



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: July 12, 2016

SUBJECT: Extension of Time for Design Overlay Review No. 1569-15

APPLICANT: Affirmed Housing
13520 Evening Creek Drive, Suite 160, San Diego, CA 92128

REQUEST: Construction of a new mixed use project consisting of 65 affordable senior residential units and 3,000 commercial square feet of commercial uses.

PROPERTY INVOLVED: 402 E. Sepulveda Boulevard

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Palmer/Cinco

I. Introduction

The applicant, Affirmed Housing, is requesting a one-year time extension for Design Overlay Review No. 1569-15. The property is located at 402 E. Sepulveda Boulevard and is in the SP-13 (Specific Plan No. 13) zoning district.

II. Background

On May 12, 2015, the Planning Commission approved Design Overlay Review No. 1569-15 and Parcel Merger No. 273-15, subject to the conditions in Resolution No. 15-2543. The City Council, at its meeting of June 16, 2015, approved General Plan Amendment No. 96-15, Zone Change No. 173-15, and Specific Plan No. 13-15, subject to Ordinance No. 15-1559.

III. Analysis

Pursuant to Section 9172.21.H.2 of the Carson Municipal Code, a design overlay review may be extended once for one year from the date of original expiration without a public hearing. The applicant has requested additional time to complete the project. The applicant submitted the extension of time request on June 13, 2016, which is prior to expiration date of June 16, 2016.

IV. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until June 16, 2017 for Design Overlay Review No. 1569-15; and
- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 1569-15 to June 16, 2017.

V. Exhibit

1. Planning Commission Resolution No. 15-2543 adopted on May 12, 2015
2. City Council Ordinance No. 15-1559 adopted on June 16, 2015

Prepared by: Richard Rojas, AICP, Senior Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 15-2543

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1569-15 AND PARCEL MERGER NO. 273-15 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 96-15, ZONE CHANGE NO. 173-15, AND SPECIFIC PLAN NO. 13-15 FOR THE CONSTRUCTION OF A 65-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT FOR PROPERTY LOCATED AT 402 E. SEPULVEDA BOULEVARD AND APN 7406-002-039

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Chris Earl, with respect to real property located at 402 E. Sepulveda Boulevard and APN 7406-002-039, and described in Exhibit "A" attached hereto, requesting the approval of a 65-unit residential mixed-use development on 1.22 acres. The request includes:

- General Plan Amendment (GPA) No. 96-15 to change the land use designation of Mixed-Use Residential to Urban Residential;
- Zone Change (ZCC) No. 173-15 to change the zoning map designations for the property from MU-SB (Mixed-Use Sepulveda Boulevard) to Specific Plan;
- Creation of a new Specific Plan (SP) No. 13-15;
- Design Overlay Review (DOR) No. 1569-15 for multi-family residential units; and
- Parcel Merger No. 273-15.

A public hearing was duly held on May 12, 2015, at 6:30 P.M. at City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. Pursuant to the Sepulveda and Panama Specific Plan, any proposed development is subject to site plan and design review per Section 9172.23. The Planning Commission finds that:

- a) The proposed project is consistent and adheres to the Carson General Plan Urban Residential Land Use designation and adheres to the policies, goals and objectives of the Sepulveda and Panama Specific Plan. The proposed mixed-use development is consistent with development standards of the Sepulveda and Panama Specific Plan. The proposed project will be a focal point along Sepulveda Boulevard and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Sepulveda

EXHIBIT NO. 01



Boulevard, which provides an urban presence and pedestrian-oriented amenities.

- b) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Sepulveda and Panama Specific Plan. The architectural character of the building exhibits a contemporary design. At the front of the building, the building is oriented toward Sepulveda Boulevard. The façade wall surface features changes in textures and materials and offsets that add a variety of depths to the wall plane. The building entry is enhanced through the use of awnings and placement of signs above the entryway. The interior parking garage is seamlessly integrated into the building. At the rear, where the building meets the existing residential neighborhood, the building form steps down to three levels and the façade wall surface is articulated through the use of offsets, balconies, varied roof lines, window awnings and variation in window placement. In addition, the entire building is framed by a perimeter landscape buffer that further enhances the building and extends the visual character across the project site. The proposed site plan includes 9,656 square feet of landscaping. The conceptual landscape plan shows Cheesewood trees along Sepulveda Boulevard and along the perimeter of the building. The proposed trees and shrubs will screen the building. The landscape plant palette maximizes the use of drought-tolerant species.
- c) The project is pedestrian oriented as the building is oriented toward the street and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The on-site circulation pattern and parking areas meet the requirements of the Sepulveda and Panama Specific Plan.
- d) Proposed signage is attractive, effective and demonstrates restraint in graphic and color. The building entry is enhanced through the use of awnings and placement of signs above the entryway.

