



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 27, 2022

SUBJECT: Mitigated Negative Declaration/MMRP
 General Plan Amendment (GPA) No. 109-20
 Zone Change (ZCC) No. 184-21
 Specific Plan (SP) No. 23-20
 Site Plan Design Overlay Review (DOR) No. 1832-20

APPLICANT: Sagecrest Planning + Environmental
 c/o David Blumenthal, AICP
 2400 E. Katella Avenue, Suite 800
 Anaheim, CA 92806

PROPERTY OWNER: Kim Family Trust
 P.O. Box 24
 Palos Verdes Estates, CA 90214

REQUEST: Consider approval of a proposed 19-unit multiple-family residential development on two vacant parcels.

PROPERTY INVOLVED: 21240-21250 Main Street (APNs 7334-002-007 & 008)

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson (Vacant)			Hernandez
		Vice-Chair Palmer			Huff
		Diaz			Monteclaro
		Docdocil			Rashad
		Guerra			D. Thomas
					Alt. (Vacant) Alt. Mfume Alt. Wilson

I. Introduction

Property Owner
Kim Family Trust
P.O. Box 24
Palos Verdes Estates, CA 90214

Applicant
Sagecrest Planning + Environmental
c/o David Blumenthal, AICP
2400 E. Katella Avenue, No. 800
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II. Project Description

The proposed project is a 19-unit, multiple-family residential development consisting of two separate 3-story-high buildings on two vacant parcels totaling 0.52 acres. 21250 Main Street (Lot A) will be developed with a 12,331 square foot 11 unit building with 24 at grade parking spaces. 21240 Main Street (Lot B) will be developed with a 10,152 square foot 8 unit building with 18 at grade parking spaces.

For the proposed project to be approved in compliance with the City's Municipal Code, the applicant requests approval of the following entitlement requests:

- General Plan Amendment (GPA) No. 109-20 (changing General Plan Land Use Designation from General Commercial to Urban Residential)
- Zone Change (ZCC) No. 184-21 (changing zoning from Commercial General with a Design Overlay (CG-D) to Carson Lofts Specific Plan (CLSP))
- Specific Plan (SP) No. 23-20 (adopting Carson Lofts Specific Plan)
- Site Plan and Design Review (DOR) No. 1832-20

III. Project Site and Surrounding Land Uses

The subject property is in the CG-D (Commercial General – Design Review) Zone and is designated General Commercial under the Land Use Element of the General Plan. The subject project site is located on the northeast corner of 213th Street and Main Street at 21240-21250 Main Street. See Figure A, showing the Project Site and Regional Location.

Land uses surrounding the proposed project site are primarily residential uses to the south, west and east, and commercial to the north.



Figure (A) Project Site in context to surrounding area.

The following provides a summary of the site information:

Site Information	
General Plan Land Use Designation	General Commercial
Zone District	Commercial General, Design Overlay (CG-D)
Site Size	0.52 acres
Present Use and Development	Vacant Land
Surrounding Uses/ Zoning	North: Commercial General South: Single-Family Residential; RS East: Single-Family Residential; RS West: Single-Family Residential; RS
Access	Ingress/Egress: 213 th Street and Main Street

IV. Analysis

Site History

City records indicate the following chronology of uses. All improvements were demolished in 1987 and the site has remained vacant since.

- 1947 – Gas Station
- 1952 – Real Estate Office
- 1956 – Grocery Store
- 1960 – Beer Bar
- 1965 – Church

Site Plan

The subject property measures approximately 0.52-acres. The proposed residential development includes two separate 3-story-high buildings measuring 12,331 square feet (Lot A) with 24 at grade parking spaces and 10,152 square feet (Lot B) with 18 at grade parking spaces. Both will include recreational open space as required by the proposed specific plan.

The buildings will provide a five-foot setback from 213th Street, a five-foot setback from Main Street, a ten-foot setback from the eastern property line, and a ten-foot setback from the northern property line. There is a 23-foot separation between the two buildings. Each building has a maximum height of 39 feet. A six-foot tall decorative block wall is proposed along the eastern property line. In addition, a hedge of *Laurus nobilis* (Sweet Bay) will be provided along the eastern property line. The Sweet Bay can reach a mature height between 12' and 15' which will allow additional screening between the project and the adjoining residences to the east of the subject property.

