



CARSON PLANNING COMMISSION STAFF REPORT

DATE: September 24, 2024
FROM: Christopher Palmer, AICP - Planning Manager
BY: McKina Alexander, Senior Planner
SUBJECT: Continued Anastasi Development Townhomes – Design Overlay Review (DOR) No. 1874-21, Conditional Use Permit (CUP) No. 1113-21, and Tentative Tract Map (TTM) No. 83597

PROJECT/APPLICANT INFORMATION

Project Summary: A request to consider finding a CEQA exemption and approval of DOR No. 1874-21 and CUP No. 1113-21, and TTM No. 83597 for the development of a 50-unit condominium project.

Project Location: 336 E. Carson Street

Assessor Parcel Number: 7335-005-049

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

Project Applicant/Owner: Anastasi Development, Attn: Jim Kostoryz

I. OVERVIEW

A. Introduction and History

On August 27, 2024, the Planning Commission unanimously approved continuing this item to allow staff and the applicant to gather information on the project.

The proposed Anastasi Development residential condominium project site is located on an approximately 2.15-acre site (APN 7335-005-049) at 336 E. Carson Street situated along the south side of West Carson Street between Dolores Street and Avalon Boulevard within the western portion of the City of Carson. The project would consist of 48 three-story and 2 two-story residential townhome units, parking, landscape, and other related on-site and off-site improvements. The Anastasi Development 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 in February 2023, 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 as a multiple tenant auto repair center (Carson Auto Repair and Business Center). The site is currently unoccupied. The existing, vacant buildings will be demolished as part of the project.

The applicant's requested entitlements consist of the following:

- DOR No. 1874-21, 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. 1113-21, to approve the proposed residential condominium development pursuant to Sections 9138.17, 9131.1, 9133, and 9172.21.
- TTM No. 83597, to approve the tentative tract map pursuant to Section 9203.1 and in accordance with the terms and provisions of the Subdivision Map Act.

The following entitlements were previously approved:

- On November 19, 1970, a zone exception allowing light industrial uses in C-1 and R-1 zones.
- On January 26, 1982, zone change from Residential to Commercial General.
- On September 27, 2011, conditional use permits allowing automobile repair within 100 feet of residential.

B. Project Description

The proposed project is a 50-unit market rate residential townhome development containing forty-six residential units and four live/work units within ten, approximately 35-foot-high residential buildings, private and common open space, off-street parking, internal roadway, infrastructure connections, and landscaping.

Live/work units are units that are intended to be occupied by business operators who live in the same structure that contains the commercial activity and the living space cannot be rented or sold separately from the working space.

The proposed residential unit mix consists of 50 three-bedroom units with unit sizes ranging from 1,343 square feet to 2,141 square feet. Each unit will have 150 square feet of private open space and the project site would provide approximately 15,000 square feet of open recreation space. A total of 15,657 square feet of landscape area is proposed.

The maximum allowable number of units for the project site is 75, 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 walkways along the north, south, west, and east perimeters of project site leading to each unit. Vehicular access would be provided via a two-way, 26-foot-wide driveway on East Carson Street leading to internal, private street serving access to the unit's garages and the development's guest parking areas.

Each unit will have an attached two-car garage totaling 100 residential parking spaces, and there are thirteen guest parking spaces (includes one ADA space) and six bicycle spaces being provided for the proposed project. The required off-street parking is two covered parking spaces per residential unit, 1.5 parking spaces per live/work unit and one guest parking space per four units.

The townhomes' exterior design is contemporary architecture consisting of primarily natural white paint, with red and composite wood siding accent features; and recessed double-paned windows with black frames. The enclosed trash structure will be designed to match the townhome architecture design.

Proposed Site Plan:



Elevations:



Buildings 1 and 2 - Live/Work Units



Buildings 3 and 4



Buildings 5, 6, 7



Buildings 9 and 10

C. Neighborhood Meeting

- On September 3, 2024, the applicant mailed invitations to 58 staff-identified properties located adjacent to and nearby the project site to attend the neighborhood meeting.
- On September 9, 2024, the applicant hosted a neighborhood meeting from 6:30 pm-8:00 pm at Carson Park located at 21411 S Orrick Avenue, Carson, CA 90745. Two neighboring residents attended who discussed the project description and future coordination with the property regarding the resident's material that is currently

attached to the existing perimeter wall. The applicant and residents agreed to work together regarding this matter.