Section 4. The Planning Commission finds:

- a) The proposed General Plan Amendment and Rezone is consistent with the General Plan goals and policies for mixed use.
- b) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation from to change the land use designation from Mixed-Use Residential to Urban Residential is consistent and compatible with the existing commercial uses to the east and west and residential used to the north and south of the subject site. In addition, the proposal to change the zoning from MU-SB to Specific Plan would be compatible with the surrounding uses and compatible/consistent with a General Plan land use designation of urban Residential upon approval.
- c) The proposed project is consistent and adheres to the Carson General Plan Urban Residential Land Use designation and adheres to the policies, goals and

objectives of the Sepulveda and Panama Specific Plan. The proposed mixed-use development is consistent with development standards of the Sepulveda and Panama Specific Plan. The proposed project will be a focal point along Sepulveda Boulevard and an exemplary example of a mixed-use development. The commercial portion is oriented at the ground level along Sepulveda Boulevard, which provides an urban presence and pedestrian-oriented amenities.

- d) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Sepulveda and Panama Specific Plan.
- e) The project is pedestrian oriented as the building is oriented toward the street and retail uses will serve the residents and surrounding community. The commercial portion of the project is designed to encourage pedestrian activity. The architectural character of the building exhibits a contemporary design. At the front of the building, the building is oriented toward Sepulveda Boulevard. The façade wall surface features changes in textures and materials and offsets that add a variety of depths to the wall plane. The building entry is enhanced through the use of awnings and placement of signs above the entryway. The interior parking garage is seamlessly integrated into the building. At the rear, where the building meets the existing residential neighborhood, the building form steps down to three levels and the façade wall surface is articulated through the use of offsets, balconies, varied roof lines, window awnings and variation in window placement. In addition, the entire building is framed by a perimeter landscape buffer that further enhances the building and extends the visual character across the project site.
- f) The proposed mixed-use project is compatible with similar approved housing projects and anticipated development along Sepulveda Boulevard. The development of the project site will be an asset to the City and adheres to the goals and vision of the General Plan. As such, the project is compatible with the existing and anticipated development of the area.
- g) The on-site circulation pattern and parking areas meet the requirements of the Sepulveda and Panama Specific Plan.
- h) The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.

Section 5. With respect to The Sepulveda and Panama Specific Plan, the Planning Commission finds:

- a) The Sepulveda and Panama Specific Plan ("Plan"), dated April 2015, will comply with the requirements of California Government Code Section 65451 in that the incorporation of the conditions attached to this Ordinance as Exhibit "B", Conditions of Approval, does specify in detail:



- i. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
- ii. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable;
- iii. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
- iv. A statement of the relationship of the Specific Plan to the General Plan.

Section 6. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project.

Section 7. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1569-15 and Parcel Merger No. 273-15 and recommends to the City Council approval of General Plan Amendment No. 96-15, Zone Change No. 173-15, Specific Plan No. 13-15, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of General Plan Amendment No. 96-15, Zone Change No. 173-15, Specific Plan No. 13-15 by the City Council unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF May, 2015.

CHAIRMAN

ATTEST:

SECRETARY



ORDINANCE NO. 15-1559

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING THE SEPULVEDA AND PANAMA SPECIFIC PLAN NO. 13-15, GENERAL PLAN AMENDMENT NO. 96-15 ZONE CHANGE AMENDMENT NO. 173-15, AND FINAL MITIGATED NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 65-UNIT RESIDENTIAL MIXED-USE DEVELOPMENT ON 1.22 ACRES

WHEREAS, the new Urban Residential land use designation shall enable real estate developers to build modern urban residential developments in the City of Carson; and

WHEREAS, context-sensitive urban residential developments would help the City provide a more diverse of housing options to the community; and

WHEREAS, the Sepulveda and Panama Specific Plan proposes the construction of 65 affordable housing units that will be available to senior residents; and

WHEREAS, the Sepulveda and Panama Mixed Use Project will maximize senior affordable housing opportunities to serve the population and maintain a sustainable balance of residential and non-residential uses by approving a mixed use project that includes commercial uses and residential units.

