



CARSON PLANNING COMMISSION STAFF REPORT

DATE: September 24, 2024
FROM: Christopher Palmer, AICP - Planning Manager
BY: McKina Alexander, Senior Planner
SUBJECT: Continued Maupin Carson Townhomes – Design Overlay Review (DOR) No. 1890-22, Conditional Use Permit (CUP) No. 1117-22, and Tentative Tract Map (TTM) No. 83598

PROJECT/APPLICANT INFORMATION

Project Summary: A request to consider finding a CEQA exemption and approval of DOR No. 1890-22 and CUP No. 1117-22, and TTM No. 83598 for the development of a 34-unit residential condominium project.

Project Location: 215-231 W. Carson Street (Assessor’s Parcel Numbers

Assessor Parcel Numbers: 7343011013, 7343011018, 7343011019, and 7343011020

Zoning: Mixed-Use – Carson Street (MU-CS)

Project Applicant/Owner: Maupin Development, LLC, Attn: David Maupin

I. OVERVIEW

A. Introduction and History

On August 27, 2024, the project was presented to the Planning Commission for consideration. Upon deliberation regarding safe pedestrian ingress, egress and on-site circulation concerns, the Planning Commission voted 8-1 in favor of continuing the item to allow the applicant and staff to address this concern. As a result, the proposed project revised development plans illustrate pedestrian walkways and three emergency access gates.

The proposed Carson Townhomes project site is located on a 1.46-acre site consisting of four parcels (APNs 7343-011-013, 7343-011-018, 7343-011-019, and 7343-011-020) at 215-231 W. Carson Street situated along the north side of West Carson Street between Moneta Avenue and Main Street within the western portion of the City of Carson. The project would consist of 34 three-story residential townhome units, parking, landscape, and other related on-site and off-site improvements. The Carson Townhomes residential condominium project density is 23 dwelling units per acre. The maximum allowable density is 35 dwelling units per acre in the MU-CS zone.

The application completeness determination was issued on March 9, 2022, before the General Plan 2040 and Zoning Code Phase 1 were adopted, and no notice of inconsistency with the then-applicable General Plan or Zoning Code was issued to the applicant. Additionally, the Zoning Code Phase 1 update recently adopted by the City does not apply to applications that were deemed complete prior to its adoption. Based on these considerations, the project is being processed according to the General Plan and zoning standards that were in effect as of the date the application was deemed complete. Under those standards, the project site's General Plan land use designation is Mixed-Use Residential (MUR), and the zoning is MU-CS, Mixed-Use – Carson Street.

Historic records indicate that the project site was developed with two single-family homes respectively, a two-unit multi-family building and the rest of the site was used for vehicle storage. In 2023, the buildings and structures were demolished. The project site is largely flat and is currently vacant.

The applicant's requested entitlements consist of the following:

- DOR No. 1890-22, to approve the development plan for the project pursuant to Section 9138.17 (Mixed-Use – Carson Street) which designates the requirement for all land uses within the MU-CS corridor to be subject to Section 9172.23 for Site Plan and Design Review.
- CUP No. 1117-22, to approve the proposed residential condominium development pursuant to Sections 9138.17, 9131.1, 9133, and 9172.21; and
- TTM No. 83598, to approve the tentative tract map pursuant to Section 9203.1 and in accordance with the terms and provisions of the Subdivision Map Act.

No previously approved entitlements for this project site were found.

B. Project Description

The proposed project is a 34-unit, three-story residential townhome development containing eight, 30-foot-high residential buildings, private and common open space, off-street parking, internal roadway, infrastructure connections, and landscaping. The proposed residential unit mix consists of six two-bedroom units and 28 three-bedroom units with unit sizes ranging from 1,412 square feet to 2,064 square feet. The project would provide common amenities such as a playground area, a 323-square-foot community room, and recreation space. Each unit will have approximately 151 square feet of private open space and the project site would have approximately 9,675 square feet of open recreation space.

A total of 19,425 square feet of open space will be provided and 14,038 square feet of landscape area is proposed.

