



CARSON PLANNING COMMISSION STAFF REPORT

DATE: July 11, 2023
FROM: Christopher Palmer, AICP - Planning Manager
BY: McKina Alexander, Senior Planner
SUBJECT: Site Plan Design Overlay Review No. 1894-22, Conditional Use Permit No. 1119-22, and Variance No. 574-23

PROJECT/APPLICANT INFORMATION

Project Summary: Consider finding a CEQA exemption and approval of a detached two-story, four-unit multiple family development and approval of a variance to reduce the side yard setback from 10 feet to 5 feet
Project Location: 222 E. 220th Street (APN 7335022035)
Zoning: Residential Multi-family-12 dwelling units per acre-Design Overlay (RM-12-D)
Project Applicant: Oscar Sanchez of Ideal Designs-ID, LLC
Property Owner: Graciela H. Vivian

I. OVERVIEW

A. Introduction and History

The proposed multiple-family development is located within the RM-12-D zone. Carson Municipal Code (CMC) Section 9121.1 requires multiple-family dwellings to submit for site plan and design review pursuant to CMC Section 9172.23, conditional use permit pursuant to CMC Sections 9123 and 9172.21 and comply with development standards pursuant to CMC Sections 9128.51 through 9128.55.

The subject property width is 60 feet resulting in a 10-foot side yard setback requirement pursuant to CMC Section 9126.24. The applicant is requesting a variance to allow reducing the side yard to 5 feet. The Planning Commission may consider a variance if findings can be made in affirmative. Consideration of a variance shall be approved based on the terms pursuant to CMC Section 9172.22.

In 1950, Los Angeles County records show the 0.43-acre subject site was developed as one parcel (Assessor's Parcel Number 7335022035) with the existing 1,000-square-foot single-family home located at the front of the lot.

No previous entitlement projects or active code enforcement action were found on record.

B. Project Description

As shown in the attached development plans (Attachment 2), the project proposes approval of Site Plan Design Review (DOR) No. 1894-22 and Conditional Use Permit (CUP) No. 1894-22 to demolish the existing single-family residential property and redevelop the site with four, detached, two-story, multifamily dwelling units (approximately 2,372-square-foot) consisting of three-bedrooms, two full and one-half bathrooms, family rooms, ground level attached two-car garages (420 square feet), and second floor decks (150 square feet) and balconies (72 square feet). The proposed development will also consist of five (5) guest parking spaces that includes an ADA accessible parking space.

Approximately 4,000 square feet of new on-site landscape and automatic irrigation is proposed and will comply with the State’s Water Efficiency Landscape Ordinance (WELO).

As shown in the attached elevations and perspective (Attachments 2), each unit’s height is approximately 25 feet, and their respective facades are modern Spanish ranch architecture consisting of primarily natural earth toned stucco with elements of white painted siding finish at the top, natural stone veneer at the base and reddish color Spanish roof tiles.

Additionally, the applicant requests approval of Variance (VAR) No. 574-23 to allow reducing the side yard setback to five (5) feet.

Proposed Multiple-Family Dwelling Unit			
No. of Units	No. of Bathrooms	Off-Street Parking	Landscape
4 detached units	2.5: Half bathroom on the first floor and 2 full baths on the 2 nd floor	13 spaces: Four, two-car garages and five guest parking spaces including an ADA accessible parking space	Approximately 4,000 square feet



C. Existing Conditions

1. Land Use Information

As shown on the attached location map (Attachment 3), the project site is in a primarily multiple-family residential neighborhood within the central area of the City between Main Street and Dolores Street.

2. Site Conditions

The 60 feet wide lot is relatively flat, rectangular-shaped and is a deep property measuring at approximately 305-foot-depth with an existing six-foot-high perimeter CMU block wall.

3. General Plan and Zoning Information

The project site is in the Residential Multiple-Family-12 dwelling unit/acre-Design Overlay (RM-12-D) zone with a General Plan Land Use designation of Medium Density Residential (MDR). The surrounding properties are also predominantly in the RM-12-D and RM-8-D zones within the same MDR General Plan Land Use designation.

II. ANALYSIS

The project, as proposed, will be consistent with the surrounding uses, the MDR General Plan land use designation and the standards of the RM-12-D zoning designation.

