



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONSENT: September 11, 2012

SUBJECT: Modification No. 1 to Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11

APPLICANT/PROPERTY OWNER: Affirmed Housing Group
Anna Slaby
13520 Evening Creek Drive, Suite 360
San Diego, CA 92128

REQUEST: Modification to an approved development plan to allow incentives and concessions permitted pursuant to Section 9407 and 9409 of the Carson Municipal Code for building height and storage areas

PROPERTIES INVOLVED: 21227 S. Figueroa Street

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Saenz
		Brimmer			Schaefer
		Diaz			Williams
		Goolsby			

Item No. 9C

I. Introduction

The applicant, Affirmed Housing Group, is requesting a modification to Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11, which includes the construction of a new 40-unit, 100 percent affordable, multi-family complex. This modification allows for incentives and concessions permitted pursuant to Section 9407 and 9409 of the Carson Municipal Code (CMC) for increasing the building height over the maximum permitted for market-rate, multi-family structures and permit storage areas for the complex to be proposed in two locations rather than one location.

II. Background/Analysis

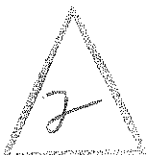
On February 22, 2011, the Planning Commission approved Conditional Use Permit No. 857-11 and recommended approval of Design Overlay Review No. 1399-11 to the Carson Redevelopment Agency. On March 1, 2011, the Carson Redevelopment Agency approved Design Overlay Review No. 1399-11 to construct a three-story, 40-unit, and 100 percent affordable housing apartment complex. The applicant has just been awarded a 9 percent tax credit financing, which in addition to the land acquisition and a \$4.2 million residual receipts loan from the City of Carson and other loans from conventional lenders completes the financing of the entire project. The applicant will have 180 days from the date of the tax credit award to obtain a building permit for the project. Construction is anticipated to start in January 2013 and be complete in June 2014.

Building Height

The indicated height of the structure on the approved plans was 31'-4". However, the indicated height was not the highest point of the building. In addition, the indicated height was measured from finished grade to the top of the structure instead of from average grade of the curb adjacent to the property to the top of the structure. In this case the average curb adjacent to the property is 2'-10" lower than the finished grade. Therefore, the true building height should have been indicated as 36'-2". Subsequently, the applicant is proposing to increase the height from floor to ceiling from 8'-1" to 9'-1" to increase the livability of the units and provide better practicality for installation of mechanical equipment. Therefore, the proposed overall height of the building will be 38'-2". The maximum permitted pursuant to the zoning code is 30'-0". However, Chapter 4 of the Zoning Code, Density Bonus Provisions for Residential Units, permits incentives and concessions from development standards in exchange for providing affordable housing. Chapter 4 allows a maximum of three (3) incentives and concessions from development standards.

Storage Area

The project was essentially approved with two incentives and concessions including building height and private open space. The applicant is requesting a third concession and incentive for storage space. Section 9128.51 requires that such space shall not be split among two (2) or more locations. The applicant is proposing



40 lockers that are fully enclosed and architecturally integrated into the building with for a total of 6,871 square feet. Separately, also fully enclosed and architecturally integrated into the building, the applicant is proposing 20 bicycle storage spaces for an additional 1,600 square feet. The total required storage space is 8,000 square feet and storage provided is 8,471 square feet.

Summary

The proposed project includes three concessions for private open space, building height, and storage area permitted by Chapter 4. These concessions still provide a quality development and permit construction of affordable units. In addition, the project provides adequate parking consistent with ratios provided by Government Code Section 65915(p).

III. Environmental Review

Pursuant to the California Public Resources Code Section 15194, the proposed project is for an affordable housing community and is exempt from environmental review requirements of the California Environmental Quality Act (CEQA) Guidelines based on the following:

- The project site is less than five acres;
- The 40-unit project will be required to have an affordability component to last for at least 55 years;
- The surrounding urban area is developed; and
- There are at least 5,000 persons per square mile in the vicinity.

IV. Recommendation

That the Planning Commission:

- WAIVE further reading and ADOPT a minute resolution approving Modification No. 1 to Design Overlay Review No. 1399-11 and Conditional Use Permit No. 857-11.

