

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 06-2095**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 907-05, CONDITIONAL USE PERMIT NO. 611-06, AND VARIANCE NO. 480-06 FOR CONSTRUCTION OF FOUR APARTMENT UNITS LOCATED AT 323 E. 220<sup>TH</sup> STREET.**

**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, S Sanjar, with respect to real property located at 323 E. 220<sup>th</sup> Street and described in Exhibit "A" attached hereto, requesting approval to construct four (4) apartment units on 0.30 acre. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for properties within a design overlay review district;
- Conditional Use Permit (CUP) for construction of multiple-family residences (CMC Section 9121.1); and
- Variance (VAR) request to reduce the required garage setback from 26 feet to 24 feet, as required under Section 9126.221, "Parking Setback," of the Carson Municipal Code (CMC).

A public hearing was duly held on June 27, 2006, at 6:30 P.M. at the Carson City Hall 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.** Any construction of a multifamily dwelling in a Design Overlay Review designation zone is subject to the requirements contained in Section 9172.23 of the Carson Municipal Code, Site Plan and Design Review. Pursuant to Section 9121.1, a Conditional Use Permit is required for the development of residential apartments (multi-family housing). The Planning Commission finds that:

- a) The proposed project for four (4) apartment units on 0.30 acre is consistent with the RM-12-D (Residential, Multiple-Family – 12 units per acre – Design Overlay) zone which allows 12 units per acre. The proposed project is consistent with the General Plan land use designation for High Density Residential (12 units per acre) and meets the goals and policies described in the General Plan Land Use Element.
- b) The proposed project meets all applicable design standards and guidelines of the Carson Municipal Code.
- c) The proposed project will be designed for compatibility with the existing multifamily neighborhood and will be a harmonious and attractive development for the area in that it will not be gated to match other multifamily development in the area.

d) Vehicular ingress and egress will be provided on 220<sup>th</sup> Street. A sidewalk will be provided along the side of the private driveway from the front entryway to the rear of the property. The private driveway meets the Fire Department's and City's requirements for driveway width. The strict application of a 26-foot garage setback would deprive the applicant of privileges enjoyed by others in the area because the subject property is only 45 feet wide.

f) The site is flat and the size is adequate to support the proposed use and all associated support development including parking spaces and private open space. The shape is rectangular and does not constrain the development as proposed. Adequate buffers and setbacks are provided from all surrounding uses. The location is appropriate for this proposal in that the proposed apartment units will be compatible with other multifamily units in the area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

g) The proposed project is for a multiple attached apartments and will only have signs for addresses.

h) The proposed project will conform to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15. The variance request to reduce the garage setback to 24-feet, instead of the required 26-feet is warranted because the property is only 45 feet wide.

i) There will be adequate water supply for fire protection. The Fire Department has reviewed the project for adequate driveway access, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection.

j) The project site is located in an urban, developed residential community. Surrounding uses include multifamily development to the south, east and west, single-family homes to the north. The proposed development will be consistent with the area.

**Section 5.** The Planning Commission further finds that the proposed project on 0.30 acre will not have a significant effect on the environment. The property is located in a developed, suburban, residential area. The proposed project is compatible with the existing residential neighborhood and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA), Section 15332 (In-Fill Development Projects).

**Section 6.** Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 907-05, Conditional Use Permit No. 611-06, and Variance No. 480-06 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 8.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 27<sup>th</sup> DAY OF JUNE, 2006.**

---

**CHAIRMAN**

**ATTEST:**

---

**SECRETARY**