open Space | Each individual unit shall have an appurtenant private patio, deck, balcony, atrium or solarium with a minimum area of 150 square feet, except that one-bedroom units shall have a minimum of 130 square feet. Such space shall have a configuration that will allow a horizontal rectangle or square of 100 square feet in area and minimum dimension of 7 feet. Each space shall have at least one weather-proofed, duplex electrical outlet. | No. The applicant is proposing balconies for each unit, however the sizes will be reduced to 100 square feet for each one-bedroom unit and 120 square feet for each two- and three-bedroom unit. |
| Length of | When an individual unit or | Yes. Units on the east and west |

| Development Standard | Summary of Standard | Does the Proposal Comply? Yes or No |
|------------------------------|--|---|
| Separation Between Buildings | buildings of units front on an interior courtyard, the separation from an adjacent main residential building shall be a minimum of 20 feet. | sides of the building will be separated by at least 20 feet. |
| Landscaping Requirements | One specimen size tree (30-inch box tree) shall be provided for each unit. | Yes. Trees will be provided in the front and rear setbacks and the courtyard. The trees in the front setback will screen the building from traffic along Figueroa Street. The trees in the rear yard will be lined to reduce noise from the Harbor Freeway. |
| Recreation Facilities | All projects one-half acre or larger shall contain a children's playground with an area based upon the following formula: 70 sq. ft. for each 2 bedroom unit and 140 square feet for each three or more bedroom unit. In no event shall the playground be less than 1,300 square feet. All projects one acre or larger shall contain a clubhouse or meeting room in addition to the aforementioned playground. | Yes. Based on the required formula, the project must provide 2,730 square feet of playground area. The applicant's proposal exceeds the total required recreation area, and provides a 373-square-foot tot lot and 1,619-square-foot half court basketball court with ample courtyard and landscape areas. A 1,351-square-foot community room is provided for use as a meeting room. |
| Private Storage Space | Each unit within the project shall have at least 200 cubic feet of enclosed, weather - proofed and lockable storage space for the sole use of the unit tenant(s). | Yes. The applicant proposes a minimum 200 cubic feet for each unit. These storage bin areas are proposed to be located on every floor of the building. |
| Off-Street Parking | Each multiple-family dwelling project shall provide off-street parking in accordance with Section 9162.21, which requires 2 spaces within a garage, dwelling or carport for each dwelling unit. In addition, 1 guest parking space for every 1 multi-family unit with 3 | No. A total of 87 spaces are required including 23 guest parking spaces. The proposed number of parking spaces is 68, including 16 guest spaces (7 in subterranean garage, 9 on grade level). |

| Development Standard | Summary of Standard | Does the Proposal Comply? Yes or No |
|---|--|---|
| | bedrooms or more and 1 guest parking space for every 2 multi-family units with 2 bedrooms or less. | |
| Parking Stall Size and Driveway Width | Section 9162.41 requires parking spaces to be 9 feet wide by 20 feet deep. Section 9162.51 requires aisle widths to be 26 feet. | No. Parking spaces will be 8 ½ feet wide by 18 feet deep and aisle widths will be 25 feet in the subterranean garage. On-grade parking will meet the requirements. |
| Utilities: Plumbing Shut-of Valves | Water supply lines to each unit within the project shall be fitted with shut-off valves of either a hand valve or screw-stop type. | Yes. Condition of approval will require compliance. |
| Utilities: Drip Pans | Hot water heaters and any other appliance which the building official determines to be a potential source of water leakage or flooding shall be installed with built-in drip pans and a 1 ¼ inch diameter drain line leading to a safe point of disposal outside the building. | Yes. Condition of approval will require compliance. |
| Utilities: Utility Meters | With the exception of water supply and central heating and/or air conditioning, each utility that is controlled and consumed by the individual unit shall be separately metered in such a way that the unit owner can be separately billed for its use. | Yes. Condition of approval will require compliance. |
| Utilities: Circuit Breaker | Each unit shall have its own circuit breaker panel for all electrical circuits and outlets which serve the unit. Such panel shall be accessible without leaving the unit. | Yes. Condition of approval will require compliance. |
| Noise: Shock Mounting of Mechanical Equipment | All permanent mechanical equipment shall be shock mounted with inertia blocks or bases and/or vibration isolators in a manner approved | Yes. Condition of approval will require compliance. |

