

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 927-06, CONDITIONAL USE PERMIT NO. 607-06, AND
TENTATIVE PARCEL MAP NO. 060312 FOR THE
CONSTRUCTION OF FOUR, DETACHED CONDOMINIUM
UNITS LOCATED AT 235 WEST 220th STREET**

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

Section 1. An application for a Design Overlay Review, Conditional Use Permit, and Tentative Parcel Map was duly filed by the applicant, Willie Quiday of Techno-Dynamic Consultants, Inc., with respect to real property located at 235 W. 220th Street and described in Exhibit "A" attached hereto, requesting approval to construct four (4) detached condominium units on 0.41 acre. A public hearing was duly held on August 14, 2007, 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. Pursuant to Section 9126.9 of the Carson Municipal Code (CMC), Site Planning and Design, the construction of a multi-family dwelling in a Design Overlay district is subject to the requirements contained in Section 9172.23 of the CMC, Site Plan and Design Review. Additionally, Section 9121.1, Permitted Uses, states that the development of residential condominiums on a lot over 50 feet in width in the RM (Residential, Multi-family) zone is subject to Section 9172.21 of the CMC, Conditional Use Permit. The Planning Commission finds that:

a) The proposed project for four (4) detached condominium units on 0.41 acres is consistent with the RM-12-D (Residential, Multiple-Family – 12 units/acre – Design Overlay) zone which allows 12 units per acre. The proposed project is consistent with the General Plan land use designation for Medium Density Residential (9-12 units per acre) and meets the goals and policies described in the General Plan Land Use Element.

b) The proposed project will not be gated and is designed for compatibility with other residential condominium developments in the neighborhood.

c) The proposed project meets all applicable design standards and guidelines of the Carson Municipal Code.

d) 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.

e) Vehicular ingress and egress will be provided from 220th Street. A three-foot street dedication is provided along 220th Street for future street improvements. A concrete walkway will be provided along the west side of the property, accessible from 220th Street, which leads each of the units family room's sliding doors. A locked, six-foot high, decorative, wrought-iron gate, located twenty-feet from the front property line will provide security to this

walkway. The private driveway meets the Fire Department's and City's requirements for driveway width.

f) The site is flat and the size is adequate to support the proposed use and all associated support development including parking spaces, private open space, and recreational area. The shape is rectangular and does not constrain the development as proposed. Adequate buffers and setbacks are provided from all surrounding uses including 220th Street which fronts the property to the south. The location is appropriate for this proposal in that the proposed condominium units will be compatible with other multifamily units in the area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

g) This proposal will not generate significant amounts of traffic. Adequate street access is provided from 220th Street. Four guest parking spaces are available at the rear portion of the development. The driveway widths, backup distances and car maneuvering areas have been reviewed and approved by the Los Angeles County Fire Department and staff Traffic Engineer, and are consistent with applicable zoning codes.

h) The proposed project is for a multiple-family residential project and will only have signs for addresses. There are no graphics proposed for the elevations. The houses will feature Spanish, clay tile roofs, with the walls painted a neutral, earth tone, with beige and white window trim and accents.

i) The proposed project will conform to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.

j) 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.

k) The project site is located in a suburban, developed residential community. Surrounding uses include multifamily development to the south, east and west, and single-family residences to the north. The proposed unit size, lot layout and parking configuration is consistent with newer multifamily development in the vicinity. The proposed use development will be consistent with the residential neighborhood and compatible with the intended character of the area.

Section 4. Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map based on certain findings. The Planning Commission finds that the proposed tentative tract map can be substantiated based on the following affirmations:

a) The proposed tentative tract map will permit the division of 0.41 acres of land into four (4) detached condominium homes. The map will include adequate covered, private parking and guest parking, connected by a private common driveway.

b) The proposed map, including design and improvements of the proposed subdivision, will be consistent with the Land Use Element of the General Plan and the zoning which designates the properties for Medium Density residential uses and RM-12-D, respectively.

c) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is for residential development

within an existing residential neighborhood. There will be adequate street access and traffic capacity along 220th Street. Conditions of approval will provide maximum land use compatibility between the proposed residential development and the existing residential neighborhood. This includes incorporating landscaping for screening and locating units in order to protect the privacy of adjacent residents.

Section 5. The Planning Commission further finds that the proposed construction of four (4) detached condominium units on a 0.41 acre lot 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) Guidelines, Section 15332 (In-Fill Development Projects).

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 927-06, Conditional Use Permit No. 607-06, and Tentative Tract Map No. 060312, 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 14th DAY OF AUGUST, 2007.

CHAIRMAN

ATTEST:

SECRETARY