



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: February 11, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1773-19
Lot Line Adjustment (LLA/COC) No. 286-19
Conditional Use Permit (CUP) No. 1094-19
Tentative Tract Map (TTM) No. 067200
Zone Change (ZCC) No. 180-19

APPLICANT: Cambria Court, LLC
c/o Richard Welter
23705 Crenshaw Blvd., Suite 200
Torrance, CA 90745

PROPERTY OWNER: Don Wilson Builders
23705 Crenshaw Blvd., Suite 200
Torrance, CA 90745

REQUEST: Consider approval of a Site Plan and Design Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, Tentative Tract Map No. 067200, and recommend that the City Council adopt Zone Change No. 180-19 and Mitigated Negative Declaration to develop a 35-unit condominium project.

PROPERTY INVOLVED: 427 E. 220th Street

Vice-Chair Madrigal moved, seconded by Commissioner Diaz, to approve the applicant's request, thus adopting revised Resolution No. 20-2686. Motion carried, 9-0 (absent Cainglet and Palmer).

AYE	NO		AYE	NO	
X		Chairperson Pimentel	Absent		Palmer
Absent		Vice-Chair Cainglet	X		Rahman
X		Fe'esago	X		Rashad
X		Madrigal	X		Valdez
X		Mitoma	X, X		Alt. Diaz, Alt. Hellurud

Item No. 7A

On the regularly scheduled Planning Commission meeting of January 28, 2020, the public hearing was opened, public comment was taken, and the item was continued to the Planning Commission's regularly scheduled meeting of February 11, 2020.

I. Introduction

Applicant

Cambria Court, LLC
c/o Richard Welter
23705 Crenshaw Boulevard, Suite 200
Torrance, California 90510

Property Owner

Don Wilson Builders
23705 Crenshaw Boulevard, Suite 200
Torrance, California 90510

II. Project Description

Don Wilson Builders, represented by Richard Welter, requests approval of DOR No. 1773-19, LLA/COC No. 286-19, CUP No. 1094-19, TTM No. 067200; and recommendation of approval to the City Council for ZCC No. 180-19 and certification of Mitigation Negative Declaration to develop a new 35-unit condominium development in the RM-8-D (Residential Multiple Family-8 dwelling units/acre – Design Overlay) and RM-12-D (Residential Multiple Family-12 dwelling units/acre – Design Overlay) zones.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Carson Municipal Code Section 9302 (Zoning and Conditional Use Permits Required) states residential condominiums require a conditional use permit.

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 General Plan consistency, the site can accommodate the proposed use, adequate circulation, adequate water supply, compatible with character of the area and such other criteria as are specified for condominiums in the Zoning Chapter of the Municipal Code.

Carson Municipal Code Section 9172.13 (Zone Change) requires that the Planning Commission shall, by resolution, render its decision in the form of a written recommendation to the Council, and such recommendation shall include the reasons for the recommendation, shall specify the relationship of the proposed ordinance to applicable general and specific plans, and shall be transmitted to the Council.

Carson Municipal Code Section 9203.1 (Tentative Maps) requires the tentative map be processed and approved in accordance with the terms and provisions of the Subdivision Map Act and with the provisions of the Zoning Chapter of the Municipal Code.

The proposed condominium development includes the demolition and removal of 15 existing detached single-family homes. It also includes the acquisition of a portion of adjoining parcels 10 (345 E. 220th Street) and 11 (349 E. 220th Street). Once all parcels are combined, the project site will measure approximately 3.11 acres. The proposed condominium development will consist of 35, two-story, free-standing residential units

with three and four-bedroom floor plans that will measure approximately 1,844 square feet to 2,138 square feet. The development will include enclosed parking for all residential units, guest parking, open space and internal private road.

III. Project Site and Surrounding Land Uses

The subject property is located in the RM-8-D and RM-12-D zones and is designated Medium Density Residential under the Land Use Element of the General Plan. The subject property is located on the northeast corner of Dolores Street and 220th Street.

Land uses surrounding the project site include residential, commercial, public/institutional, and utility (So Cal Edison Electrical Substation) uses.