D. Existing Conditions

1. Zoning and General Plan Land Use Information

The 2.15-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 unoccupied project site is approximately one mile east of Interstate 110 Harbor Freeway and approximately one mile west of Interstate 405 Freeway within the MU-CS corridor Boulevard Residential District located between Dolores Street and Grace Avenue and is bordered by Carson Street to the north, with commercial uses further north across Carson Street, commercial and residential uses to the west and east, and residential neighborhoods to the south.

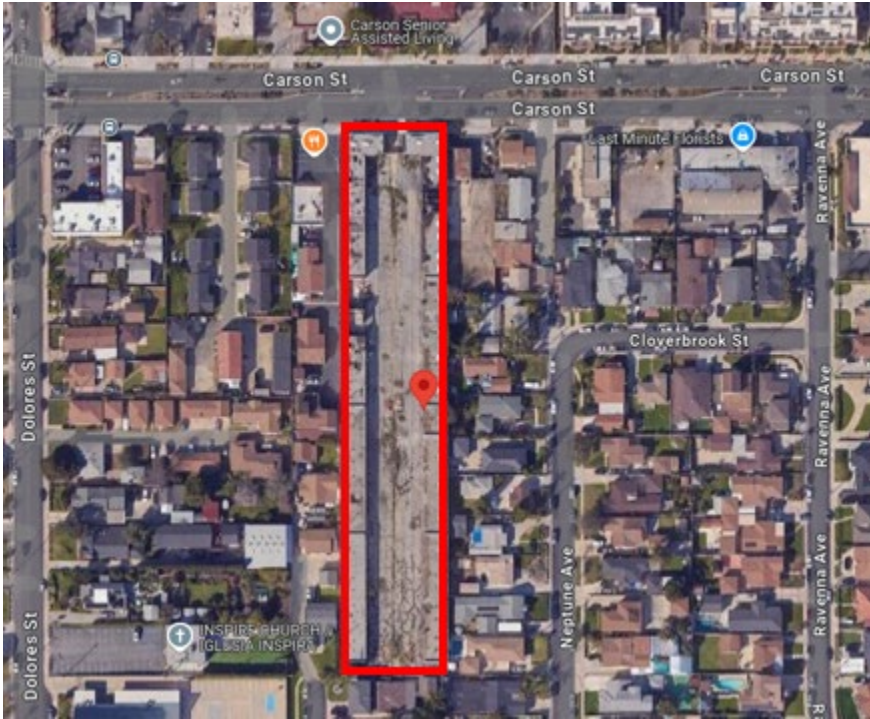
The following table summarizes the surrounding land uses, zoning, and general plan designations:

Land Use Summary Table			
	Existing Use	Zoning	General Plan
Subject Site	Unoccupied	MU-CS (Mixed-Use – Carson Street)	Mixed-Use Residential
North of Subject Site	Carson Street adjoins the project site to the north. North of Carson Street are Commercial Centers, Assisted Living Facility, Professional Offices, and Via 425 Apartment	MU-CS (Mixed-Use – Carson Street)	Mixed-Use Residential
South of Subject Site	Residential	RS (Residential Single Family)	Low Density
West of Subject Site	Restaurant, Residential	MU-CS (Mixed-Use – Carson Street) and RM-12-D (Residential Multi-family-12 dwelling units-Design Overlay)	Mixed-Use Residential and Medium Density Residential
East of Subject Site	Insurance Agency, Residential	MU-CS (Mixed-Use – Carson Street) and RS (Residential Single Family)	Mixed-Use Residential and Low Density

2. Site Conditions

As shown in the aerial below, the rectangular-shaped project site is relatively flat and is in a developed part of the City surrounded by residential and commercial land uses. The photograph shown further below illustrates the project site containing unoccupied structures of the former auto body uses.

Existing Site Conditions:



South View from Carson Street

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 50 new residential units on a lot that is currently unoccupied. The project site’s land use designation and zoning allow multifamily residential and residential condominium development, and live/work units, 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-6: A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City.	The project would provide four live/work units that provides the goal balance of residential and non-residential development
LU-6.1: Monitor development trends in Carson to ensure that future development/redevelopment provides for the needs of the community.	The project includes residential and live/work homeowner units that promotes a variety of housing type and affordability to meet the goals of the Housing Element and provide housing opportunities to support employment growth.
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 north, east and west. To the north is a series of commercial spaces, auto service, restaurants, and professional services. To the east is an insurance business, and to the west is a small commercial center containing a restaurant and laser engraving business.
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.