V. Exhibits

1. Site Plan
2. Elevations

Prepared by: 
Saied Naaseh, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer

EXISTING
COMMERCIAL
BUILDINGS

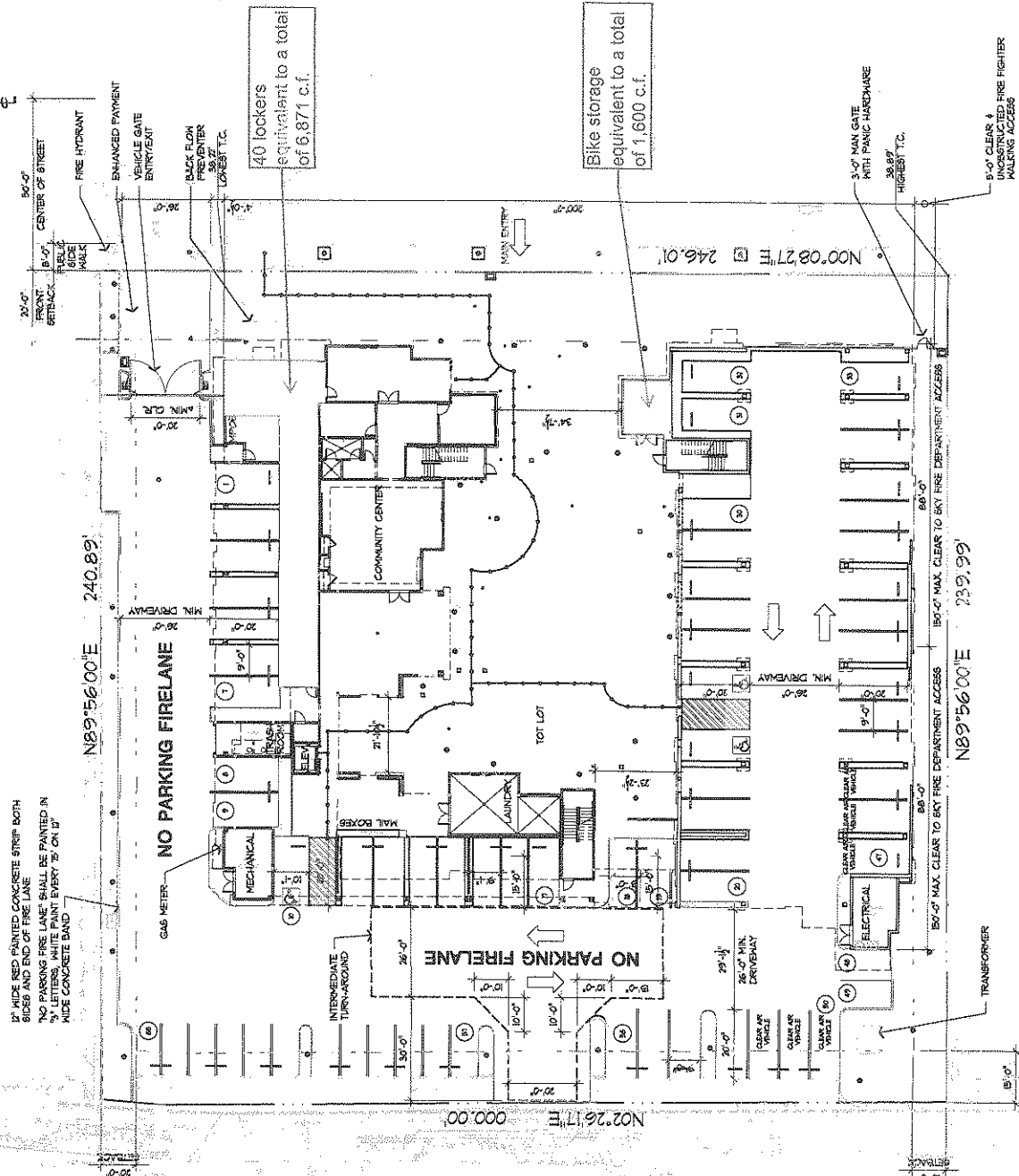
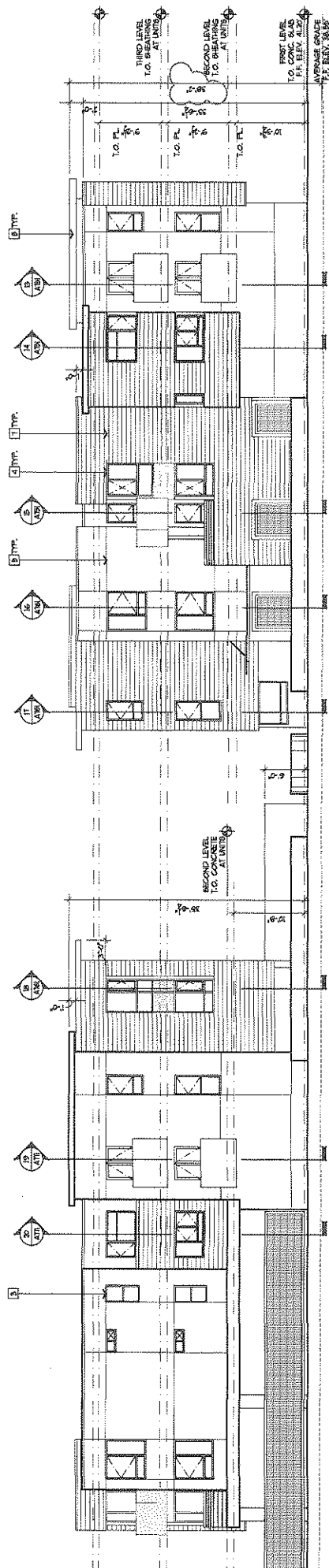


