

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 635-06 AND RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 965-06 TO THE CARSON REDEVELOPMENT AGENCY FOR THE DEVELOPMENT OF A 32-UNIT AFFORDABLE HOUSING APARTMENT COMPLEX LOCATED AT 21227-21239 S. FIGUEROA 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, Los Angeles Housing Partnership, Inc., with respect to real property located at and described in Exhibit "A" attached hereto, seeking approval of a design overlay review and conditional use permit for the construction of a 32-unit affordable housing apartment complex located at 21227-21239 Figueroa Street.

A public hearing was duly held on December 12, 2006, at 6:30 P.M. at 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. The Planning Commission finds that:

- a) Pursuant to Section 9172.23 of the Carson Municipal Code, any construction of a multi-family dwelling in a Design Overlay Review zone district is subject to approval of a development plan.
- b) The project is for a multi-family affordable apartment complex located on a 1.02-acre property designated High Density Residential in the General Plan and zoned RM-25-D (Residential, Multi-Family – 25 Dwelling Units Per Acre – Design Overlay). Based on the size and zone of the property, the CMC allows for 26 dwelling units for a market rate development. However, in considering the State Density Bonus Law, which supercedes the City's zoning regulation, the applicant may "by right" have up to 33 dwelling units. The proposed project is for 32 units, which complies with the allowed density bonus. Furthermore, according to the General Plan Housing Element, "housing should be provided for a variety of income groups." The proposed project offers affordable housing units to very low- and low-income residents and is consistent with all other policies in the General Plan.
- c) The property is adequate to support the proposed affordable housing apartment complex in that it is 1.02 acres and designated for High Density Residential. It is located in between Figueroa Street to the east and the Harbor (110) Freeway to the west. The site is located on the outskirts of a residential area in that the properties north are zoned ML (Manufacturing, Light), the properties to the east are zoned RS (Residential Single-Family), and the properties south are zoned RM-25-D. Other multi-family developments exist south of the project site; to the southeast are single-

family residences; to the east is a church. The proposed project will be compatible with the existing area since it is for multi-family use in a multi-family zone. The rectangular-shaped property has a flat topography and is located in a developed area, which makes it ideal for development. Adequate buffers and setbacks are provided from all surrounding uses, including a sound wall to the rear to mitigate noise from the Freeway, and a block wall to the north to buffer industrial uses. Vehicular ingress and egress will be provided on Figueroa Street. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided. Therefore, this finding can be made in the affirmative.

- d) The proposed project is for a three-story apartment building with subterranean garage. It incorporates a Craftsman style that features low pitch roofs and a natural appearance. The building includes many vertical and horizontal offsets created by balcony protrusions and offsetting units. It is compatible with other multi-family complexes located to the south along Figueroa Street. The project offers ample open space in the form of a central courtyard, basketball court and tot lot. In addition, the southwest corner of the property will remain as open space.
- e) The proposed project has been designed for the convenience and safety of pedestrian and vehicular circulation. The project includes a 20,367 square-foot subterranean garage, which contains 59 parking spaces, a trash enclosure, driveway, stairway, and elevator access. At ground level, 16 guest parking spaces will be provided. Section 9126.91 of the Carson Municipal Code allows a project for affordable housing to deviate from the required number of parking spaces since residents will less likely own vehicles and more likely utilize public transportation. Thus, the proposed 68 parking spaces will be adequate for the project in lieu of the 87 parking spaces required by Code. Standard street improvements along Figueroa Street are required by the City Engineer.
- f) The proposed project will only have signs for identification and address. These signs will be designed in an attractive manner and will be scaled appropriately for visibility along Figueroa Street. No permanent signs will be located on the rear of the property overlooking the Harbor (110) Freeway.
- g) Section 9126.91 of the Carson Municipal Code allows for deviations from the development standards for affordable housing projects. The proposed project meets these criteria because it is for 100 percent affordable units. Hence, the applicant has requested deviations from the number of parking spaces, size of parking stalls, tandem parking, private open space, height, and yard setback requirements of the RM-25-D zone.

In order to allow any such deviations, the project should be a comprehensive and integrated design, providing for its own open space, landscaping, recreational facilities, off-street parking and amenities for contemporary living. Consideration should be given to innovative design, which effectively provides for residential projects of higher density while assuring adequate fire protection, water supply, vehicular and pedestrian circulation and other public services.

The project will provide sufficient open spaces, landscaping, recreational facilities and amenities. Examples include a courtyard, tot lot, community room, storage areas, and laundry facilities. The project will also provide public services such as fire protection and water supply. The requested deviations are comparable to those approved for previous designs for affordable/senior housing.

The subject property is part of Redevelopment Project Area 1 and the Design Overlay Review is subject to approval by the Redevelopment Agency. Except for the requested deviations described above, which are found to be justified, the proposed project meets all applicable design standards and guidelines of the Municipal Code.

- h) The General Plan Circulation Element designates Figueroa Street as a Major Highway, which is expected to carry in excess of 16,000 vehicles per day. Figueroa Street has two lanes of traffic in each direction and a right-of-way width of 100 feet. According to the General Plan Update Environmental Impact Report (GPU EIR), Figueroa Street has a Level of Service (LOS) A from Carson Street to Torrance Boulevard during both AM and PM peak hours. Thus, Figueroa Street is expected to be more than adequate to support traffic generated by the proposed project. For regional access, ramps to the Harbor (110) Freeway are located approximately ½-mile north of the site via Figueroa Street, and ¼-mile south of the site on Carson Street. Thus, this finding can be made in the affirmative.
- i) The project will meet all requirements imposed by the County Fire Department. Appropriate conditions of approval are attached to ensure that the project will be served by adequate water supply and fire protection. Therefore, this finding can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed 32-unit affordable housing apartment complex will not have a significant effect on the environment and is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15280 of the CEQA guidelines.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval to the Redevelopment Agency of Design Overlay Review No. 965-06 and approves Conditional Use Permit No. 635-06 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the categorical exemption.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. 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 12th DAY OF DECEMBER 2006.

CHAIRMAN

ATTEST:

SECRETARY