



Legislation Text

File #: 2020-125, Version: 1

Report to Mayor and City Council

Tuesday, March 17, 2020

Special Orders of the Day

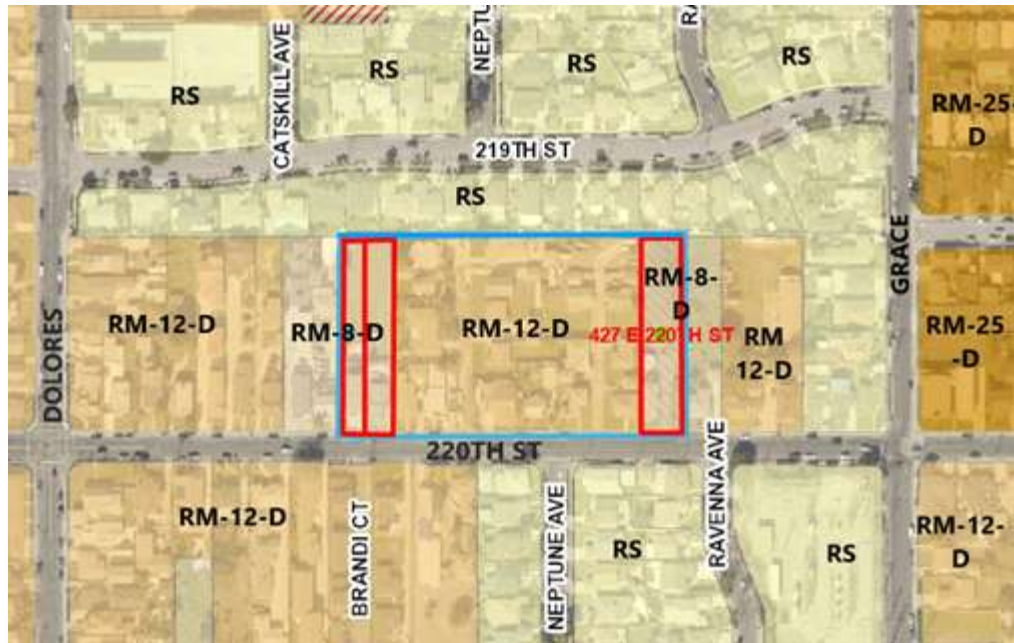
SUBJECT:

PUBLIC HEARING TO CONSIDER INTRODUCTION OF ORDINANCE NO. 20-2003 APPROVING ZONE CHANGE NO. 180-19 TO CHANGE THE ZONING DESIGNATIONS FROM RM-8-D (RESIDENTIAL MULTIPLE-FAMILY - 8 DWELLING UNITS/ACRE - WITH A DESIGN OVERLAY) TO RM-12-D (RESIDENTIAL MULTIPLE-FAMILY - 12 DWELLING UNITS/ACRE - WITH A DESIGN OVERLAY) FOR APNS 7335-007-017, 7335-006-023, AND 7335-006-024, AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (CITY COUNCIL)

I. SUMMARY

On February 11, 2020, the Planning Commission conducted a public hearing and unanimously approved Resolution No. 20-2686 approving Site Plan and Design Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, and Tentative Tract Map No. 067200 for the construction of a 35-unit condominium development. In addition, the Planning Commission unanimously recommended approval of Zone Change No. 180-19; and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council (Exhibit Nos. 1, 2 and 3). The subject of this item is City Council's consideration of the proposed Zone Change No. 180-19.

The surrounding area is a mixture of single-family and multi-family with RS (Residential Single Family), RM-8, and RM-12 zoning. The majority of the site is already zoned RM-12. The applicant is requesting a zone change from RM-8 to RM-12 for the remainder of the site. The exhibit below shows the project boundary in blue and the red parcels indicating the parcels with a zone change request from RM-8 to RM-12.



The proposed condominium development includes the demolition and removal of 15 existing detached single-family homes that the current owner has been assembling for the past several years. 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 includes two-car garages for all residential units, 35 guest parking spaces, open space and an internal private road. The common open space includes 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.

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing.
2. Waive further reading and INTRODUCE Ordinance No. 20-2003, entitled, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE NO. 180-19 TO CHANGE THE ZONE FROM RM-8-D (RESIDENTIAL MULTIPLE-FAMILY - 8 DWELLING UNITS/ACRE - DESIGN OVERLAY) TO RM-12-D (RESIDENTIAL MULTIPLE-FAMILY - 12 DWELLING UNITS/ACRE - DESIGN OVERLAY) FOR APNs 7335-007-017, 7335-006-023, AND 7335-006-024; AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND

REPORTING PROGRAM”

III. ALTERNATIVES

TAKE such other action as the City Council deems appropriate, consistent with the requirements of the law.

IV. BACKGROUND

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.

Subdivision

Tentative Tract Map (TTM) No. 067200 was reviewed by City staff 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.

Planning Commission Discussion

On January 28, 2020, at the regularly scheduled Planning Commission meeting, the Planning Commission opened the public hearing, took public testimony, and continued it to the Planning Commission's regularly scheduled meeting of February 11, 2020.

On January 28, 2020, members of the Planning Commission and a member of the public inquired about noise and traffic impacts the proposed project may produce before and after occupancy. The applicant agreed to adhere to the City's Noise ordinance thereby mitigating noise concerns and deferred to the certified traffic study that indicates there will be a less than significant impact from the project.

On February 11, 2020, the Planning Commission voted (9-0) unanimously approving the discretionary permits and recommended approval of Zone Change No. 180-19; and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council.

Zone Change - Rezone

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.

General Plan Assessment

The project proposes 35 residential units on a 3.11-acre site, for a density of 11.3 dwelling units per acre. The current General Plan land use designation allows up to 12 dwelling units per acre.

California Environmental Quality Act (CEQA)

The City reviewed the environmental impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA). A Draft Mitigated Negative Declaration (MND) was prepared and made available for a public review period from September 25, 2019 through October 14, 2019. The Draft Mitigated Negative Declaration found potentially less than significant impacts of aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, and utilities and service systems. With the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible and below a level of significance (Exhibit No. 4).

V. FISCAL IMPACT

Community Facilities District (CFD)

The proposed development is required to mitigate its impacts on City services. The City adopted a 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.

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. The current estimated annual amount for ongoing services is \$30,768.50, subject to annual adjustments for the proposed 35 unit development.

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.

Interim Development Impact Fee (IDIF)

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 \$302,500 (\$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. EXHIBITS

1. Planning Commission Staff Report dated February 11, 2020 (pgs. 6-13)
2. Planning Commission Draft Minutes dated February 11, 2020 and Final Minutes dated January 28, 2020 (pgs.14-22)
3. Planning Commission Resolution No. 20-2686 dated February 11, 2020 (pgs. 23-44)
4. Cambria Court Initial Study/Mitigated Negative Declaration - Mitigation Measures (pgs. 45-76)
5. Draft Ordinance No. 20-2003 adopting Zone Change Amendment (pgs. 77-79)
6. Amendment to the Zoning Map Designation (pg. 80)

Prepared by: Saied Naaseh, Community Development Director/ McKina Alexander, Associate Planner