A. General Plan Consistency

The proposed project is consistent with the General Plan and General Plan land use designation (Medium Density Residential) of the site for the following reasons:

- The Land Use Element of the City of Carson General Plan provides policies aimed at seeking residential opportunities in the City, provide a diverse array of housing types to meet the needs of all segments of the community (Guiding Principle 3) including development of the “missing middle” housing types...to increase housing opportunities for low- and moderate-income levels...(LUR-P-3)
- The MDR land use designation allows housing at densities 10.0 to 18.0 units per acre...along with lower-density multifamily. The proposed four-unit multiple family development has a 9 unit per acre density and complies with the MDR General Plan Land Use designation.

B. Zoning Ordinance Compliance

The proposed multiple-family development is consistent with the Zoning (“RM-12-D” – Residential Multiple-Family-12 dwelling unit/acre-Design Overlay) designation of the site and comply with applicable sections for Residential and Multiple-Family Dwelling development and design standards (CMC Sections 9121.1, 9125.1-9127.5, and 9128.51-9128.55) with the

Planning Commission approval of the requested variance to reduce the 10-foot side yard setback pursuant to CMC Section 9126.24 and allow a 5-foot side yard setback:

Residential Site Development Standards Deviation			
	Required	Request	Recommendation
Side Yard Setback	10 feet	5 feet	Yes

1. Design Considerations (CMC Section 9172.23):

- The proposed development provides additional and “missing middle” housing to the City, is similar to the primarily medium density residential neighborhood character and is consistent with the MDR General Plan Land Use designation.
- The proposed two-story, 4-unit multiple-family development is designed with modern Spanish architecture and is compatible with the 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.
- If approved, the new development will provide an upgraded appearance and utilize the site similarly to the properties within its vicinity. Second-floor window placement and privacy for the residence will not be affected as the adjacent properties are primarily single-story detached multiple-family dwelling units. There are numerous two-story multiple-dwelling units interspersed throughout the project site’s vicinity. The project will be compatible and harmonious with the surrounding area.
- Convenient and safe pedestrian and vehicle circulation will be provided. The existing driveway will be closed, and a new driveway constructed for ingress and egress from 220th Street will be provided, and its width meets the residential development standards. The City Traffic Engineer and Los Angeles County Fire Department reviewed and approved the proposed project.

2. VAR Application CMC Section 9172.22

- The applicant requests a variance to reduce the side yard setback from ten feet to five feet due to special circumstances applicable to the property such as its shape. Due to the width of this lot, the site is constrained and combined with providing medium residential density, complying with development standards such as grade level two-car garage parking, guest parking stalls, ADA accessible parking requirements, provide safe on-site maneuvering and Fire clearance the strict application of the side yard setback requirement would deprive the existing property owner privileges currently enjoyed by other property in the vicinity and under identical zoning classification.
- Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the area in which the subject

property is located. The Building and Safety Department, Traffic Engineer and Los Angeles County Fire Department have reviewed and cleared the proposed project for consideration by the Planning Commission.

3. CUP Application CMC Sections 9123 and 9172.21
 - The applicant requests approval of a CUP for the proposed multiple-family dwelling development.
 - Adequate traffic capacity is provided as confirmed by the Traffic Engineer.
 - Adequate water supply for fire protection will be provided as confirmed by Los Angeles County Fire Department.
 - The two-story, detached four-unit multiple-family development is compatible with the intended character of the medium residential density area containing one-story and two-story multiple-family dwelling units and no adverse effects are expected to occur because of the proposed use and development.

C. Public Hearing Notice

Public Notice (Attachment 4) was given in accordance with Part 7 of the CMC. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius by June 29, 2023. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

D. Environmental Analysis

The proposed detached, 4-unit multiple-family development constitute a project within the scope of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. Staff has determined that the proposed project is exempt from review under CEQA. Pursuant to State CEQA Guidelines Class 3, Section 15303(b) - New Construction or Conversion of Small Structures - the proposed 4-unit multiple-family development will not have the potential to cause a significant effect on the environment and is therefore exempt from further environmental review.

III. CONCLUSION AND RECOMMENDATION

The proposed multiple-family development will provide additional housing opportunity while remaining compatible with the primarily medium density residential neighborhood.

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 23-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON CONSIDER FINDING A CEQA EXEMPTION AND APPROVAL OF A DETACHED TWO-STORY, FOUR-UNIT MULTIPLE FAMILY DEVELOPMENT AND APPROVAL OF A VARIANCE TO REDUCE THE SIDE YARD SETBACK FROM 10 FEET TO 5 FEET AT 222 E 220TH STREET."

ATTACHMENTS

- 1) Draft Resolution
 - A. Legal Description
 - B. Conditions of Approval
- 2) Development Plans and Renderings
- 3) Location Map
- 4) Public Hearing Notice