



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: March 27, 2007
SUBJECT: Modification No. 1 to
Design Overlay Review No. 918-05
Conditional Use Permit No. 601-05
Tentative Parcel Map No. 64321
APPLICANT: Mike LaCaze
714 Orchid Avenue
Corona Del Mar, CA 92625
REQUEST: Modification to Condition Nos. 50 and 51 regarding
the perimeter side walls and Condition No. 92
regarding the annexation to the Lighting District
PROPERTY INVOLVED: 247 W. 223rd 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			

***Item 11A(1) (to be considered following
Unfinished Business)***

I. Introduction

Date Application Received

- March 7, 2007: Modification No. 1 to Design Overlay Review No. 918-05, Conditional Use Permit No. 601-05, and Tentative Tract Map No. 64321

Applicant

- Mike LaCaze: 714 Orchid Avenue; Corona Del Mar, CA 92625

Property Owner

- Eleanor Gomez: 247 W. 223rd Street; Carson, CA 90745

Project Address

- 247 W. 223rd Street

Project Description

- Modification to Condition Nos. 50 and 51 regarding perimeter walls and Condition No. 92 regarding the Lighting District. The conditions read as follows:
 50. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
 51. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.
 92. Comply with the following street lighting requirements to the satisfaction of the City:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of the City Engineer. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the County of Los Angeles, Department of Public Works. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

1. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 2. Provide business/property owner's name(s), mailing address(es), site address, Assessor's Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 3. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.

Background

Previous Uses and Approved Discretionary Permits

- The subject property contained a single-family residence that was built in 1965. The residence was demolished in 2006.
- On April 25, 2006, the Planning Commission approved Design Overlay Review No. 918-05, Conditional Use Permit No. 601-05, and Tentative Parcel Map No. 64321 by a vote of 9-0.
- The proposed project was for construction of four (4) two-story attached condominium units on 0.25 acre in the RM-25-D (Residential, Multifamily – 25 units per acre – Design Overlay) zone district and within Redevelopment Project

Area No. 4. The subdivision is for division of airspace for attached condominium units. Table 1 below summarizes the living area and required parking.

TABLE 1 – BUILDING AREA AND REQUIRED PARKING

	Living Area (Sq. Ft.)	Unit Description	Parking Per Unit	Total Required Parking
Unit A and D	1,683	2 Bdrms. 2½ Bath	2-car garage plus ½ guest	4 garage/ 1 guest
Unit B to C	1,620	2 Bdrms. 2½ Bath	2-car garage plus ½ guest	4 garage/ 1 guest
TOTAL	8,528 (Including garages and balconies)	n/a	n/a	8 garage/ 2 guest (3 guest spaces provided)

- The proposed project provides 11 parking spaces, including eight (8) garage spaces and three (3) onsite guest parking spaces. The garages and guest parking spaces are accessible through a common private driveway. Two guest parking spaces are provided as carports between the units and the third is located in the rear behind the building. The second story cantilever's over the common driveway by six (6) feet providing a 20-foot wide driveway clear-to-sky. The Fire Department has reviewed the driveway and approved the design.
- The proposed building meets the setback requirements in the front, rear, and eastern side yards, however, is deficient in the western side yard by five (5) feet.
- The applicant will provide one (1) unit for affordable housing, or 25 percent of the total number of units, in order to request a deviation from the 10-foot side yard setback requirement.

Public Safety Issues

- The Public Safety Department has reported no current code violations with this property.

II. Analysis

Location/Site Characteristics/Existing Development

- Regional vehicular access to the subject property is served by the 405 Freeway to the east and the 110 Freeway to the west; and
- The subject property is located in a residential neighborhood. Most of the homes in the neighborhood were built in the early 1960s, including the single-family homes to the north on 222nd Street.