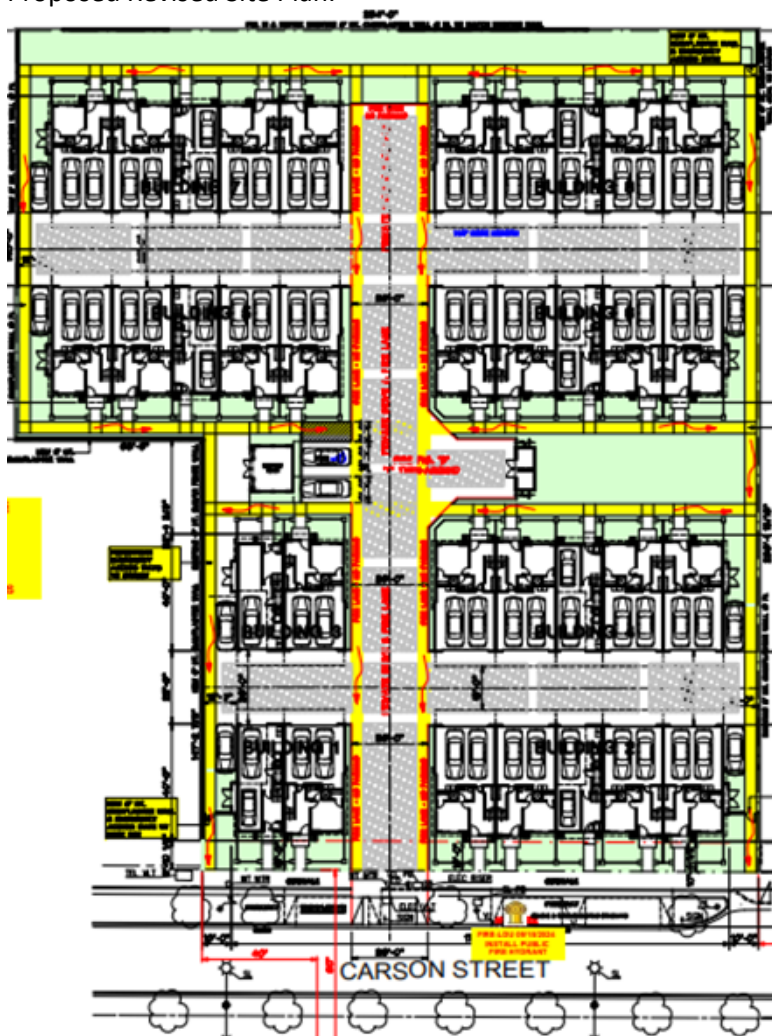
The maximum allowable number of units for the project site is 51, the minimum private open space per unit is 150 square feet and the maximum allowable building height is 45 feet.

Carson Street will provide pedestrian and vehicular ingress and egress for the project site. There will be pedestrian walkway access at the north, south, west, and east perimeters of project site leading to each unit. Vehicular access would be provided via a two-way traffic, 26-foot-wide driveway on West Carson Street leading to internal, private streets serving access to each unit's garage and the development's guest parking areas.

Each unit will have an attached two-car garage totaling 68 residential parking spaces, and there are ten guest parking spaces (includes one ADA space) and two bicycle spaces being provided for the proposed project. The required off-street parking is two covered parking spaces per residential unit and one guest parking per four units.

The townhomes' exterior design is contemporary architecture consisting of various muted shades of gray paint and natural white stucco paint, composite wood siding accents; and recessed double-paned windows with black frames. The clubhouse building and attached enclosed trash structure will be designed to match the townhome architecture design.

Proposed Revised Site Plan:



Elevations:



C. Existing Conditions

1. Zoning and General Plan Land Use Information

The 1.46-acre project site is zoned MU-CS zone with a General Plan land use designation of Mixed-Use Residential (MUR) for purposes of this review as described above. The vacant project site is less than 0.50 miles east of Interstate 110 Harbor Freeway within the MU-CS corridor Community Shopping District located between Moneta Street and Dolores Street and is bordered by Carson Street to the south, with commercial uses to the west and east, residential and commercial uses further south across Carson Street, and residential neighborhoods to the north.

