



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 27, 2007

SUBJECT: Design Overlay Review No. 992-07; Conditional Use Permit No. 661-07; Zone Change Case No. 155-07; and General Plan Amendment No. 84-07

APPLICANT: Gil A. Dia
1640 Arlington Avenue
Carson, CA 90745

OWNER: Joselito Sapiandante
22030 S. Main Street – Ste. 204
Carson, CA 90745

REQUEST: To construct a 1,800 square-foot addition to an existing commercial building and two detached single family rental units with attached garages. Property is in the CG-D-RS (Commercial, General-Design Overlay-Residential, Single Family) zone. The Zone Change Case and General Plan Amendment are to expand the CG zone and reduce the RS zone by 51 feet.

PROPERTY INVOLVED: 22030 S. Main Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

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

Item No. 11A

I. Introduction

The applicant is requesting approval to construct a 1,800 square-foot, two-story addition to an existing 2,568 square-foot, two-story commercial building, and two detached single family rental units with attached garages of 2,700 and 2,516 square feet each. The property is located within the CG-D-RS (Commercial, General - Design Overlay-Residential, Single Family) zone. The General Plan Land Use designation is General Commercial and Low Density. The subject property is located at 22030 S. Main Street.

As the project is multi-faceted, it requires several discretionary permits: Design Overlay Review No. 992-07 for overall project design; Conditional Use Permit No. 661-07 for multiple single family rental units in the RS (Residential Single Family) zone; Zone Change Case No. 155-07 to expand the CG zone and reduce the RS zone by 51 feet to allow parking for the commercial land use; and General Plan Amendment No. 151-07 to change the same portion of the property from Low Density to General Commercial.

II. Background

The subject site is 0.55 acres in size and is split-zoned CG-D-RS (Commercial, General - Design Overlay-Residential, Single Family). The front portion of the property is zoned CG-D while the rear portion is zoned RS (see Exhibit 1). There is an existing two-story, 2,568 square foot commercial office building located within the CG-D zone. The applicant will be required to expand the existing CG-D zone easterly by approximately 51 feet for a total of 221 linear feet and reduce the RS zone by 51 feet for a total of 164 linear feet in order to accommodate parking for the proposed commercial use. The new CG-D zone square footage will be approximately 13,885 square feet (0.32 acres) and the new RS zone square footage will be approximately 10,043 square feet (0.23 acres).

The combined floor area of the remodeled commercial building will be 4,368 square feet. The existing building will be painted to match the new addition and the existing blue tile roof will be painted to match the new terra cotta red tile roof. For the remaining vacant parcel, zoned RS, the applicant proposes to construct two detached single family rental units with attached garages of 2,700 and 2,516 square feet each. The applicant will provide 15 parking spaces for the commercial use and two guest parking spaces for the residential use in compliance with the Carson Municipal Code.

Site improvements include new front yard and interior landscaping; removal of a parking space and low wall within the front yard area; removal of a chainlink fence located at the northern property line to be replaced with a minimum six-foot high decorative masonry wall; replacement of existing low block wall with a minimum six-foot high decorative masonry throughout remaining perimeter property line as indicated on the site plan; asphalt slurry seal and re-striping of the entire parking lot area; and construction of a new trash enclosure unit for the commercial use. A new

monument sign is proposed within the front setback area, perpendicular to Main Street. The Carson Municipal Code allows a maximum 10 foot high monument sign. As such, a condition has been imposed to comply with the City's sign standards. The monument sign will contain the name of the tenants of the office building. The proposal will eliminate all existing can signs mounted on the building.

III. **Analysis**

The applicant's proposal involves the approval of several discretionary permits by the Planning Commission.

Site Plan and Design Review

Site Plan and Design Review approval is required because the site is located within a Design Overlay District. Section 9172.23 (D) (1) states that a Site Plan and Design Overlay Review application shall be submitted and approved if the project meets specified criteria as follows:

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

The General Plan currently designates the front portion of the subject property as General Commercial and the rear portion Low Density. The proposed expansion will require a minimum of 15 parking spaces. In order to accommodate the parking, an application for a Zone Change Case has been concurrently submitted to expand the CG-D zone 51 feet easterly, reducing the RS zone. A General Plan Amendment from Low Density to General Commercial has been submitted for the same portion of the property.

The property located to the immediate north of the subject site is also zoned CG-D and RS, with a commercial business located at the front of the property and multiple single family rental units at the rear of the property. The property to the south is zoned CG-D and the rear parcel is zoned RS. The proposed land use will be consistent with surrounding land uses which are comprised of commercial uses toward the front of Main Street and residential uses bordering the rear commercial property lines. The project will provide the community added amenities and serve to upgrade a currently under-developed site within an urbanized area.

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of the 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 design and architecture of the proposed development conforms to all the applicable design and development standards of the City of Carson's Zoning Ordinance, including parking, landscaping and setback requirements. The

addition to the existing commercial building will contain the same stucco exterior finish and light concrete tile roofing will be used to match existing structure. The two single family homes feature a consistent Spanish Mediterranean building theme, including concrete tile roofing; stucco exterior; coordinated color patterns; pop-outs and projections; and a two car garage with sectional roll-up door for each unit. The development will be consistent with surrounding commercial and residential structures in the immediate vicinity.

The proposed development will serve to enhance this and adjacent properties by providing quality design, site upgrades and land uses that cater to the surrounding neighborhood. As such, the project is compatible with the existing and anticipated development of the area.

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

The site is accessed from a central driveway which is shared with the adjacent property to the north. There is a shared driveway easement which will remain in place. There are 15 parking spaces to accommodate the commercial building and two guest parking spaces for the two single family dwelling units, as required per code.