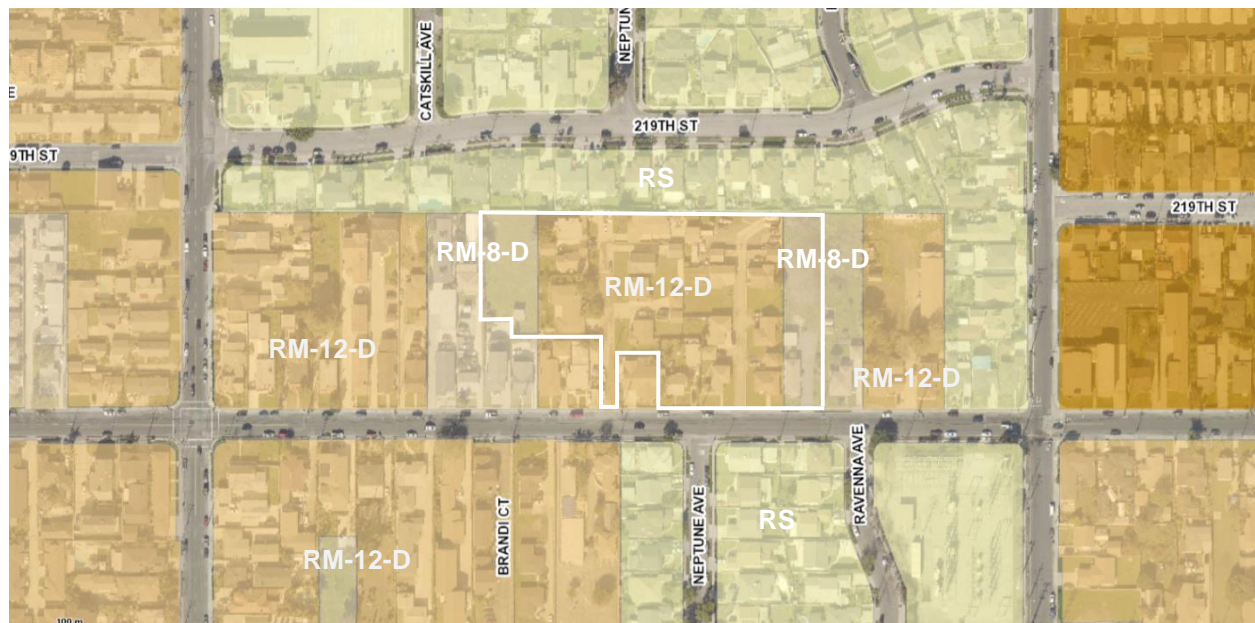


Figure above shows project site in context to its surrounding zoning.

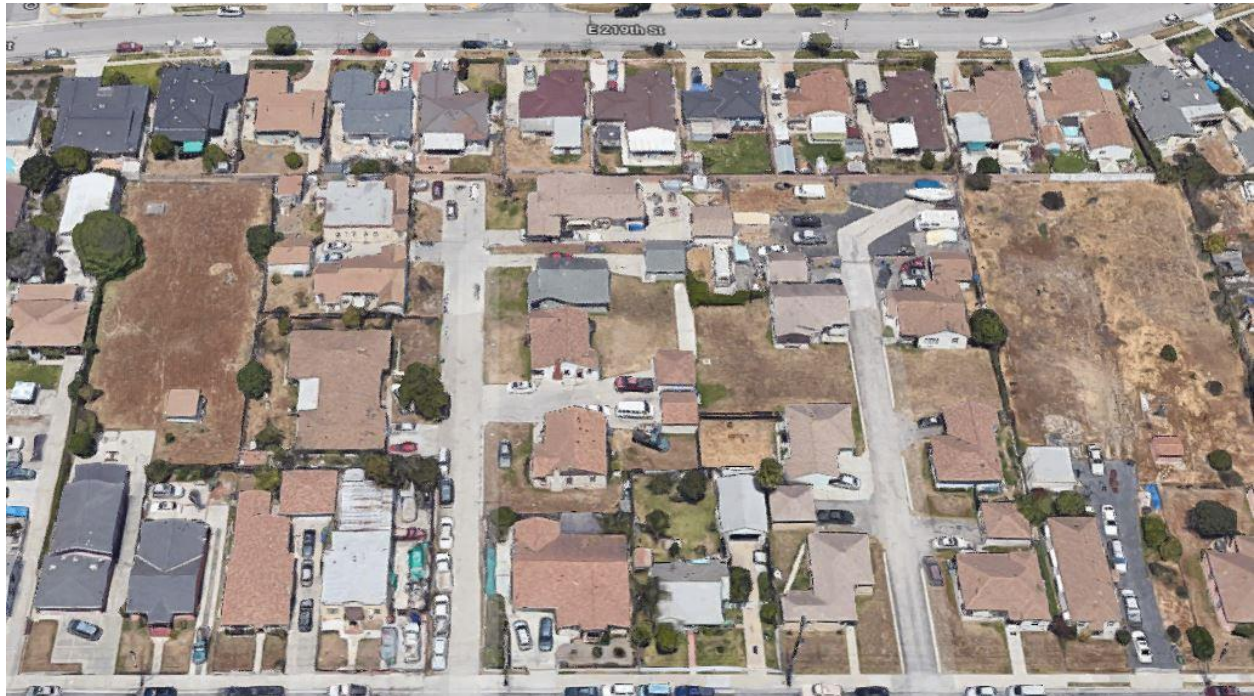
The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Medium Density
Zone District	RM-8-D (8 du/acre) and RM-12-D (12 du/acre)
Site Size	Approximately 135,471 SF (or 3.11 acres)
Present Use and Development	Single-Family & Multi-Family Homes
Surrounding Uses/Zoning	North: Single-Family Residential; RS South: Single-Family Residential and a Church; RS East: Single-Family Residential; RM-8-D West: Single-Family Residential; RM-8-D
Access	Ingress/Egress: 220 th Street