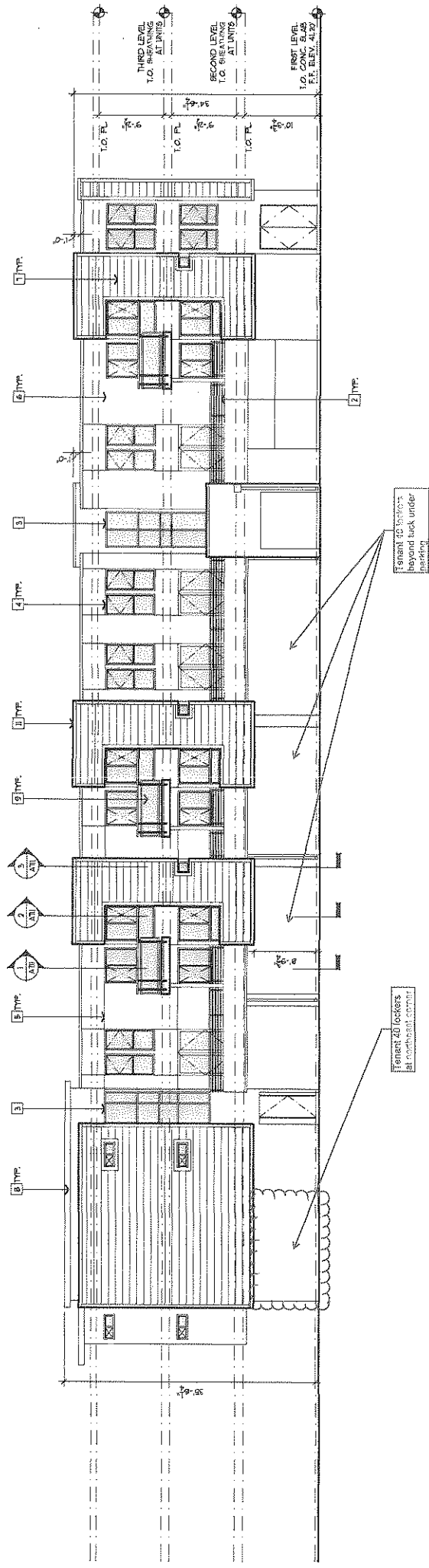
EXHIBIT NO. 1

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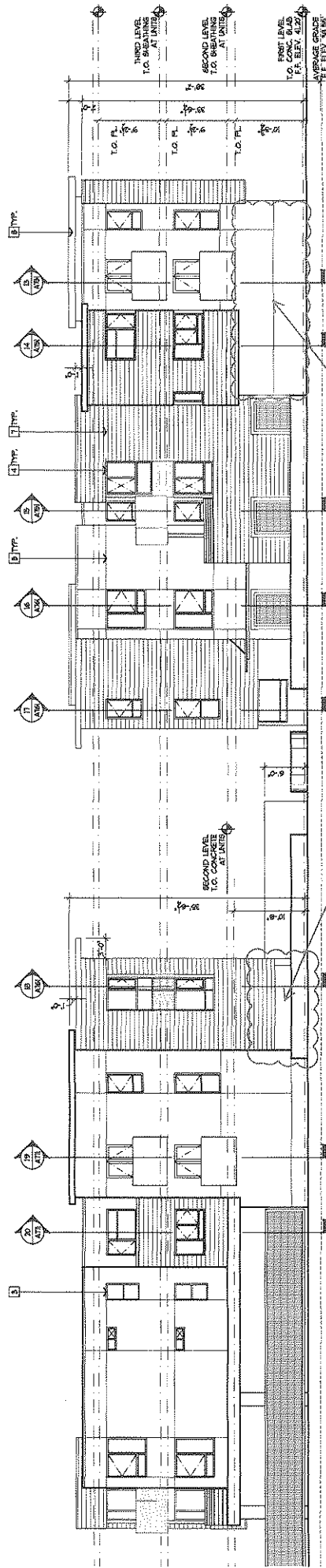
east building elevation





north building elevation





Tenant 40 lockers
at front elevation

Tenant bike
storage at front
elevation

east building elevation

