

Due to a possible conflict of interest, Commissioners Rahman and Rashad recused themselves from consideration of this matter.

## 6. CONTINUED PUBLIC HEARING

### A) Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18, Specific Plan No. 17-18, MND

#### Applicant's Request:

The applicant, Brandywine Homes, Inc., is requesting approval of Design Overlay Review No. 1743-18 and Tentative Tract Map No. 82395-18; and recommendation of approval to the City Council for Specific Plan No. 17-18 (Brandywine Specific Plan) to develop a new 38-unit condominium residential development and related site improvements for the property located at 1007 East Victoria Street.

#### Staff Report and Recommendation:

Contract Planner Mith presented staff report and the recommendation to **APPROVE** Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18, subject to the conditions of approval attached as Exhibit "B" to the Resolution and contingent upon City Council approval of Specific Plan No. 17-18 and Mitigated Negative Declaration; and **RECOMMEND APPROVAL** of Specific Plan No. 17-18 and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration to the City Council; and **WAIVE** further reading and **ADOPT** Resolution No. 19-2668, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18, and recommending that the City Council adopt Specific Plan No. 17-18 and Mitigated Negative Declaration to develop a 38-unit residential condominium project on a 1.6-acre project site at 1007 East Victoria Street." She advised that notice was expanded to 1,000 feet instead of 750 feet and that several community meetings took place with the residents.

Chair Pimentel opened the public hearing.

Alex Hernandez, applicant's representative, noted his concurrence with the conditions of approval. He commented on their responses to the residents' concerns raised at the various community meetings and highlighted the changes that were made in response to those concerns.

The following speakers addressed their concerns with regard to this project:

Scott Suhr; Angela Blakes; Dr. Greta Price; Angela Rodriguez; Marvin Stoval; Tanya Cook; Linda Blair; Mark Miller; Ron Carey; Christopher Beck; Lori Harnet (sp?); Charles Berry; Charlemagne Lane; Cathy Bibbs, Barbara Henderson; Tony Senior

Issues of concern were as follows:

Assertion that using Cedarbluff Way violates Code Section 9125.3; traffic safety for those entering/exiting this site and adjoining streets; concern with sharing the driveway and

excessive/queuing traffic in this area; unsafe left turn; opposition to 3-story homes in this 2-story area; utility easement not permitted to have vegetation; opposition to the design of the permanent housing development sign; questioned why Dominguez Hills Village did not purchase this site; questioned why the daycare center won't be built nor a multi-use project; opposition to proposed project design being different than the design of Dominguez Hills Village; concern that this project will have a negative impact on property values; asked why this isn't going to be a gated community; concern with how construction activities will impact their lives; concern with any plans to use Sagebank Street as a traffic route; preference for this new project to enter/exit onto Victoria Street; concern with too many homes being built on this property; and questioned whether there are enough emergency exits for both developments.

Comments in support:

Residents pleased with the design; need for more housing in this community; belief that more housing will help to bring in a major grocery store to the north part of the city; belief that more housing is good for existing and future businesses; and belief that further development will increase property values in this area.

There being no further input, Chair Pimentel closed the public hearing.

Assistant City Attorney Jones addressed some of the concerns raised as follows: explained that the CC&R's for Dominguez Hills Village clearly indicate that access to Lot 11 can be provided with the use of Cedarbluff Way and that it does not violate Code Section 9125.3; and advised that the Specific Plan for Dominguez Hills Village does not allow any access onto Victoria Street.

Mr. Hernandez advised that the recorded easement runs with the land; noted that up to 800 homes, including 3-story townhomes, were approved in the Dominguez Hills Specific Plan, stating this proposed development is consistent with that Specific Plan; advised that the planned elevations were changed to address the residents' concerns and that privacy windows will be included for those buildings closest to the existing residences; and explained that the project site has a lower grade difference of 3 feet from the abutting properties, allowing the proposed buildings to be reduced in height to accommodate for further privacy measures. He stated that in his professional opinion/experience, infill projects have positive impacts on property values. He added that Sagebank Street will not be used for project access. He advised that they had various meetings with the Dominguez Hills Village HOA board and came up with a mutually agreed upon MOU, which was included in staff report. He added that there are safety issues with using Victoria Street for access, stating there are two curb cuts located too close together and some other challenges with the existing power poles along Victoria Street. He advised that no more than 10 percent of these units can be rented; and noted that Dominguez Hills Village had the choice to purchase this site.

Brian Geis, representing Brandywine Homes, commented on how the current market conditions drive proposed land uses.

Alicia Gonzalez, representing Michael Baker International, commented on the traffic study and the impacts; explained that a full traffic analysis was not warranted because this project will not have a significant impact; and that it will only create 17 a.m. and 21 p.m. peak trips and a total of 278 daily trips as opposed to 613 daily trips for a child care center on this site. She added

that the project was pulled back for better traffic visibility; and stated they don't anticipate any problems with excessive queuing of vehicles.

Commissioner Valdez expressed his belief there are too many prefabb units being proposed; expressed his belief they should be 2-story units; stated the parking should be under ground; and expressed his belief this project is driven by profit rather than by an interest to create a great project for this neighborhood.

There being no further input, Chair Pimentel closed the public hearing.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Palmer, to concur with staff recommendation, thus adopting Resolution No. 19-2668. Motion carried, 5-2, as follows:

AYES: Madrigal, Mitoma, Palmer, Cainglet, Pimentel

NOES: Fe'esago, Valdez

RECUSE: Rahman, Rashad (possible conflict of interest)

ABSENT: None