IV. Analysis

Site History

The project area consists of primarily single-family and multi-family residential properties. The majority are designed in a ranch architectural style and built between the 1920's and the 1960's. The First Christian Church of Carson is located immediately south of the subject property and building records indicate it was permitted in 1945.



Site Plan

The 3.11 acre project site will consist of a 35-unit condominium development resulting in a project density of 11.3 units per acre. The project includes 54,000 square feet of usable open space, including 14,000 square feet of private open space (patios and balconies), and 5,100 square feet of common open space, to include a shaded play area, outdoor dining seating area, fire pit, dog run and an outdoor kitchen with built-in BBQ, sink and counter space.

Access

The development will have pedestrian and vehicular accessibility via one entry point located at East 220th Street. The internal driveway will provide full access to the development.

Parking & Traffic

Carson Municipal Code Section 9162.21(Parking Spaces Required) (A. Residential) (4. Condominiums) requires 2 spaces within a garage for each dwelling unit and 1 guest parking space for every 1 multifamily unit with 3 bedrooms or more. The proposed condominium development requires 70 spaces within a garage (2 spaces X 35 units = 70). The proposed development requires 35 guest parking spaces (1 space X 35 units = 35). The applicant proposes 70 spaces within a two-car garage per unit and 35 guest parking spaces; 22 regular, 11 compact and 2 ADA compliant parking spaces.

Building and Architecture

The project architecture is reflective of a three different styles; “Craftsman”, Farmhouse” and “Spanish.” The proposed building has a maximum height of 30 feet. The building exterior includes vertical and horizontal elements that break up the overall massing and provide visual interest. The exterior building colors will include a variety of neutral earth tones (beige, brown, white, taupe, and gray), while the exterior building materials will include composite shingle roof material, stucco, sectional garage doors, light fixtures, and fiber cement trims and siding. Additionally, some units will include a stone veneer, and others will use decorative bracket siding (Exhibit 2).

Fence and Security

A 6 foot high split-face block wall, with flat precision cap will be installed at the northern, eastern and western property lines, and a majority of the southern perimeter. The wall will include 6 foot 6 inch high split-face block pilasters, with 18 inch square precast cap. The four units facing 220th Street will be secured by a 3 foot 6 inch high CMU garden wall with stucco with precast caps and pedestrian gates. All units will have access to private yards separated by 5 foot 6 inch high vinyl fencing with access gates.

Private Open Space

Carson Municipal Code Section 9128.15 (Development Standards) states that all projects with five (5) units or more shall have an appurtenant private patio, deck, balcony, atrium, or solarium with a minimum area of one hundred fifty (150) square feet. The applicant has designed each unit with a balcony and/or patio measuring approximately 227 to 701 square feet.

Landscaping Requirements

Carson Municipal Code Section 9128.15 (Development Standards) requires that One (1) specimen-size tree (30' inch box tree) shall be provided for each unit. Specimen trees existing on a site prior to development shall be identified on the proposed site plan and shall not be removed without prior written approval from the Director of Community Development. Existing specimen trees may be used to satisfy the landscaping requirement.

The proposed xeriscape landscape plan will comply with applicable water conservation requirements. Permanent irrigation utilizing best water conversation practices will be installed for both on and off site landscaped areas. It will include several tree species across the project site including Olive, Magnolia, California Sycamore, Desert Willow, Italian Cypress and Australian Willow. Trees will be installed to provide screening along all the 220th Street property lines. Additional trees, shrubs and groundcover will be planted to screen the adjoining single-story residences to the north, east and west.

