



CITY OF CARSON PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 14, 2007

SUBJECT: Design Overlay Review No. 927-06; Conditional Use Permit No. 607-06; Tentative Parcel Map No. 060312

APPLICANT: Techno-Dynamic Consultants, Inc. (Willie Quiday)
1330 E. 223rd Street, Suite No. 501
Carson, CA 90745

REQUEST: To construct four, detached, residential condominium units, each averaging approximately 1,900 square-foot, on a 0.45-acre (19,800 square feet) lot in the RM-12-D (Residential, Multi-family, 12 units/acre) zone.

PROPERTY INVOLVED: 235 W. 220th Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo - Chair			Saenz
		Hudson – Vice-Chair			Verrett
		Graber			Cannon

Item No. 11D

I. Introduction

The applicant, Willie Quiday of Techno-Dynamic Consultants, Inc., on behalf of the property owner, Juan Lagmay, Jr., proposes to demolish an existing single-family home, detached garage, shed, and accessory structure in order to construct four new, detached, condominiums, which average approximately 1,900 square-foot each. The subject lot is located in a residential neighborhood at 235 W. 220th Street on the western side of Carson, in the RM-12-D (Residential, Multi-family, 12 units/acre, Design Overlay), and within Redevelopment Project Area No. 4. The application includes the following components:

- Design Overlay Review (DOR) for review of architectural design as required for properties within a Design Overlay district;
- Conditional Use Permit (CUP) for construction of multifamily residences; and
- Tentative Parcel Map (TPM) for division of airspace for four (4) condominium units.

II. Background

Subject Lot Characteristics/Existing Development

The subject property has a gross lot area of 18,315 square feet (0.42 acres) and is 60 feet wide by 305 feet deep. The net lot area, without a required three-foot right-of-way dedication, is 18,120 square feet (0.41 acres). The proposed density is 10 units per acre, consistent with the subject property zoning of RM-12-D. There is an existing, 1,280 square-foot, single-family residence, constructed in 1926, located on the southern side of the property, facing 220th Street. A detached garage, approximately 400 square-feet in area is located behind the house. Behind the garage are a 300 square-foot shed and a small accessory building, which are both in a state of disrepair. The applicant intends to demolish all existing structures on the lot prior to constructing the new condominium units.

The subject lot fronts the north side of 220th Street, east of Moneta Avenue, west of Main Street, and is located in a residential neighborhood. Surrounding uses include multi-family condominiums and single-family residential development. There are over 150 homes within a 500-foot radius of the subject property, built mostly in the 1950's and 1960's, which average approximately 1,470 square feet, and are a mixture of one and two-stories.

Zoning/General Plan Land Use Designation/ Redevelopment Area

The subject property is zoned RM-12-D, has a General Plan land use designation of Medium Density residential, and is located within Redevelopment Project Area No. 4. Adjacent properties to the northwest, south and east share the same zoning and General Plan land use designations. Adjacent property to the northeast is RS (Residential, Single-family) zoned and has a General Plan land use designation of Low Density residential. All adjacent properties are within Redevelopment Project Area No. 4.

Project Description

The applicant is proposing four new, detached, condominiums, each averaging approximately 1,900 square-feet. The two units closest to 220th Street are 1,786 square feet each and the two in the back half of the property are each 2,033 square feet. All units feature a two-car, attached garage, four bedrooms, and three bathrooms. The garages are over-sized to accommodate a storage area, room for a washer and dryer, and space for a water heater. Each floor plan is essentially the same, featuring a great room with family, dining, and living areas, and an open kitchen area facing the dining room portion of the great room. A small, one-half bathroom (toilet, sink) is located adjacent to the stairs, which are located next to the garage entrance. All bedrooms are located upstairs in all units. Three bedrooms share a common full bathroom, and the master bedroom has a private, full bathroom. All units feature a large balcony that is accessible from the common hallway and faces the east side of the property. The total lot coverage is less than 40 percent of the net lot area, consistent with Section 9126.21 of the Carson Municipal Code (CMC).

III. Analysis

Design Overlay Review No. 927-06

Any construction of a multi-family dwelling in a “D” designation zone is subject to the requirements contained in Section 9172.23 of the CMC, Site Plan and Design Review. This section states that an application for approval of a Development Plan shall be submitted to the Planning Commission for determination in any case involving construction of a new building or structure having an estimated valuation of \$50,000 or more. The Planning Commission may approve the proposal only if the following findings can be made in the affirmative, as per Section 9172.23(D):

a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.