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Chris Earl, with respect to real property located at 402 E. Sepulveda Boulevard and APN 7406-002-039, and described in Exhibit "A" attached hereto, requesting the approval of a 65-unit residential mixed-use development on 1.22 acres. The request includes:

- General Plan Amendment (GPA) No. 96-15 to create a new Urban Residential land use designation and change the land use designation for the subject property from Mixed-Use Residential to Urban Residential;
- Zone Change (ZCC) No. 173-15 to change the zoning map designations for the property from MU-SB (Mixed-Use Sepulveda Boulevard) to Specific Plan;
- Specific Plan (SP) No. 13-15;
- Design Overlay Review (DOR) No. 1569-15 for multi-family residential units; and
- Parcel Merger No. 273-15.

Section 2. Section 4.3 (Residential Land Use Designations) of Chapter 2 (Land Use Element) is hereby amended by adding the underlined following text, as follows:

EXHIBIT NO. 02
[MORE]



“Urban Residential” is intended to provide for multiple dwelling units and a range of commercial uses, including retail, offices, hospitals, and private community gathering facilities. Residential densities up to 65 du/ac are allowed. The allowable density/intensity for mixed-use development will be determined using an allowable FAR (1.0 to 4.0) to better address the urban form and potentially allow for fewer units per acre if in combination with other uses such as commercial or office.

This land use category will be implemented within Specific Plan areas, with a maximum density of 65 du/ac.

Section 3. The Planning Commission held a duly noticed public hearing to obtain public comments on the Sepulveda and Panama Specific Plan, General Plan Amendment and Zone Change Amendment Mitigated Negative Declaration on May 12, 2015, at 6:30 P.M. at the City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. Following the aforesaid public hearings at which evidence was presented to and considered by said Commission, the Planning Commission, at the meeting on May 12, 2015, voted to recommend approval of General Plan Amendment No. 96-15, Zone Change Amendment No. 173-15 and Specific Plan No. 13-15 by the City Council.

Section 4. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting, including but not limited to staff reports, along with testimony received by the applicant and other members of the public.

Section 5. The City Council finds that changing the zones on the property to Sepulveda and Panama Specific Plan will allow a mix of commercial and residential use on certain properties comprising a 1.22-acre area.

Section 6. The City Council finds that Sepulveda and Panama Specific Plan Project will:

- a) Achieve productive use of a vacant site.
- b) Promote the economic well being of the City by encouraging the diversification and development of its economic base, and assist in creating both short-term and long-term employment opportunities for the residents of the city.
- c) Maximize senior affordable housing opportunities to serve the population and maintain a sustainable balance of residential and non-residential uses by approving a mixed use project that includes commercial uses and residential units.
- d) Improve the housing stock by approving a Project that includes a residential component with rental units.

Section 7. The Sepulveda and Panama Specific Plan, Specific Plan No. 13-15, which is on file in the office of the Community Development Department and is hereby incorporated herein by reference, will comply with the requirements of the California Government Code Section 65451 in that, Specific Plan No. 13-15 does specify in detail:

[MORE]



- a) The distribution, location and extend of the uses of land, including open space within the area covered by the Plan;
- b) The distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan;
- c) Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of nature resources, where applicable;
- d) A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
- e) A statement of the relationship of the Specific Plan to the General Plan.

Section 8. The City Council finds that State Law requires compatibility between the land use designation of the General Plan and the zoning designation. The General Plan Land Use Map is proposed to change to Mixed Use – Residential and the Zone Map is proposed to change to Sepulveda and Panama Specific Plan. The Sepulveda and Panama Specific Plan implements the General Plan land use designation of Urban Residential.

Section 9. A Mitigated Negative Declaration was prepared for the purpose of complying with CEQA.

Section 10. The City Council considered the environmental effects of the project shown in the Final Mitigated Negative Declaration adopted by the City pursuant to Section 10596 (f) of CEQA Guidelines.

Section 11. Based on the aforementioned findings, the City Council adopts a General Plan Amendment of certain properties to Sepulveda and Panama Specific Plan shown on in Exhibit “A” attached hereto.

Section 12. Based on the aforementioned findings, the City Council adopts a Zone Change of certain properties to Sepulveda and Panama Specific Plan shown on in Exhibit “B” attached hereto.

Section 13. Based on the aforementioned findings, the City Council adopts Specific Plan No. 13-15 incorporated by reference and a copy is located in the Community Development Department.

Section 14. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF _____, 2015.

