

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 19-2669

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN REVIEW NO. 1695-18, CONDITIONAL USE PERMIT NO. 1040-18, VESTING TENTATIVE TRACT MAP NO. 78226; AND RECOMMENDING TO THE CITY COUNCIL ADOPTION OF SPECIFIC PLAN AMENDMENT NO. 4-93 REVISION 4 AND APPROVAL OF MITIGATED NEGATIVE DECLARATION, FOR THE DEVELOPMENT OF A 175-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON AN 8.07-ACRE PROJECT SITE.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, The Carson Project Owner, LLC, a Delaware limited liability company, with respect to real property located at the northeast corner of S. Central Avenue and E. Victoria Street and described in Exhibit "A" attached hereto, which the applicant is in the process of purchasing from the Little Blackfoot, a California limited liability company, requesting to construct a new three story, 175-unit residential condominium project and associated improvements, seeking the following approvals/entitlements:

- Site Plan and Design Review (DOR) No. 1695-18, to permit the design of the proposed project to construct a 175-unit residential condominium project;
- Conditional Use Permit (CUP) No. 1040-18 to permit a new multiple-family residential condominium project;
- Vesting Tentative Tract Map (TTM) No. 78226, to subdivide the existing parcel to allow for the development of 175 residential condominium units;

Section 2. A public hearing was duly held on June 25, 2019, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. Pursuant to the Dominguez Hills Village Specific Plan (SP-4), and the proposed Specific Plan Amendment No. 4-93 Revision 4, any proposed development is subject to site design review and approval for individual Planning Area lots such as open space, residential, child care, commercial, industrial, and oil production. With respect to the **Site Plan and Design Review No. 1695-18**, the Planning Commission finds that:

EXHIBIT NO. 3

- a) The proposed map and design will be compatible with the General Plan Land Use Designation of Mixed Use Residential, Dominguez Hills Village Specific Plan, the proposed Specific Plan Amendment, and surrounding uses. The Mixed Use Residential will accommodate up to 35 dwelling units per acre, and with the proposed 175-units to be developed on an 8.07-acre site, the project will be compatible with the General Plan policies. Where the Carson Zoning Ordinance regulations and/or development standards are inconsistent with Specific Plan, the Specific Plan standards and regulations shall prevail. The implementation of the project requires different development standards than those included in the Dominguez Hills Specific Plan; therefore, the applicant proposes the Specific Plan Amendment to the existing Specific Plan to allow the proposed residential use.
- b) The proposed project is within the existing SP-4 zoning district, and the proposed project is compatible with the architecture and design with the existing and anticipated development in the area, including 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 residential buildings and associated improvements were designed with a strong and appropriately-scaled framework of architecture and landscape. The building mass and landscaping throughout the project site are designed to create a sense of unity with enough unique features to stay within the architectural design boundaries with on-site off-site elements. High-quality features and materials are proposed through site design (i.e. building orientation and screening), architecture (i.e. mass, scale, form, style, material, and color), and streetscape elements (i.e. lighting and paving materials). The project is adjacent to one-and two-story single-family residential properties that include a variety of architectural styles, and industrial/office uses. The applicant has proposed a “Mediterranean” and “Craftsman” style architecture with features including neutral toned exterior finishes with rustic touches of natural wood. Vertical and horizontal siding are key elements of Mediterranean” and “Craftsman” architecture and this feature can be found throughout the building design. Further, the residential development offers an abundance of windows and gable roofs, which are also hallmark features of Mediterranean” and “Craftsman” architecture. The buildings vary in massing through use of building and architectural projections. Elevation materials are comprised of wood, glass, and stucco that support the chosen “Mediterranean” and “Craftsman” style architecture. The landscape themes complement the Mediterranean and craftsman style architecture, while providing a vital element of visual unification to the overall community. The landscape theme also seeks to fit into the local urban context, with a strong sense of purpose and intent. The landscape theme focuses on the use of subtropical flowering and evergreen plant material selected from the best of local historical landscape evolution. Formal and informal plant groupings identify key community elements such as entries, streetscapes, open space areas and land use types, while softening structural interfaces and providing privacy and intimacy through buffering and screening. The landscape elements reinforce the landscape theme through the selection of complementary materials and design layouts. In addition, all planting and irrigation shall comply with the applicable State’s Model Water Efficient Landscape Ordinance.