<p>LU-15.1 Encourage the location of housing, jobs, shopping, services, and other activities within easy walking distance of each other.</p>	<p>The project is within a walkable mixed-use corridor containing housing, professional offices, restaurant, general commercial, and other activities including easy walking distance to public transit located within a ½ mile.</p>
<p>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.</p>	<p>The project would provide three-bedroom units within 48 three-story and two two-story residential townhomes, including four live/work units. Multiple-family and single-family homes are located north across Carson Street and to the south, southeast, and southwest.</p>
<p>HE-2.1: Facilitate production of a variety of housing types in a diversity of settings and neighborhoods. Policy 2-5: Increase the number of owner-occupied units within condominiums and planned unit development.</p>	<p>The project would provide 50 additional housing units consisting of a mix of residential and live/work townhome unit ownership located within a ½ mile of public transit and approximately one mile from two freeways (Interstate 110 and Interstate 405).</p>

B. Zoning Ordinance Compliance

The proposed 50-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 and the residential portion of mixed-use developments 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. Also, per CMC 9131.1, live/work residential units are a permitted use in the MU-CS zone upon approval of a conditional use permit, provided the applicable criteria set forth in CMC 9138.17 are met.

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 9138.17 MU-CS	Requirement	Compliance
<p>Minimum Lot Area</p>	<p>30,000 square feet (SF)</p>	<p>93,951 SF</p>
<p>Street Frontage and Access</p>	<p>70% of the lot width, and building frontage not to exceed 150’ per segment; vehicular access directly from public street</p>	<p>Yes. 70% of the lot width is 108.5’. 109’ of building frontage is proposed</p>
<p>Minimum Lot Width and Lot Depth</p>	<p>100-ft width for residential; 200-ft depth</p>	<p>Yes. Lot width is 155’ and Lot depth is approximately 696’</p>
<p>Front Yard Setback</p>	<p>1st floor through 3rd floor: 10’</p>	<p>Yes. Floors 1 through 3 front yard setbacks exceed 10’</p>

Side Yard Setback	1 st through 3 rd floors: 10'	Yes. 10' proposed
Rear Yard Setback	1 st floor and 2 nd floors: 15'; and 3 rd floor: 30'	Yes. The two rear units are two stories with a 15-foot setback to the rear property line.
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. 1.02 FAR proposed. Gross Building Area/Lot size; 95,680/93,951 = 1.02
Density	35 dwelling units/acre maximum	Yes. 50 units /2.15 = 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 space provided. Usable open space required: 14,352 SF; Provided: 15,000 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. 150 SF provided via private decks and patio areas.
Separation Between Buildings on Same Lot	6-ft separation between buildings	Yes. 10'-59' separation
Parking	Two covered spaces for each unit with one or more bedrooms; 1.5 spaces per live/work unit, 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.	111 Required: 92 resident covered spaces, 6 spaces for live/work and 13 guest parking spaces. 113 Provided: 50 units with attached 2-car garages; and 13 guest spaces (includes 1 ADA van). Required: 6 bicycle spaces. Provided: 6 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 13 trees; Provided: 13 trees. Additional trees and shrubs will be planted throughout the site.
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,	Yes. The existing wall will be refurbished and modified to meet this requirement. Condition of approval.

reveals, or other elements at a maximum of 30-foot intervals.

There is no applicable Specific Plan.

1. Site Plan and Design Review (DOR No. 1874-21)

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 building exterior design is contemporary architecture consisting of complimentary exterior building materials and features including composite wood siding accents, stone veneer, natural white paint on primary walls, accent red paint, and railing, and recessed wall areas, double-paned windows, and door entries. The townhome building's proposed light color paint will minimize heat gain.

The four live/work units fronting Carson Street will provide street level commercial use (1,400 SF) and is designed with storefront doors and window with metal awnings to enhance street level visual aesthetic and access. These unit's living space is proposed in the upper floors so that it does not interrupt the appearance of the commercial frontage. The workspace is limited to the first floor of the building which cannot be used for residential living space other than a home office, and retail use will be limited to the display and sale of works created in the unit.