Recreational Facilities

Carson Municipal Code Section 9128.15 (Development Standards) requires all projects one-half acre or larger to include a children’s playground calculated at 140 square feet for every three bedroom or more unit in the project. The proposed development requires a minimum 4,900 square foot playground (140sf X 35 = 4,900sf). The applicant proposes 5,100 square feet of common open space, to include a playground with a

shade structure, fire place with seating, turf game court, a built-in BBQ/sink and counter for small social events and group gatherings, and a dog run area.

Tentative Map

Tentative Tract Map No. 067200 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map.

V. CFD/DIF Discussion

The proposed development is required to mitigate its impacts on city services. City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the “CFD”) to fund the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). A uniformed-standardized rate was adopted pursuant to Resolution No. 19-009 (“Resolution”) and accompanying Fiscal Impact Analysis (“FIA”) report.

The applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under “Residential – All Others” rate at \$879.10 per unit per year through June 30, 2020. Based on a 35 unit development, the current estimated annual amount for ongoing services is \$30,768.50, subject to annual adjustments.

Interim Development Impact Fee

The applicant shall be responsible for payment of a one-time development impact fee at the rate of \$14,000 per residential unit constructed and a credit of \$12,500 for every residential unit demolished from the project site.

The proposed development includes development impact fees of \$490,000 (35 new units X \$14,000 = \$490,000). The proposed development includes a credit of \$187,000 (15 units removed X \$12,500 = \$187,000). The applicant will be responsible for development impact fees of \$302,000 (\$490,000-\$187,500 = \$302,500). If the Project increases or decreases in size, the IDIF Amount will be adjusted accordingly at the same rate.

VI. Zoning and General Plan Consistency

Rezone – Zone Change No. 178-17

Current

The site is zoned RM-8-D (Residential Multiple Family-8 dwelling units/acre – Design Overlay) and RM-12-D (Residential Multiple Family-12 dwelling units/acre – Design Overlay).

Proposed

In order to facilitate development of the project, applicant has requested a zone change for all parcels zoned RM-8-D to convert those to RM-12-D thereby creating a contiguous RM-12-D zoned site.

VII. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), a Draft Negative Declaration was prepared and made available for public review from September 25, 2019 through October 14, 2019. A Notice of Intent to Adopt a Draft Negative Declaration was posted with the City Clerk, LA County Clerk, Carson Library, on-site, and sent to responsible agencies. An electronic copy of the document was also posted on the Planning Division website (<http://ci.carson.ca.us/CommunityDevelopment/Cambria.aspx>). No comments were received recommending that an Environmental Impact Report (EIR) should be prepared.

Potentially significant impacts of Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources were identified during the Initial Study. Per the Negative Declaration, with the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible and below a level of significance.

VIII. Public Notice

Notice of public hearing was posted at the project site, the local newspaper, Our Weekly, and mailed to property owners and occupants within a 750' radius on January 9, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

On November, 2019, the applicant went door to door and informed surrounding residents of the proposed project, shared the site plan and renderings and listened to their concerns. The applicant collected 45 postcards in support of the project (Attachment 5).

On January 5, 2020, the applicant again went door to door and presented the site plan, location map, renderings, and elevations to existing tenants of the subject properties.

On January 6, 2020, the applicant hosted a community meeting at the Carson Event Center wherein six residents/tenants attended. Attendees inquired about the timing of the development. No one spoke in opposition.

IX. Recommendation

That the Planning Commission:

- **APPROVE** Site Plan and Design Overlay Review No. 1773-19, Conditional Use Permit No. 1094-19, Lot Line Adjustment No. 286-19, and Tentative Tract Map No. 067200 subject to the conditions of approval attached as Attachment "B" to the Resolution and contingent upon City Council approval of, Zone Change No. 180-19 and Mitigated Negative Declaration; and

- **RECOMMEND APPROVAL** Zone Change No. 180-19 and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration for the Project to the City Council; and
- **WAIVE** FURTHER READING AND **ADOPT** RESOLUTION NO. 19-___, ENTITLED "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1773-19, LOT LINE ADJUSTMENT NO. 286-19, CONDITIONAL USE PERMIT NO. 1094-19, TENTATIVE TRACT MAP NO. 067200 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE CHANGE NO. 180-19 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 35-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 427 E. 220TH STREET."

X. Exhibits

1. Draft Resolution No. 20-2686
2. Draft Ordinance No. 20-2003

For the following exhibits, please refer to the January 28, 2020 PC meeting:

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans (under separate cover)
3. Tentative Tract Map (under separate cover)
4. Mitigated Negative Declaration (under separate cover)
5. Letters of Support

Prepared by: Ignacio Rincon, Senior Planner