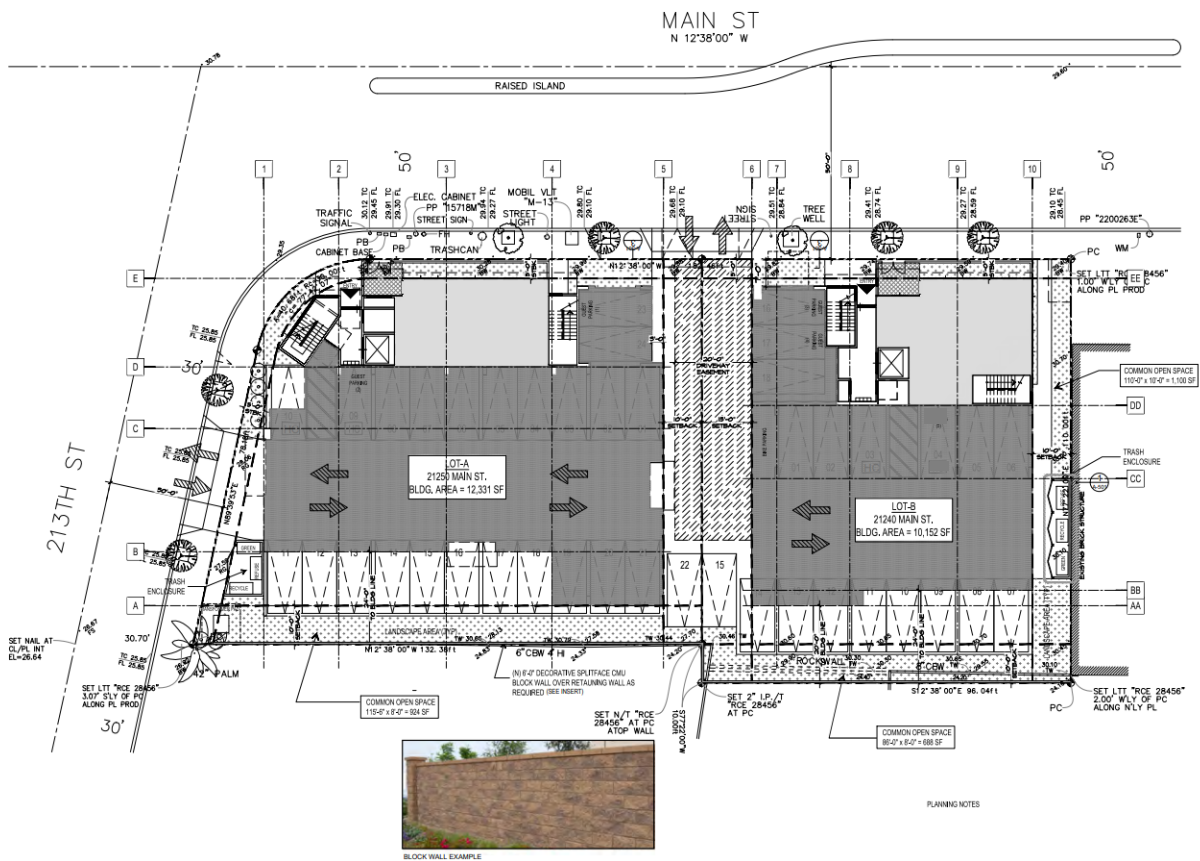


Figure (B) Site Plan

Access

The proposed development will have pedestrian and vehicular access from 213th Street and Main Street. Recordation of a reciprocal easement agreement is a condition of approval to ensure reciprocal access between the parcels in perpetuity.

Parking & Traffic

A traffic study conducted as part of the CEQA Initial Study/Mitigated Negative Declaration (IS/MND) estimates that the project will generate 103 daily trips, seven (7) AM peak hour trips and eight (8) PM peak hour trips. This did not rise to the level of significance for transportation impacts and thus did not result in any proposed mitigation measures.