- c) In addition, all planting and irrigation shall comply with the applicable State's Model Water Efficient Landscape Ordinance.
- d) The proposed development will have adequate street access, and also adequate capacity for parking and traffic. One driveway S. Central Avenue, opposite of Aspen Hill Drive, provides vehicle ingress/egress access to the project site. A second driveway on E. Victoria Street provides egress (exit only) and emergency vehicle access (EVA). Resident parking is provided in attached garages, and visitor parking is located throughout the community and can be accessed using the internal private driveways and sidewalks. All parking spaces will be completely screened from public view by use of block walls and landscaping. The proposed project includes a total of 417 parking spaces: 350 resident spaces and 67 guest parking spaces. In addition, the project site is accessible via local sidewalks to the bus stops on S. Central Avenue. The site design creates a quality pedestrian atmosphere with access from the street, and internal pedestrian access throughout the proposed building. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
- e) All signage associated with this project will comply with the Specific Plan and applicable Carson Municipal Code provisions, will be reviewed and approved by the Planning Division prior to building occupancy, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- f) The 175-unit condominium development will be scheduled to be constructed in six (6) phases, starting with the model home construction, and each phase will satisfy the above criteria.
- g) Landscaping and site design will provide the proper screening from public right-of-way to offer a high-quality pedestrian oriented development.

Section 4. With respect to the Conditional Use Permit (CUP) No. No. 1040-18, the Planning Commission finds that:

- a) The proposed multifamily residential condominium use and development will be compatible with General Plan Land Use Designation of Mixed-Use Residential. The Mixed-Use Residential land use designation can accommodate up to 35 dwelling units per acre. The project is consistent with General Plan policies.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development of a 175-unit residential condominium project.
- c) The proposed development will have adequate street access, and also adequate capacity for parking and traffic. One driveway S. Central Avenue, opposite of Aspen Hill Drive, provides vehicle ingress/egress access to the project site. A second driveway on E. Victoria Street provides egress (exit only) and emergency vehicle access (EVA). Resident parking is provided in attached garages, and visitor parking is located throughout the community and can be accessed using the internal private driveways and sidewalks. All

parking spaces will be completely screened from public view by use of block walls and landscaping. The proposed project includes a total of 417 parking spaces: 350 resident spaces and 67 guest parking spaces. In addition, the project site is accessible via local sidewalks to the bus stops on S. Central Avenue. The site design creates a quality pedestrian atmosphere with access from the street, and internal pedestrian access throughout the proposed building. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.

- d) The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval attached as Exhibit "B."
- e) The proposed multi-family residential condominium development will be compatible with the intended character of the area. Due to the proximity of the project site to California State University, Dominguez Hills and Dignity Health Sports Park, residents of the proposed project would be able to access these centers via local sidewalks, promoting pedestrian-oriented and transit-oriented environment.

Section 5. With respect to the Vesting Tentative Tract Map (VTTM) No. 78226, available at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx> and incorporated into this Resolution by reference, the Planning Commission finds that all of the findings required pursuant to Carson Municipal Code Section 9203.14, to the extent applicable, can be made in the affirmative, and that the VTTM No. 78226 can be substantiated, based on the following affirmations:

- a) Vesting Tentative Tract Map No. 78226 was reviewed by the City, and Los Angeles County Department of Public Works Land Development Unit (LA County DPW LDU) and resulted in the issuance of a **draft letter** dated **June 17, 2019**, providing recommended final conditions for final map approval. The final letter will be issued by Director of LA County DPW LDU signature prior to the City Council public hearing; The Commission finds it appropriate to approve the Vesting Tentative Tract Map conditioned upon resolution of the outstanding items subject to the holds, as stated in the conditions of approval attached hereto as Exhibit "B," and to otherwise allow final action thereon to be deferred until the time of consideration of Final Map.
- b) The proposed subdivision, together with the provisions for its design and improvement, is consistent and compatible with the General Plan objectives, policies, general land uses, and programs, Specific Plan, and proposed Specific Plan Amendment No. 4-93 Revision 4. The proposed project advances the goals and policies related to land use, transportation, housing and economic development.
- c) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made.
- d) The project is an infill project, and all environmental impacts to air quality, cultural

resources, hazards and hazardous material, and noise will be mitigated to a level of insignificance through the Mitigated Negative Declaration Mitigation Monitoring and Reporting Program (see Section 7, below).