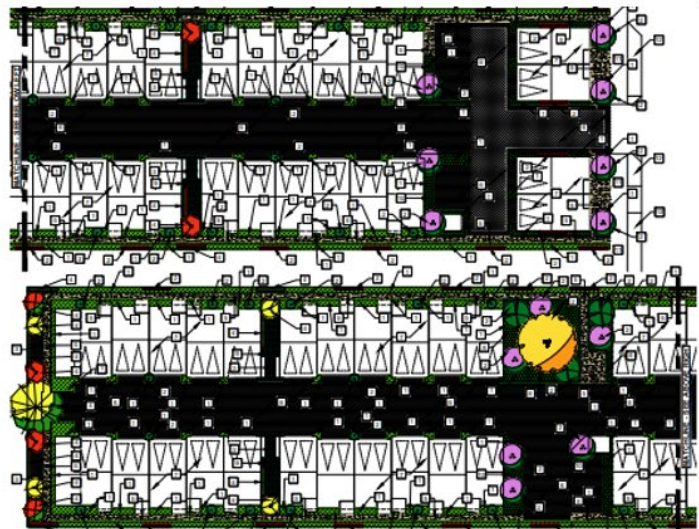
With the inclusion of the conditions of approval, the proposed live/work units comply with all the criteria and findings set forth in CMC Section 9138.17(I).

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. South View from Carson Street:



Proposed 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). Per CMC 9138.17(F)(1)(j), a 1' x 2' sign listing the business is permitted on live/work units; all other signage is not allowed, including signage on the inside of the units which may be viewed through the front windows.

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. The proposed project will require construction of a modified driveway at the existing driveway location. The driveway will be constructed to City of Carson standards and will maintain public sidewalk access across the driveway opening. ADA compliant pedestrian walkway connecting the existing public sidewalks surrounding the project site to the walkways within the proposed development is proposed.

The proposed project includes landscaped and lighted pedestrian walkways connecting facilities within the site, as well as connections with the adjacent public sidewalks along the project frontage. Pedestrian access is provided from Carson Street along the frontage, between portions of the buildings and along the south, east, west perimeters for convenient and safe circulation.

Vehicular access is planned to be provided via a 26-foot-wide, two-way traffic driveway on East Carson Street. The driveway will lead internal road (private street) for access to residential units and guest parking. The project driveway is planned to accommodate full access (i.e., left-turn and right-turn ingress and egress traffic movements) on East Carson Street.

The proposed project is planned to provide a total of 113 vehicular parking spaces, consisting of 100 covered spaces (50 two-car attached garages), 12 standard guest parking spaces, and one handicap accessible guest spaces. In addition, six bicycle spaces are planned to be provided for the project.

The proposed project is expected to generate 26 vehicle trips (9 inbound trips and 17 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate 31 vehicle trips (17 inbound trips and 14 outbound trips). Over a 24-hour period, the proposed project is forecast to generate 375 daily trip ends during a typical weekday (188 inbound trips and 188 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.

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 centrally located three-sided trash enclosure with a swing gate is proposed 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

The applicant proposes to refurbish and modify the existing wall system to comply with the City's wall design standards pursuant to CMC Section 9138.17. A six-foot-high decorative masonry wall would be located at the south, east, and west property lines of the project site. 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. 1113-21)

- Carson Municipal Code Section 9131.1 (Permitted Uses, MU-CS) states a conditional use permit is required for residential condominiums, and for residential live/work units, 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.
- CMC 9138.17(I) states live/work units are required to comply with live/work criteria and findings.
- 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 live/work units, 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 and live/work 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 complies 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. 83597

The proposed TTM provides for subdivision of the project site into a lot for condominium purposes for the proposed development. All the required findings to approve the TTM pursuant to CMC 9203.14 are met. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, as discussed above. The project site is suitable for the 50-unit residential condominium project and will accommodate the project and its proposed density of 23 dwelling 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) and Los Angeles County Fire Department for compliance with the Carson Municipal Code and the State Subdivision Map Act. Conditions of Approval have been included pursuant to the review by the City staff and the Los Angeles County Department of Public Works (LADPW) and Fire Department 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 Sections 9203.16 and 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 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 or 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. 24-2875, 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. 1874-21, CONDITIONAL USE PERMIT NO. 1113-21 AND TENTATIVE TRACT MAP NO. 83597 FOR A 50-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT AT 336 E. CARSON STREET (APN 7335005049)"

ATTACHMENTS

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