[MORE]



MAYOR ALBERT ROBLES

ATTEST:

JIM DEAR, CITY CLERK

APPROVED AS TO FORM:

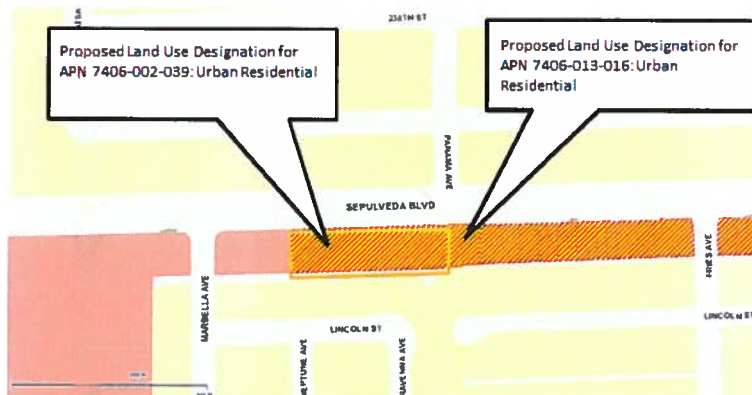
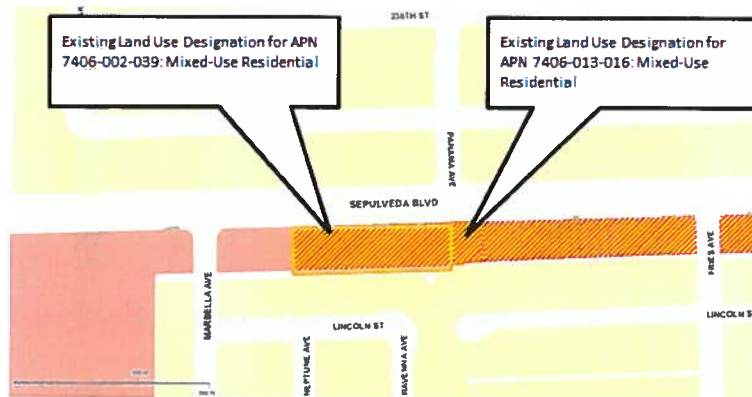
CITY ATTORNEY

[MORE]



EXHIBIT "A"

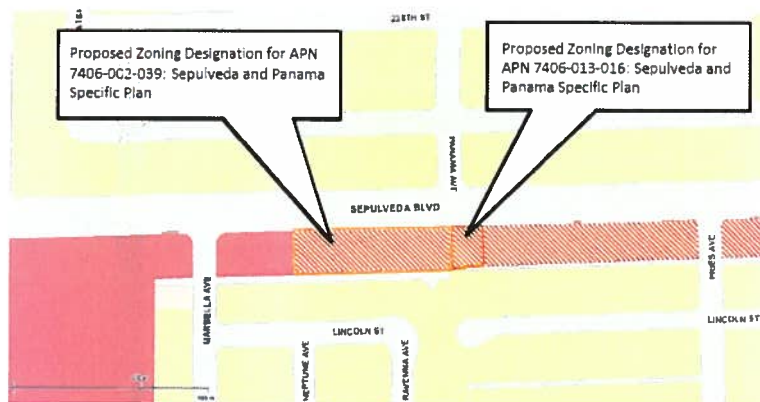
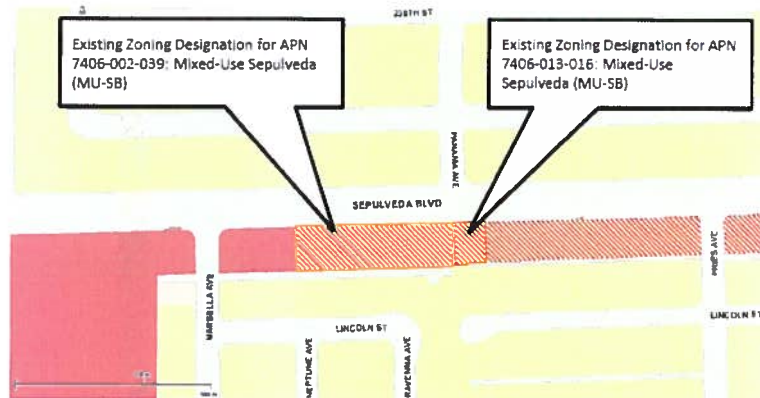
LOCATION AND PROPOSED GENERAL PLAN LAND USE CHANGE



[MORE]



EXHIBIT "B"
LOCATION AND PROPOSED ZONE CHANGE



[MORE]