- e) The project design of the subdivision will not conflict with existing easements on the project site.

Section 6. With respect to the **Specific Plan Amendment No. 4-93 Revision 4**, the amendment to the Dominguez Hills Village Specific Plan (SP-4), which is available at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx> and which is incorporated herein by reference (the “Plan”), the Planning Commission finds that:

- a) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:
 - o The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
 - o The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
 - o Standards and criteria by which development will proceed, and standards for the conservation, development and mitigation of natural resources, where applicable;
 - o A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
 - o A statement of the relationship of the Specific Plan to the General Plan.
- b) The proposed project and Specific Plan Amendment are consistent with and adheres to the Carson General Plan Mixed-Use Residential Land Use designation and adheres to the policies, goals and objectives of The Plan. The proposed multifamily residential condominium development is consistent with development standards of The Plan. The proposed project will be integrated seamlessly with The Plan through use of architectural elements, while still providing a degree of uniqueness to establish its own identity as its own association
- c) The project site is suitable for proposed 175-unit residential condominium project. The proposed Specific Plan Amendment will accommodate the proposed density of up to 21.69 units per acre, which does not constitute a change from existing standards. The design of the subdivision and project has incorporated project design features to reduce public health and safety problems associated with close proximity to existing residences.

Section 7. The Planning Commission further finds that the proposed project, as mitigated

pursuant to Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project, which are available for public review at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx> and are incorporated into this Resolution by reference, will not have a significant effect on the environment.

Section 8. Based on the aforementioned findings, the Commission hereby approves Site Plan and Design Review No. 1695-18, Conditional Use Permit No. 1040-18, and Vesting Tentative Tract Map No. 78226, and recommending that the City Council adopt Specific Plan Amendment No. 4-93 Revision 4 and Mitigated Negative Declaration to develop a 175-unit residential condominium project on an 8.07-acre project site, with respect to the property described in Section 1 hereof and recommends approval to City Council of Specific Plan Amendment No. 4-93 Revision 4 and Mitigated Negative Declaration, subject to the conditions of approval set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 9. As a condition of the approval set forth in Section 8, and as set forth Exhibit "C" hereto, the applicant shall be responsible for payment of one-time impact development impact fee of \$14,000/dwelling unit pursuant to City Ordinance No. 19-1931 (the City's Interim Development Impact Fee ("IDIF") Program). The Project contemplates a 175-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$2,450,000 (DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment (per phase of development) of the DIF Amount. Developer shall also participate in the City's CFD No 2018-01, which the City adopted to finance the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the projects within the CFD, so as to offset the ongoing impacts of the Project. Additionally:

- a) Developer has elected to accelerate the installation of a traffic signal at the intersection of S. Central Avenue and Aspen Hill Road (the "Off-Site Improvement"), which option would allow the Off-Site Improvement to proceed in conjunction with the Project with the Developer in conjunction, with the Developer receiving a dollar for dollar credit against those fees identified in COA #2.
- b) The Developer shall execute and assume a reimbursement agreement in a form approved by City Council, which City and Developer anticipate will be substantially similar in form to the Reimbursement Agreement attached as Exhibit "C" to the resolution to which these Conditions of Approval are attached as Exhibit "B" ("Reimbursement Agreement.").
- c) If the Developer exercises the option to build the Off-Site Improvement, such improvement shall be completed as a condition of the issuance of the applicable permit, as set forth in the Reimbursement Agreement.

Section 10. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 11. This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of Specific Plan Amendment No. 4-93 Revision 4 by the

City Council unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF JUNE, 2019

CHAIRPERSON

ATTEST:

SECRETARY