Zoning/General Plan/Redevelopment Area Designation

- The subject property, as well as adjacent properties to the east and west along the northern portion of 223rd Street are zoned RM-25-D (Residential, Multifamily – 25 units per acre, Design Overlay); properties to the north are zoned RS (Residential, Single-family); and properties to the south across 223rd Street are part of Veterans Park and zoned OS (Open Space).
- The proposed condominium project will be consistent with the RM-25-D (Residential, Multifamily – 25 units per acre – Design Overlay) zone;
- The applicant is proposing an attached condominium project which will be consistent with the General Plan land use designation of High Density Residential; and
- The subject property and all adjacent properties are within Redevelopment Project Area No. 4.

Required Findings

The proposed modifications do not change the findings that were approved by the Planning Commission as included in Resolution No. 06-2091. All of the required findings pursuant to Sections 9172.23 of the Carson Municipal Code (CMC), "Site Plan and Design Review," Section 9121.1 of the CMC, "Conditional Use Permit," and Section 66474 of the California Government Code regarding approval of a Tentative Parcel Map can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern / Proposed Condition/Change:

- Issue – Perimeter Wall: The applicant requests to erect vinyl fencing rather than a solid block wall along the side property lines. The rear wall will be solid block as approved by the Planning Commission and a 42" wall is proposed in the front yard. It is standard practice of the Planning Commission to require a decorative block wall along the side and rear perimeter as reflected in the following conditions:
 52. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
 53. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.

Although the vinyl material proposed by the applicant may be suitable to replace the wooden fencing between the units, staff questions its appropriateness along the perimeter of the property since it would be shared with abutting properties. The white color may be too glaring; the vinyl may not be thick enough to dampen noise on adjacent properties; the material may not be durable enough to resist damage; and may not be durable enough to withstand time as compared with a solid block wall. Because of these reasons, staff recommends that the applicant be required to construct a solid block wall as originally conditioned. The vinyl can be considered between individual units within the development.

- *Proposed Condition/Change:* No change to Conditions No. 52 and 53.
- Issue – Annexation into the Lighting District: Condition No. 92 is a standard condition that requires all subdivisions to annex into the Lighting District. The City Engineer does not recommend that this condition be stricken or modified, with exception to 92(a) regarding a new street light on a concrete pole. The applicant contends that LA County is not allowing annexation into the Lighting District because no new lighting poles are being installed. However, according to the City Engineer, annexation into the Lighting District would only require that future owners pay into the Lighting District at approximately \$1 per year. The discrepancy appears to be with the processing of the annexation which may take six months to complete. This may disrupt the applicant's timing in obtaining certificates of occupancy within the next few months. One solution to avoiding this discrepancy would be to have the applicant pay a bond for annexing into the Lighting District prior to issuance of a certificate of occupancy. This would allow the applicant to sell the units once they are complete and ensure that the project is annexed into the Lighting District at a future date.
 - *Proposed Condition/Change:* Strike Condition No. 92(a) regarding the installation of a new street light on a concrete pole. The remainder of Condition No. 92 shall remain unchanged.

III. Environmental Review

Pursuant to Section 15303(e) of the California Environmental Quality Act (CEQA), fences are "Categorically Exempt." No further significant environmental impacts would result from this modification.

IV. Recommendation

That the Planning Commission:

- **DENY** the request to modify Condition No. 50 and 51 regarding the perimeter side wall;
- **APPROVE** the request to strike Condition No. 92(a) regarding the installation of a new street light on a concrete pole;
- **DENY** changes to the remainder of Condition No. 92 including sections (b), (c), and (d) regarding the annexation into the Lighting District; and
- **WAIVE** further reading and **ADOPT** a minute resolution instructing staff to make the necessary change to Resolution No. 06-2091.

V. Exhibits

1. Resolution No. 06-2091
2. Email from Gilbert Marquez, City Senior Engineer, regarding the annexation into the Lighting District dated June 14, 2006
3. Development Plan

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

Reviewed and Approved by: _____
Sheri Repp, Planning Manager