| Development Standard | Summary of Standard | Does the Proposal Comply? Yes or No |
|---|--|--|
| Noise: Location of Plumbing Fixtures | by the building official. No plumbing fixture, except Pullman mounted lavatories, shall be located on a common wall between two separate units where it could back up to a living room, family room, dining room, den or bedroom of an adjoining unit. | Yes. Condition of approval will require compliance. |
| Noise: Separation of Vents and Lines | No common water supply lines, vents, or drain lines shall be permitted for contiguous units unless there is at least 8 ½ feet of pipe between the closest plumbing fixtures within the separate units. | Yes. Condition of approval will require compliance. |
| Noise: Isolation and Insulation of Lines | All water supply lines within the project shall be isolated from wood or metal framing with pipe isolators specifically manufactured for that purpose and approved by the building official. | Yes. Condition of approval will require compliance. |
| Noise: General | Wall and floor/ceiling assemblies separating units from each other or from public or quasi-public spaces such as interior corridors, laundry rooms, recreation rooms and garages shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for walls, and both airborne and impact sound insulation for floor/ceiling assemblies. | Yes. Condition of approval will require compliance. |
| Noise: Airborne Sound Insulation | Refers to amount of sound permissible through wall assemblies, floor/ceiling assemblies, piping, electrical outlets and devices, recess cabinets, bathtubs, soffits and | Yes. Condition of approval will require compliance. |

| Development Standard | Summary of Standard | Does the Proposal Comply? Yes or No |
|------------------------------------|---|--|
| | heating, ventilation and/or conditioning intake and exhaust ducts, and the like, which are required to be sealed, lined, insulated or otherwise treated to maintain the required rating and such treatment shall be approved by the building official. Also entrance doors to each unit shall be of solid construction. | |
| Noise: Impact Sound Insulation | Refers to amount of sound permissible between floor/ceiling assemblies. | Yes. Condition of approval will require compliance. |
| Noise: Verification of Sound Class | Refers to amount of sound attenuation afforded the building materials usually the glass for use in windows | Yes. Condition of approval will require compliance. |

Deviations

As discussed above, the applicant may deviate from general development standards pursuant to Section 9126.91 subject to Planning Commission approval. The applicant is requesting deviations from the following Municipal Code requirements:

- Sections 9126.24-25 (Side and Rear Yard Setbacks): Balconies and patios along the northern property line will encroach into the required 10-foot side yard setback, and Balconies and patios along the western property line will encroach into the required 15-foot rear yard setback. These balconies and patios are required to meet the private open space requirement and will not extend significantly. The building walls will meet the required 10-foot setback.
- Section 9126.12 (Height): The height limit for residential buildings is thirty (30) feet as measured from the average grade of the existing or proposed curb abutting the subject lot. The proposed building is 37 feet high, a deviation of seven (7) feet above the height limit. Since the proposed project is for a three-story affordable housing building, it is staff's opinion that the deviation is justified.
- Section 9124 (Density – Dwelling Units): The maximum number of dwelling units permitted on a lot is the net lot area in acres multiplied by the density designation number. Any fraction amount equal to or greater than ½-acre in the result shall permit an additional dwelling unit. The property is zoned RM-25-D, which allows for 25 dwelling units per acre. The project site is 1.02

acres (44,640 square feet), which allows for 26 units. The proposed project includes 32 dwelling units, which exceeds the allowed density by 6 units, or 23 percent. Pursuant to State density bonus law, a density bonus of up to 25 percent can be allowed.

