

11. PUBLIC HEARING

C) Design Overlay Review No. 893-05; Conditional Use Permit No. 591-05; and Tentative Parcel Map No. 53751

Applicant's Request:

The applicant, Draftch Design Company, is requesting to construct a six-unit (6) condominium development within the RM-18-D (Residential, Multi-family – eighteen (18) units per acre; Design Overlay) Zoned district. The property is located at 418 West 223rd Street.

Staff Report:

Assistant Planner Castillo reviewed staff report (of record).

Staff Recommendation:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 893-05, Conditional Use Permit No. 591-05 and Tentative Tract Map No. 53751."

Vice-Chairman Pulido requested that from time to time, a copy of recently approved homeowner association CC&R's be provided to the Planning Commission so that the Commission can get a grasp of what's routinely included/required in these documents.

Chairperson Cottrell opened the public hearing.

Celina Martinez, representing the applicant, noted her concurrence with the conditions of approval.

Bill Davis, 421 West 224th Street, Carson, advised that his home is located immediately south of this project; and addressed his concerns with losing the privacy of his backyard. He stated that he is not opposed to a project being built on this site, but explained that a multi-level building would allow people to peer into his living room and back bedrooms. He added that he has a built-in swimming pool and expressed his great concern that there be enough of a separation between the playground equipment/gazebo and the back wall so that the children playing in the tot lot are not able to climb over the wall and enter his backyard, reiterating he has a built-in swimming pool. He addressed his concern with the potential for this liability.

For the benefit of the Davis', Assistant Planner Castillo highlighted the areas of concern on the site plan.

Referring to the floor plans, Senior Planner Scully explained that there is a significant rear yard setback, approximately 26 feet; pointed out that the second story has one window looking over the stairwell facing the back; and that the third story window is located at the hallway of the rear unit.