The following table summarizes the surrounding land uses, zoning, and general plan designations:

Land Use Summary Table			
	Existing Use	Zoning	General Plan
Subject Site	Vacant	MU-CS (Mixed-Use – Carson Street)	Mixed-Use Residential

North of Subject Site	Residential	RS (Residential Single-Family)	Low Density
South of Subject Site	Carson Street adjoins the project site to the south. South of Carson Street is a Park Granada mobile home park, and Carson Palms apartment	MU-CS (Mixed-Use – Carson Street)	Mixed-Use Residential
West of Subject Site	Commercial	MU-CS (Mixed-Use – Carson Street)	Mixed-Use Residential
East of Subject Site	Seafood City commercial center	MU-CS (Mixed-Use – Carson Street)	Mixed-Use Residential

2. Site Conditions

The project site is located in a developed part of the City and is surrounded by residential and commercial land uses. As shown in the aerial below, the project site is primarily vacant with scattered dilapidated vegetation.

Existing Site Conditions:



II. ANALYSIS

A. General Plan Consistency

For purposes of this review as discussed above, the project site’s General Plan land use designation (as provided in the City’s 2004 General Plan) is Mixed-Use Residential (MUR), and the project site is zoned MU-CS. According to the 2004 General Plan Land Use Element, the MUR designation allows for commercial and residential uses, and a maximum density of 35

dwelling units per acre. The proposed density of the project is 23 dwelling units per acre. Therefore, the project is consistent with the land use density of the General Plan.

The Carson General Plan sets forth goals and policies that provide guidance related to the community’s vision for Carson. Some goals of the Housing Element are to maintain and enhance neighborhood quality, and to provide an adequate supply of housing for all economic segments of the City. The project would include 34 new residential units on a lot that is currently vacant. The project site’s land use designation and zoning allow multifamily residential and residential condominium development with a conditional use permit. Importantly, the project would supply new housing in the City.

The proposed development project is consistent with the General Plan, including the following General Plan policies:

POLICY	PROJECT CONSISTENCY
LU-8.3: Locate higher density residential uses in proximity to commercial centers in order to encourage pedestrian traffic and provide a consumer base for commercial uses.	The proposed density for the project would be 23 dwelling units/acre. The project is surrounded by commercial uses to the east and west. To the east is a large shopping center with restaurants, pharmacy, and other commercial operations. To the west is a series of smaller commercial spaces, restaurants, and professional services.
LU-9: Aggressively enforce the City’s codes.	The Project would comply with Section 9138.17 of the CMC regarding development standards in the MU-CS zone.
LU-12.5: Improve City appearance by requiring landscaping to screen, buffer and unify new and existing development. Mandate continued upkeep of landscaped areas.	The project landscape plan includes various trees, shrubs, groundcovers, vines, and lawn species surrounding the proposed development which improves the street view aesthetic and provides a green buffer.
LU-15.2: Maintain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in Carson.	The project would provide 34 three-story residential townhomes, including a mix of two- and three-bedroom units. Single-family homes are adjacent to the project site to the north and northwest.

B. Zoning Ordinance Compliance

The proposed 34-unit townhome project is within the Mixed-Use – Carson Street zone for purposes of this review as described above. The purpose of the MU-CS zone is to “create a downtown retail and residential district which will provide the City of Carson with a distinctive core area which includes its Civic Center.” Pursuant to CMC Section 9138.17(H)(1)(c), exclusively residential development shall be permitted in accordance with CMC Sections 9128.11, 9128.13, 9128.17, 9128.51, 9128.53, and 9128.55, which relate to residential condominium projects. Similarly, per CMC 9131.1, multiple-family residential and residential

condominium development is a permitted use in the MU-CS zone upon approval of a conditional use permit.