The proposed Specific Plan will require 2 at grade covered parking spaces per unit, plus 1 guest space for every 5 units.

21250 Main Street (Lot A) will be developed with 11 units and 24 parking spaces: 22 spaces for the residential (2/unit) and 2 guest parking spaces.

21240 Main Street (Lot B) will be developed with 8 units and 18 parking spaces: 16 spaces for the residential (2/unit) and 2 guest parking spaces.

The proposal includes 38 parking spaces, two will be ADA accessible parking spaces. The proposal also includes 4 guest parking spaces, one will be an ADA accessible parking space.

Prior to obtaining building permits, reciprocal parking easements will be recorded to both properties ensuring that all 42 parking spaces are available to both parcels in perpetuity.

Bicycle parking will be provided on Lot B and available to both buildings.

Both the City's Traffic Engineer and the Los Angeles County Fire Department have reviewed and cleared the project prior to tonight's public hearing.

Buildings and Architecture

As shown in Figure C - *Conceptual Rendering*, the project is designed in a modern architectural style combining multiple roof elevations, smooth stucco and varying types of fiber cement composite panels. A belly band has been added to the façade between the first and second floors, thus allowing for color variation and to provide vertical articulation in the façade. The building is capped with an anodized aluminum coping. Reveals extend from the transoms and stiles of the windows to provide shadowing. To add additional visual interest at the corner of Main Street and 213th Street, porcelain tiles have been included above the entry lobby for Building A.



SOUTHWEST RENDERING



NORTHWEST RENDERING

Figure (C) Conceptual Rendering



Figure (D) Proposed Elevations

Fence

A six-foot-high, decorative split-face block wall, with flat precision cap is proposed along the eastern property line. The wall will include 6 feet 6-inch-high split-face block pilasters, with 18-inch square precast cap.

Open Space

6,164 square feet of open space will be provided, which equates to 27% of the gross lot area. Open space will be provided through private (balconies), useable (courtyards), and common (pathways and setbacks). The useable open space is located on the second floor of each building.

Signage

One sign which identifies the project, "Carson Lofts", shall be permitted per street frontage. Each sign shall be non-illuminated or reverse channel letters, wall mounted, and shall not exceed twenty-four (24) square feet. One address sign (street number only) shall also be allowed per building.

Landscaping

The Project proposes approximately 3,164 square feet of landscaping around the perimeter of the Project Site. A variety of drought tolerant ornamental shrubs and medium size trees, which would be varying in height, would be included as a part of the proposed landscaping. Landscaping and plantings to be provided along the site's eastern edge will offer a verdant privacy screen for adjacent residential uses. The irrigation system would be designed and constructed to meet and/or exceed Model Water Efficient Landscape Ordinances (MWELO).

V. Specific Plan, Zoning and General Plan Consistency

The proposed project is not consistent with the standards of the current Commercial General, Design Overlay (CG-D) zoning nor is it consistent with the current General Commercial, General Plan land use designation. The applicant proposes GPA No. 109-20 to change the General Plan land use designation to Urban Residential, which allows for residential densities up to 65 dwelling units per acre, to ensure consistency with the proposed Carson Lofts Specific Plan (SP No. 29-22), which would allow for a residential density of up to 40 units per acre within the specific plan area (the project area). According to the General Plan, the Urban Residential category would be implemented with a Specific Plan zone. The proposed project has a residential density of 36.5 units per acre (19 units/0.52 acres = 36.5), consistent with the maximum density allowable under the proposed Specific Plan.

A Specific Plan is a planning tool included in state law that allows cities to adopt different development standards than those in a specific zone. The proposed project proposes different development standards than those included in the existing CG-D zone, therefore, the applicant proposes the Carson Lofts Specific Plan (CLSP).

The project also proposes ZCC No. 184-21 to change the zoning to Carson Lofts Specific Plan (ZCC 184-21 and SP No. 29-22).

