



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: August 14, 2007

SUBJECT: Modification No. 1 to Tentative Tract Map No. 53709, Conditional Use Permit No. 04-02-541 and Design Overlay Review No. 758-01

APPLICANT: Haven Hill Estates, LLC  
1320 West Gardena Boulevard, Suite 201  
Gardena, California 90247

REQUEST: Modifications to the planter area and wall along Carson Street

PROPERTY INVOLVED: 1211-1228 Ashmill Street (formerly 1216-1226 E. Carson Street)

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#### **COMMISSION ACTION**

\_\_\_\_ Concurred with staff

\_\_\_\_ Did not concur with staff

\_\_\_\_ Other

#### **COMMISSIONERS' VOTE**

AYE	NO		AYE	NO	
		Faletogo – Chairman			Graber
		Hudson – Vice-Chairman			Saenz
		Cannon			Verrett

***Item No. 12A***

## **I. Introduction**

### *Date Application Received*

- June 26, 2007: Modification No. 1 to Tentative Tract Map No. 53709, Conditional Use Permit No. 04-02-541 and Design Overlay Review No. 758-01

### *Applicant*

- Sheryl Petway  
4213 McClung Drive  
Los Angeles, CA

### *Property Owner*

- Haven Hill Estates, LLC  
Attn: Roman Phifer  
4213 McClug Drive  
Los Angeles, CA 90008

### *Project Address*

- 1211-1228 Ashmill Street (formerly 1216-1226 East Carson Street)

### *Project Description*

- The applicant, Sheryl Petway, of Haven Hill Estates LLC, is requesting a revision of the landscape area that was originally approved to be 4 feet in width. The planter area was constructed at only 19 inches wide and next to the 6-foot high stucco concrete block wall along Carson Street. The block wall should have been constructed with a setback of 4 feet from the property line. The reduced planter area requires review and approval from the Planning Commission. The property is zoned RM-12-D (Residential, Multiple-Family 12 unit per acre – Design Overlay Review).

## **II. Background**

### *Existing Site Conditions/Previously Use of Property*

- The subject site is a level, rectangular, through lot consisting of 29,945 square feet (0.69 acre) and is located on the southern side of Carson Street approximately 500 feet east of the 405 Freeway.
- The site has 155 feet of street frontage along Carson Street and abuts the Ashmill street right of way to the east. Access is provided only on Ashmill Street.
- The previous use on the adjacent property to the west was a gasoline station with a small automotive service center. The gas station closed in the late 1970's and the building is currently used for camper shell sales and services.

- The seven (7) detached residential condominium units were originally approved by the Planning Commission as Design Overlay Review No. 758-01, Tentative Tract Map No. 53709 and Conditional Use Permit No. 04-02-641 at their meeting on January 11, 2005.
- The Redevelopment Agency of the City of Carson approved Design Overlay Review No. 758-01 on March 15, 2005.
- On April 11, 2006, the Planning Commission approved the extension of time for the Tentative Tract Map No. 53709 until March 15, 2007.
- On February 13, 2007, The Planning Commission approved the extension of time for the Tentative Tract Map No. 53709 until March 15, 2008.
- Building permits for construction of the proposed seven units were issued on March 28, 2007. The project is currently under construction and is near completion.

### **III. Analysis**

#### *Applicable Zoning Ordinance Regulations*

The project site is located in a Design Overlay and the proposed project is subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

#### *Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23(D), Site Plan and Design Review, Approving Authority Findings and Decision, the Planning Commission may recommend approval of the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
2. 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;
3. Convenience and safety of circulation for pedestrians and vehicles;
4. Attractiveness, effectiveness and restraint in signing, graphics and color; and
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Staff has reviewed the revision of the reduced planter area which is not in compliance with the required Condition No. 30 of Resolution No. 05-2019 and recommend that

the findings listed above can be made in the affirmative as indicated in the attached resolution. Staff believes that adequate landscaping can be provided with the smaller landscape area.

Building permit was issued to construct seven (7) detached condominium units on March 28, 2007. The project is currently under construction and is near completion.

However, the project will not be final until the required façade of all units is completed with a base of either stone, brick or similar material to enhance the architecture and contrast with stucco finish.

#### **IV. Conclusion**

The proposed modification will still provide landscaping along Carson Street.

#### **V. Recommendation**

That the Planning Commission:

- **APPROVE** the 19 inches (1 ½ ft.) planting area facing Carson Street ; and
- **WAIVE** further reading and ADOPT Resolution No. \_\_\_\_\_ entitled “ A Resolution of the Planning Commission of the City of Carson approving a modification to a condition of the Resolution to a Design Overlay Review No. 758-01, Conditional Use permit No. 04-02-541 and Tentative Tract Map No. 53709.
- **Exhibit**
  1. Letter dated June 22, 2007 from Roman Phiher of Haven Hill Estates LLC.
  2. Resolution

**Prepared by:** \_\_\_\_\_  
Peter Raktiprakorn, Assistant Planner

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

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

PR/Sheri/Share/Mod.toD75801Ashmill