The project conforms to the development standards for non-mixed use (i.e., exclusively residential, no commercial component) multi-family residential and residential condominium projects in the MU-CS zone, as shown by the following:

Code Section	Requirement	Compliance
9138.17 MU-CS		
Minimum Lot Area	30,000 square feet (SF)	63,696 SF
Street Frontage and Access	70% of the lot width, and building frontage not to exceed 150' per segment; vehicular access directly from public street	Yes. 70% of the lot width is 119'. 124' of building frontage is proposed
Minimum Lot Width and Lot Depth	100-ft width for residential; 200-ft depth	Yes. Lot width is 170'-6" and Lot depth is 263'
Front Yard Setback	1 st floor through 3 rd floor: 10'	Yes. Floors 1 through 3 front yard setbacks exceed 10'
Side Yard Setback	1 st through 3 rd floors: 10'	Yes. 10'- 12' proposed
Rear Yard Setback	1 st floor and 2 nd floors: 15'; and 3 rd floor: 30'	Yes. 1 st floor and 2 nd floors: 22'-4"; and 3 rd floor: 30' proposed
Building Height	3 stories/45-ft high maximum for residential buildings	Yes. Three-story units at 30' height
Floor Area Ratio (FAR)	1.5 maximum for residential	Yes. 1.25 FAR proposed. Gross Building Area/Lot size; 79,394/63,696 = 1.25
Density	35 dwelling units/acre maximum	Yes. 34 units /1.46AC = 23 units per acre
Recreational Open Space	Provide usable open space of at least 15% of the gross floor area devoted to residential use, of which 60% must be open to the sky	Yes. Recreational open spaces: Covered grill area, outdoor seating areas, meeting room and play areas. Usable open space required: 9,603 SF; Provided: 9,675 SF, with over 60% open to the sky.
Private Open Space	Minimum 150 square feet for units with 2 bedrooms or more; a reduction is subject to Planning Commission review and approval	Yes. 152.8 SF/unit
Separation Between Buildings on Same Lot	6-ft separation between buildings	Yes. 10'-26' separation

Parking	Two covered spaces for each unit with one or more bedrooms and one guest space for each four units; no more than 1/3 shall be compact spaces; and bicycle parking 5% min. of the total no. of parking spaces.	Required: 68 resident covered spaces and 9 guest parking spaces. Provided: 34 units with attached 2-car garages; and 10 guest spaces (includes 1 ADA van). Required: 1 bicycle space. Provided: 2 bicycle spaces.
Lighting	Pedestrian scale lighting is required in the public areas; and lighting shall be shielded to prevent glare on adjacent properties	Yes. Condition of Approval
Landscaping	One 30' box tree provided for each four units; landscape setback portions not covered by encroachments and parking area landscape compliance to Sect. 9162.52)	Yes. Required 9 trees; Provided: 14 trees and additional trees and shrubs will be planted throughout the development
Walls	All perimeter walls shall be placed directly on the property line, be constructed out of masonry (stone, block, brick) with stucco finish, and are to be articulated via pilasters, reveals, or other elements at a maximum of 30-foot intervals.	Yes. Condition of approval

There is no applicable Specific Plan.

1. Site Plan and Design Review (DOR No. 1887-22)

Section 9172.23 (Site Plan and Design Review) states that Planning Commission shall approve a Development Plan if the Commission is able to make affirmative findings based on criteria that includes compatibility with the General Plan and surrounding uses, compatibility of architecture and design with existing and anticipated development in the vicinity, convenience and safety of circulation for pedestrian and vehicles, attractiveness, effectiveness and restraint in signing graphics and color, and conformance with any other applicable design standards.

Affirmative findings can be made, with the inclusion of the proposed conditions of approval, for the proposed site plan and design review pursuant to CMC Section 9172.23.

The proposed development plan is compatible with the General Plan and surrounding uses. See discussion above.

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

The proposed townhome buildings are designed with a variety of height scales with recessed windows and door entries. The townhome building placement is oriented east-west axis to maximize solar heat gain, and light color paint are proposed which minimizes heat gain.

With the inclusion of the conditions of approval, the proposed project is designed to be compatible with zoning and design regulations and would adhere to allowable building height and setbacks.

Rendering. North View from Carson Street:



Proposed Revised Landscape



Signage

Although signage is not proposed at this time, future identifying signage shall comply with all City requirements pursuant to CMC Sections 9138.17(F), Mixed-Use – Carson Street and 9172.23 (Site Plan and Design Review).