If these entitlements are approved, the proposed project will be consistent with the amended General Plan land use designation and the zoning designation, development standards, and allowable uses identified in the Specific Plan. The proposed project furthers General Plan Land Use Element goals including LU-6 (A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City), LU-7 (Adjacent land uses that are compatible with one another), LU-9 (Eliminate

all evidence of property deterioration throughout Carson), LU-12 (Create a visually attractive appearance throughout Carson), and LU-15 Promote development in Carson which reflects the “Livable Communities” concepts.

VI. CFD/DIF Discussion

The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the “CFD”) to fund the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). A uniformed-standardized rate was adopted pursuant to Resolution No. 19-009 (“Resolution”) and accompanying Fiscal Impact Analysis (“FIA”) report.

The applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under “Residential – All Others” rate at \$1,076.94 per unit per year through June 30, 2023. Based on a 19-unit development, the current estimated annual amount for ongoing services is \$20,461.86, subject to annual adjustments.

Interim Development Impact Fee

The applicant shall be responsible for payment of a one-time development impact fee at the applicable rate, currently \$18,485.56 per unit for Fiscal Year 2022-23, effective July 1, 2022, through June 30, 2023.

If paid during Fiscal Year 2022-23, the proposed development would be responsible for development impact fees of \$351,225.64 (19 new units X \$18,485.56 = \$351,225.64). If the Project increases or decreases in size, the IDIF Amount will be adjusted accordingly at the same rate.

VII. Environmental Review and CEQA Finding

Planning Staff, working with the City’s Environmental Consultant, has reviewed the potential environmental impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA). Following an initial study, a Draft Mitigated Negative Declaration (State Clearinghouse #202260615) was prepared and made available for a public review period from June 27, 2022, through July 27, 2022. No public comments were received, including none suggesting that an Environmental Impact Report (EIR) should be prepared. A Notice of Intent to adopt a Mitigated Negative Declaration was prepared and issued in compliance with CEQA. A final Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have now been prepared for the Commission’s review. The Mitigated Negative Declaration, which reflects the independent judgment of the City as lead agency, found potentially significant impacts to air quality, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources. With the inclusion of the proposed mitigation measures, which are included as project conditions of approval, all potential environmental impacts are mitigated to the maximum extent feasible and below a level of significance.

VIII. Public Outreach

On August 27, 2021, the applicant sent mailers to sixteen (16) residences surrounding the project site. The mailer provided an overview of the proposed project and noted that the applicant and his team would be visiting each of them in person on Saturday, September 11, 2021 between 10:00 a.m. and 12:00 p.m. Outreach to 16 residences was designed to introduce the applicant's team to the neighbors, discuss the project, and learn about any community concerns.

The outreach effort resulted in the applicant:

- Meeting with and presenting the project to eight (8) neighbors.
- Missing in person contact but left behind information packets for six (6) neighbors.
- Missing in person contact due to "No Trespassing" sign with two (2) neighbors.

The residents' primary concerns related to affordable housing detracting from the neighborhood, overcrowding, reduced property values, privacy, parking, traffic and access. Positive comments related to removing a blighted, vacant lot with much needed housing with an architectural design that improves the high visibility corner.

On August 25, 2022, the applicant held a virtual Zoom community meeting with one attendee, who is the property owner for 117 E 213th Street. The one attendee noted that he liked the project and supported developing the vacant lot. He also noted the proposed architectural style would be a welcome addition to the area. He was concerned, however, if affordable housing would be included in the project. Since only market rate apartments (no deed restricted affordable housing units) are proposed, his concern was alleviated.

IX. Public Notice

Notice of public hearing was posted to project site on September 15, 2022. The public hearing notice was posted in the newspaper and mailed to property owners and occupants within a 750' radius by September 15, 2022. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

X. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 22-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN REVIEW NO. 1832-20 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE GENERAL PLAN AMENDMENT NO. 109-20, ZONE CHANGE NO. 184-21, AND SPECIFIC PLAN NO. 23-20 FOR A 19-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT AT 21240-21250 MAIN STREET, APNS 7334-002-007 & 008."

XI. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans

3. Specific Plan
4. Mitigation Monitoring and Reporting Program
5. Final Initial Study/Mitigated Negative Declaration

Prepared by: McKina Alexander, Associate Planner