- **Section 9128.54 (Private Open Space):** The Code requires each individual unit to have an appurtenant private patio, deck, balcony, atrium or solarium with a minimum area of 150 square feet, except for one-bedroom units, which can have a minimum of 130 square feet. Such space shall have a configuration that will allow a horizontal rectangle or square of 100 square feet in area and minimum dimension of 7 feet. The applicant is proposing balconies for each unit, however, the sizes will be reduced to 100 square feet for each one-bedroom unit and 120 square feet for each two- and three-bedroom unit. The City’s private open space requirement is more demanding than that of other cities. It is staff’s opinion that the reduction in private open space is sufficient for the proposed project.
- **Section 9162.21 (Parking Spaces Required):** Each unit is required to have 2 spaces within a garage, dwelling or carport. In addition, 1 guest parking space for every 1 multi-family unit with 3 bedrooms or more and 1 guest parking space for every 2 multi-family units with 2 bedrooms or less is required. Thus, a total of 87 spaces is required, including 23 guest parking spaces (see Table 3). The applicant proposes 68 parking spaces, including 16 on-grade guest spaces. The project is deficient by 19 parking spaces. Since the proposal is for an affordable housing project, it is less likely that residents will own vehicles and is expected that residents will utilize public transportation. Furthermore, reducing the number of parking spaces will reduce the size of the subterranean garage, which would allow for a financially feasible project.

TABLE 3 – PARKING

| | Number of Units | Parking per Unit | Parking Spaces |
|-------------------------------------|------------------------|-------------------------|-----------------------|
| 1-Bedroom Unit (610 s.f./Unit) | 7 | 2 Covered + ½ Guest | 17.5 |
| 2-Bedroom Unit (847 s.f./Unit) | 11 | 2 Covered + ½ Guest | 27.5 |
| 3-Bedroom Unit (1,203 s.f./Unit) | 14 | 2 Covered + 1 Guest | 42 |
| TOTAL REQUIRED | | | 87 |
| TOTAL PROVIDED | | | 68 |
| DEFICIENCY | | | 19 |

- Tandem Parking: Tandem parking is not permitted by Code, but was approved as a deviation for the Villagio project because it provides affordable housing. The proposed tandem parking will be reserved for the three-bedroom units and not for guest parking. Thus, staff can support it.
- Section 9162.41 (Automobile Parking Stall Size) and 9162.51 (Standards for Automobile Parking Lot Design): Parking stalls for residential projects are required to be 9 feet wide by 20 feet deep with an aisle width of 26 feet. The on-grade parking meets this requirement, however, the subterranean garage only provides for 8½ feet wide by 18 feet deep stalls with a 25-foot wide aisle. The 8½ by 18-foot stalls are typical for commercial projects, thus staff feels this deviation can be supported. However, the 25-foot wide aisle within a subterranean parking garage would make maneuverability difficult and potentially dangerous. Staff has included a condition to require the plan to be revised to provide for 26-foot wide aisles.

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.

All of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision," can be made in the affirmative. As discussed above, the Planning Commission may consider deviations from the design and development standards of the CMC because the project is for an affordable housing development. Details can be found in the attached resolution.

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).

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Commission Findings and Decision," can be made in the affirmative. As discussed above, the Planning Commission may consider deviations from the design and development standards of the CMC because the project is for an affordable housing development. Details can be found in the attached resolution.

IV. Environmental Review

Pursuant to Section 15280 (Lower-income Housing Projects) of the California Environmental Quality Act (CEQA), the proposed project is for the construction of a 32-unit, 100 percent affordable housing apartment complex and is "Statutory Exemption." No significant environmental impacts would result from this proposal.

V. Recommendation

That the Planning Commission:

- **APPROVE** the Notice of Exemption identifying the project as "Statutorily Exempt";
- **APPROVE** Conditional Use Permit No. 635-06 subject to the conditions of approval attached as Exhibit "B" of the Resolution;
- **RECOMMEND APPROVAL** of Design Overlay Review No. 965-06 to the Redevelopment Agency; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____ entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 635-06 AND RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 965-06 TO THE CARSON REDEVELOPMENT AGENCY FOR THE DEVELOPMENT OF A 32-UNIT AFFORDABLE HOUSING APARTMENT COMPLEX LOCATED AT 21227-21239 S. FIGUEROA STREET."

VI. Exhibits

1. Proposed Resolution
2. Section 9128.55 (Development Criteria for Multiple-family Dwellings)
3. Excerpts from Carson Housing Element

Prepared by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

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