

10. CONTINUED PUBLIC HEARING

None

11. PUBLIC HEARING

**A) Design Overlay Review No. 1552-14, Conditional Use Permit
No. 961-14, Vesting Tentative Tract Map No. 72852**

Applicant's Request:

The applicant, Mark Mullin, is requesting to develop 18 residential condominium units on a site located in the RM-25 (Residential Multiple Family – 25 units per acre) zoning district. The subject property is located at 21801 Vera Street.

Staff Report and Recommendation:

Senior Planner Rojas presented staff report and the recommendation to APPROVE Design Overlay Review No. 1552-14, Conditional Use Permit No. 961-14 and Vesting Tentative Tract Map No. 72852; and WAIVE further reading and ADOPT Resolution No. 15-2551, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1552-14, Conditional Use Permit No. 961-14 and Vesting Tentative Tract Map No. 72852 for 18 residential condominium units located at 21801 Vera Street."

Senior Planner Rojas noted for the Commission that there will be no parking permitted on Vera Lane; that each unit will have two parking spaces and one guest parking space; that the site has its own tot lot; and that the traffic engineer and fire department have approved the plans.

Chairman Diaz opened the public hearing.

Scott Kohler, representative, stated that this site meets all codes, including adding an additional two feet for the width of the private street; noted they could have built 10 more units according to what's permitted for this site; that this site will have a soft/solid surface tot lot and a recreation building for its tenants; and stated that this project will be an enhancement to this distressed property.

Mr. Mullin, representative, stated that construction will take approximately 18-24 months to complete; that they anticipate the homeowner association dues will be around \$150 a month; and that they anticipate the units will be listed around \$500,000.

Commissioner Post asked for input on the contaminants in the ground.

Mr. Mullin stated that the soils testing results indicate there are no significant contaminants from the prior business operations and that those contaminants can easily be mitigated; and he noted his concurrence with the conditions of approval. He added that this development will be built to the most up-to-date energy standards and that solar use will be offered to the residents, noting they are meeting tomorrow with a solar

company to discuss options. He stated that their company will be providing the work/labor; and stated it is not financially feasible for this project to use union laborers, but that they will give some consideration to hiring union laborers.

Dr. Rita Boggs, resident, noted her concerns with soil contamination, asking what chemicals were used on this site; questioned how many soil samples were taken and how deeply those were taken; and asked who will be responsible for future contamination findings should that happen.

Lenore Pearson, adjoining mobile home park resident, noted her concern with limited parking, asking that the residents use their garages for parking.

Tom King, adjoining mobile home park resident, urged the City to make sure no soil contamination is left behind; and noted his support for this project, stating it will be a nice enhancement for this area.

Mr. Mullen stated that his company has extensive experience in this industry, pointing out it is not uncommon to find soil contaminants; stated that a professional monitor will be on site throughout the excavation activities; and that they will remediate any contamination they come across. He noted that the soil borings went to a depth of five feet and that all contaminants found were in the upper three feet of the borings. He noted for Commissioner Post that the oil storage tanks from the prior business were removed before they purchased this property.

Commissioner Post asked if this company would agree to a disclosure letter for those purchasing these units.

Mr. Mullin reiterated that all contaminants will be removed.

Mr. Kohler stated that all contaminated soil will be removed; and stated that they are required by law to disclose the remediation efforts per county health standards.

Planning Manager Naaseh advised that the Building and Safety Department will require a soil studies report to indicate all contaminants have been removed.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Andrews, to approve the applicant's request. (This motion was later amended.)

Commissioner Thomas suggested adding at the end of Condition No. 35, "Applicant will obtain a clean Phase II report prior to the start of construction."

Mr. Mullin stated he would agree with that suggestion in concept, but stated they will be providing the site with a clean bill of health to ensure the site has been completely remediated.

Planning Manager Naaseh explained that the soils report would be the best place for that conceptual language, stating the Commission's concern/intent is clear and that staff will make sure the documents so reflect.

Commissioner Thomas noted his concern that the garages be dedicated to the parking of two vehicles and that the visitor parking spaces be maintained for nonresidents.

Mr. Mullin stated there are 18 parking spaces designated for guests; and that the HOA will have to monitor the use of those spaces.

Planning Manager Naaseh suggested that the CC&R's should require the homeowners to use their garage for parking their vehicles; and that an independent soils contamination expert shall be on site during excavation activities.

The makers of the motion agreed with adding a condition to require the applicant provide documentation to the City from a registered engineer certifying that all contaminants have been removed; and that the garages shall be used for the parking of two resident vehicles.

Dr. Boggs suggested before a decision is made, that the individual who wrote the environmental report for this site come to the Planning Commission to provide input and answer questions; and reiterated her concerns with environmental issues, stating the City does not need another Carousel site.

The motion carried, 8-0, thus adopting Resolution No. 15-2551.

12. WRITTEN COMMUNICATIONS	None
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13. MANAGER'S REPORT

Planning Manager Naaseh stated that Richard Rojas has been promoted to Senior Planner and that McKina Alexander has been promoted to Associate Planner, noting he always would prefer to promote from within. He added that he intends to hire more people following the approval of the budget.

Planning Manager Naaseh noted his expectation to consult with Town Architecture to assist staff in reviewing architectural plans, thereby providing better projects with more quality and better landscaping; advised that this item will go before City Council on September 1st; and that staff is interviewing consultants for the Zoning Code and General Plan Amendment updates.