Site Access, Parking, and Traffic

The proposed residential development will be open and not a gated community. This provides community connectivity between the residents and mixed-use area. The project frontage along Carson Street, is currently improved with sidewalk, landscaping strips along the north and south sides of the sidewalk, curb, and gutter.

Lighted ADA compliant pedestrian walkway connecting facilities within the site, as well as connections with the adjacent public sidewalks along the project frontage is proposed. Pedestrian access will be provided from Carson Street along the frontage, between portions of the buildings and along the north, east, west perimeters for convenient and safe circulation. Three Emergency exit gates are proposed at the northeast boundary of the development and at the easterly and westerly boundaries near the W. Carson Street frontage.

The proposed project will require construction of a new driveway. The proposed 26-foot-wide driveway will be located along the southerly project frontage on West Carson Street, approximately midway between the easterly and westerly property boundaries. The driveway will be constructed to City of Carson standards and will maintain public sidewalk access across the driveway opening. The proposed driveway will lead internal road (private streets) for vehicular access to residential units and guest parking. The driveway is planned to accommodate right-turn ingress and egress movements only due to the existing raised median on West Carson Street. “No Stopping Any Time” signs are posted along the north side of West Carson Street both east and west of the proposed driveway.

The proposed project is planned to provide a total of 78 vehicular parking spaces, consisting of 68 covered spaces (34 two-car attached garages), 9 standard guest parking spaces, and one handicap van accessible guest space. In addition, two bicycle spaces are planned to be provided for the project.

The proposed project is expected to generate 12 net new vehicle trips (3 inbound trips and 9 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate 14 net new vehicle trips (9 inbound trips and 5 outbound trips). Over a 24-hour period, the proposed project is forecast to generate 198 net new daily trip ends during a typical weekday (99 inbound trips and 99 outbound trips).

Three intersections, including the proposed project driveway, were reviewed for consistency with the City of Carson’s adopted Level of Service (LOS) standards. The study intersections were evaluated using the City-approved Highway Capacity Manual (HCM) methodology to determine the LOS under existing and future year 2024 cumulative without and with project conditions. Based on application of the City’s threshold criteria, the project-related effects in the delay at the study intersections are not expected to exceed the City’s threshold criteria.

An evaluation was conducted to determine whether the project's traffic would contribute to unacceptable queuing at the westbound left-turn movement on Carson Street at Moneta Avenue. It is concluded the proposed project weekday AM and PM peak hour traffic volumes will not cause or substantially extend the westbound left-turn movement vehicle queuing at the Moneta Avenue/Carson Street intersection.

The City Traffic Engineer reviewed traffic analysis and the project plans and determined that safe and adequate access and circulation will be provided, and the proposed project will not have a significant traffic effect. The Los Angeles County Fire Department reviewed the proposed development plan and TTM and determined there will be adequate emergency access subject to the conditions of approval.

Trash Enclosure

A three-sided trash enclosure with a swing gate is proposed west of the recreation open space and would be designed to be compatible with the residential building's architecture and in compliance with the design standards pursuant to CMC Sections 9164.3-9164.5.

Wall

A six-foot-high decorative masonry wall would be installed at the north, east, and west property lines of the project site. The proposed residential development will be open and not a gated community. This provides community connectivity between the residents and mixed-use area.

The decorative masonry wall will be a natural, muted color designed in such a way that provides an aesthetically visual enhancement from the street view, public places, and adjacent properties: constructed out of masonry (stone, block, brick) with stucco finish, and will be articulated via pilasters, reveals, or other elements at a maximum of 30-foot intervals.