Main Street is a major thoroughfare that can easily accommodate the proposed development. The project is a low trip generator and is not expected to significantly increase traffic patterns to the subject site. Furthermore, the City's Traffic Engineer has reviewed the proposed project and has determined that the use will not create significant traffic impacts to the area and that adequate street access and traffic capacity exists.

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

A new monument sign is proposed within the front setback area, perpendicular to Main Street. The Carson Municipal Code allows a maximum 10 foot high monument sign. As such, a condition has been imposed to comply with the City's sign standards. The monument sign will contain the name of the tenants of the office building. The proposal will eliminate all existing can signs mounted on the building.

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

No specific or general design standards have been adopted which would apply to this site, therefore this finding does not apply.

Conditional Use Permit

Pursuant to CMC Section 9125.5, a Conditional Use Permit is required for the development of Multiple Single-Family Rental Units. 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:

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

The proposed development is consistent with the General Plan Land Use Designation of General Commercial and Low Density and conforms to the CG-D-RS (Commercial, General - Design Overlay-Residential, Single Family) zone. The proposed project meets the goals and policies described in the General Plan Land Use Element. The two single family rental units are permitted on a lot with a minimum lot size of 10,000 square feet, subject to Conditional Use Permit approval. There is ample side and rear yard space, adequate parking and maneuvering and the homes feature light concrete tile roofing; new color stucco; stucco banding around new insulated windows and sectional garage roll-up doors. The proposed single family residential rental units are of an attractive design consistent with the General Plan and are an improvement over existing surrounding single and multiple family dwelling units.

b. 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, private open space, and landscaped areas. The lot shape is rectangular and does not constrain the development as proposed. A proposed six foot high decorative masonry wall will be built along the perimeter property lines, providing adequate buffer 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 multi-family development. Vehicular ingress and egress will be provided from Main Street via a main driveway. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided. Therefore, this finding can be made in the affirmative.

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

This proposal will not generate significant amounts of traffic. Adequate street access is provided along Main Street. Each of the two single family units is provided with attached two-car garages and a total of two guest parking spaces per code. Thus, this finding can be made in the affirmative.

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. Therefore, this finding can be made in the affirmative.

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

The project site is located in an urban, developed commercial and residential community. The proposed land use will be consistent and compatible with surrounding land uses which are comprised of commercial uses toward the front of Main Street and residential uses bordering the rear commercial property lines. The proposed development will be a great improvement to the existing neighborhood which consists of post World War II tract housing. Therefore, this finding can be made in the affirmative.

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 Zone Change Case and General Plan Amendment. 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.

Zone Change Case and General Plan Amendment

The subject site is approximately 0.55 acres in size and is split-zoned CG-D-RS (Commercial, General - Design Overlay - Residential, Single Family). The General Plan Land Use designation is also split into General Commercial and Low Density. The front portion of the property is zoned CG-D while the rear portion is zoned RS. Likewise, the front portion of the property contains a General Commercial land use designation while the rear portion is Low Density. There is an existing two-story, 2,568 square foot commercial office building located within the CG-D zone. The applicant will be required to expand the existing CG-D zone easterly by approximately 51 feet for a total 221 linear feet and reduce the RS zone by 51 feet for a total of 164 linear feet in order to accommodate parking for the proposed commercial expansion. The new CG-D zone square footage will be approximately 13,885 square feet and the new RS zone square footage will be approximately 10,043 square feet.

Pursuant to CMC Section 9172.13, the Planning Commission is required to formulate a written recommendation to the City Council which includes the reasons for the recommendation and specification of the relationship of the proposed ordinance to the General Plan. The California Government Code requires consistency between the Zoning Ordinance and the General Plan.

The General Plan Amendment is required to expand the General Commercial designation easterly and reduce the Low Density designation in accordance to the Zone Change Case being proposed. With approval of General Plan Amendment No. 84-07 and Zone Change Case No. 155-07, the proposed project will be consistent with the land use and zoning for the subject site.

IV. Environmental Review

Pursuant to Section 15300, Class 3 (New Construction of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is located within an urbanized, commercial and residential area and does not have the potential for causing a significant effect on the environment. Therefore, the project is found to be Categorically Exempt.

V. Conclusion

The proposed development is consistent with the requirements set forth in the Municipal Code for the approval of the various required discretionary permits: Design Overlay Review, Conditional Use Permit, Zone Change Case and General Plan Amendment. The proposal is compatible with the existing commercial and residential uses in the area. The commercial/office building addition is anticipated to feature tenants which will serve the community and the single family residential units will promote housing opportunities in a currently overpopulated area. The project also features significant on-site upgrades which should serve as a protocol to promote the upgrade of adjacent land uses. The project is consistent with existing and anticipated development of the area and represents a significant upgrade of the existing site.

VI. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 992-07 AND CONDITIONAL USE PERMIT NO. 661-07 FOR AN ADDITION TO A COMMERCIAL BUILDING AND TWO NEW DETACHED RENTAL UNITS AND RECOMMENDING APPROVAL OF ZONE CHANGE CASE NO. 155-07 AND GENERAL PLAN AMENDMENT NO. 84-07 TO THE CITY COUNCIL FOR THE PROPERTY LOCATED AT 22030 S. MAIN STREET."

VII. Exhibits

1. Zoning Radius Map
2. Proposed Resolution
3. Proposed Plans (Submitted under separate cover)

Prepared by: _____
Rocio Lopez, Planner

Reviewed by: _____
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Approved by: _____
Sheri Repp, Planning Manager