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. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.

The proposed project includes two types of floor plans ranging from 1,786 to 2,033 square feet. The architecture for the units will include design features such as covered entries, pilasters, bay windows and window trim/treatment, and decorative columns, archways, and garage doors. Two elevation styles

are proposed to provide architectural differentiation. Newer homes in the area are similar to the proposed houses, in terms of style and size.

Adequate open space, both public and private, is provided with the proposed design. Each unit has a private open space of approximately 200 square feet, accessible from the first floor family room. Additional private space is provided in each unit by way of an approximate 140 square-foot balcony, accessible from a common hallway. A large public open space area of approximately 900 square-feet is provided at the rear setback, adjacent to the guest parking area.

Landscaping will be placed in various areas around the site, including the courtyard areas, along the front of the homes, in public and private open spaces, and in the guest parking and rear yard setback areas. Trees in this area will provide shading for guest parking. The driveway entrance to the proposed project will not be gated. However, a three-foot high, decorative, wrought-iron fence will be located along the front yard setback area, and a six-foot high, concrete-masonry unit wall will be constructed around the perimeter, color-painted and stucco-textured to match the proposed houses.

In reviewing the project, it is staff's opinion that the project is well-designed and is compatible with the existing and anticipated development in the neighborhood.

c. Convenience and safety of circulation for pedestrians and vehicles.

Vehicular ingress and egress will be provided from 220th Street. A three-foot street dedication is provided along 220th Street for future street improvement. A concrete walkway will be provided along the west side of the property, accessible from 220th Street, which leads to 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. A 26-foot wide, private driveway leads from 220th Street to the guest parking area at the rear of the property. The driveway narrows to 20-feet at the midway point of the property, which allows for the larger size of the rear units. The driveway tapering has been approved by the Los Angeles County Fire Department, and is allowed by CMC section 9162.8.

d. Attractiveness, effectiveness and restraint in signing, graphics and color.

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.

d. Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.

The project is compliant with applicable design standards and guidelines.

Conditional Use Permit No. 607-06

Pursuant to Section 9121.1 of the CMC, a Conditional Use Permit is required for the development of multiple-family dwellings. Section 9172.21 (D) of the Zoning Ordinance requires that the Planning Commission, by Resolution, render its approval based on the ability to make affirmative findings on the following criteria:

e. The proposed use and development will be consistent with the General Plan.

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.

a. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The size of the site 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 site is flat and the location is appropriate for this proposal in that the surrounding neighborhood has similar multifamily development. Vehicular ingress and egress will be provided from 220th Street. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

c. There will be adequate street access and traffic capacity.

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.

d. There will be adequate water supply for fire protection.

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

e. The proposed use and development will be compatible with the intended character of the area.

The project site is located in a suburban, developed residential community. Surrounding uses include multi-family 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 multi-family development in the vicinity. The proposed use development will be consistent with the residential neighborhood and compatible with the intended character of the area.

f. Such other criteria as are specified for the particular use in other Sections of this Chapter.

Approval of the Conditional Use Permit is contingent upon the City Council's approval of the subdivision map. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Tentative Tract Map No. 060312

Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map if any of the following findings can be made:

- a) That the proposed map is not consistent with applicable general and specific plans in Section 65451.
- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c) That the site is not physically suitable for the proposed type of development.
- d) That the site is not physically suitable for the proposed density of development.
- e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably fish and wildlife or their habitat.
- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g) That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use or property within the proposed subdivision.

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.

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

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.

IV. Environmental Review

The proposed project is for four (4) detached condominium units on 0.41 acres in a developed suburban area. Therefore, the project is Categorically Exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

V. Recommendation

That the Planning Commission:

- APPROVE the Categorical Exemption;
- APPROVE Design Overlay Review No. 927-06, Conditional Use Permit No. 607-06, and Tentative Tract Map No. 060312, subject to the Conditions of Approval; and
- WAIVE further reading and ADOPT Resolution No._____, entitled “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.”

VI. Exhibits

1. Land Use Map
2. Draft Resolution
3. Proposed Plans (Submitted under separate cover)

Prepared by: _____
Steve Newberg, AICP, Associate Planner

Reviewed by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

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