2. Conditional Use Permit (CUP No. 1117-22)

- Carson Municipal Code Section 9131.1 (Permitted Uses, MU-CS) states a conditional use permit is required for residential condominiums within the MU-CS district.
- Carson Municipal Code Section 9133 (Conditional Use Criteria) states residential condominiums in the MU-CS zone shall comply with the provisions of Sect. 9138.17.
- CMC 9138.17(H) states that exclusively residential development in the MU-CS zone shall be in conformance with the requirements set forth in CMC 9128.11 (Intent and Purpose), 9128.13 (Application for Conditional Use Permit), 9128.17 (Declaration of Covenants – Conditions and Restrictions), 9128.51 (Multiple-Family Dwelling), 9128.53 (Application for Conditional Use Permit) and 9128.55 (Development Criteria), related to residential condominium developments.
- Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on

criteria that includes General Plan consistency, ability of the site to accommodate the proposed use and development, adequacy of street access, traffic capacity, and water supply for fire protection, and compatibility of the proposed use and development with the intended character of the area.

As discussed above, the project is consistent with the General Plan, including the Mixed-Use Residential land use classification and the General Plan policies, and meets the CMC zoning regulations for residential multifamily and residential condominium developments in the MU-CS zone with the proposed conditional use permit.

The project site adequately accommodates the proposed residential townhome development, which is compatible with the intended residential and commercial character of the area with the proposed conditional use permit.

Adequate street access and traffic capacity is provided via Carson Street as discussed above.

The Los Angeles County Fire Department, Land Development determined that adequate water supply and fire suppression will be provided and that the project is in compliance with Fire code regulations subject to the proposed conditions of approval. Fire Department conditions of approval have been included requiring fire hydrants for adequate water supply.

Affirmative findings can be made with the inclusion of the conditions of approval for the proposed conditional use permit as required pursuant to the CMC.

3. Tentative Tract Map No. 83598

The proposed TTM provides for subdivision of the project site (which will be merged into one lot pursuant to a lot merger as required by the conditions of approval) into a lot for purposes of the Carson Townhome condominium development. All the required findings to approve the TTM pursuant to CMC 9203.14 are met. The project is consistent with the General Plan (as discussed above), the project site is suitable for the 34-unit residential condominium project and will accommodate the project and its proposed density of 23 units per acre (as discussed above). Also, the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. Lastly, the project is exempt from CEQA as discussed below.

City approval of a final map, which must conform to the tentative map and the conditions of approval thereof, would be required to complete the process. The TTM was reviewed by the Carson Community Development Department and City Engineer for compliance with the City's Municipal Code and State Subdivision Map Act. In addition, the TTM has been reviewed by the Los Angeles County Department of Public Works (LADPW) for compliance with the Carson Municipal Code and the State Subdivision Map Act. Conditions of Approval have been

included pursuant to from the review by the City staff and the Los Angeles County Department of Public Works (LADPW) to ensure compliance with all applicable requirements, and the map will be required to comply with them.

III. PUBLIC HEARING NOTICE

Notice of this public hearing was given in accordance with Chapter 9173.22 of the CMC. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius by September 14, 2024. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

IV. ENVIRONMENTAL ANALYSIS

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development, which consists of projects characterized as in-fill development meeting the conditions described below.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project meets all the criteria for this CEQA categorical exemption. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development is within the City of Carson jurisdiction and the project site is not larger than five acres and is substantially surrounded by urban uses. There is no natural or native vegetation on the project site; the property has no value as habitat for endangered, rare of threatened species. The site was previously developed and can be adequately services by all required utilities and public services. Approval of the project will not result in any significant effects related to traffic, noise, air quality or water quality. With respect to traffic, scoping and VMT memos have been prepared for the project and reviewed by the City's Traffic Engineer, who upon doing so determined the proposed project will not have any significant traffic effects. No exception to the categorical exemption applies under CEQA Guidelines Section 15300.2.

V. CONCLUSION AND RECOMMENDATION

That the Planning Commission Adopt Resolution No. 24-2873, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1890-22, CONDITIONAL USE PERMIT NO. 1117-22 AND TENTATIVE TRACT MAP NO. 83598 FOR A 34-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT AT 215-231 W. CARSON STREET (APNs 7343011013, 7343011018, 7343011019, and 7343011020)”

ATTACHMENTS

- 1) Development Plans
- 2) Traffic Study
- 3) Radius Map
- 4) Draft Resolution
 - A. Legal Description
 - B. Conditions of Approval