



# CARSON PLANNING COMMISSION STAFF REPORT

**DATE:** February 27, 2024  
**FROM:** Christopher Palmer, AICP - Planning Manager  
**BY:** Aaron Whiting, Associate Planner  
**SUBJECT:** Design Overlay Review 1952-23

## PROJECT/APPLICANT INFORMATION

**Project Summary:** A request for approval of a Site Plan and Design Review (DOR) to construct a new service building of 25,362 sf and miscellaneous buildings for car detailing and car washing purposes in association with an existing car dealership.

**Project Location:** 2201 E. 223<sup>rd</sup> Street (APN # 731-504-0013)

**Zoning:** Commercial Automotive (CA)

**Project Applicant:** Brian Stumph

**Project Owner:** WECO RE Holdings, LLC.

## I. OVERVIEW

### A. Introduction

Carson Municipal Code (CMC) section 9131.1 requires all permitted commercial uses to be subject to the requirements of a site plan and design review (DOR). CMC Section 9172.23 requires approval of a DOR by the Planning Commission for new construction having an estimated valuation of \$50,000 or more. DOR 1952-23 is to allow the construction of a new service building measuring 25,362 sf and miscellaneous buildings and improvements for car detailing and car washing purposes in association with an existing car dealership. CMC section 9138.15.C.2.b permits vehicle repair and service in conjunction with new vehicle sales, while 9138.15.C.2.e allows vehicle washing and detailing as an accessory use.

### B. Project Description

#### Service and Showroom Buildings

As depicted in the attached project plans (Attachment 1), the proposed 25,362 square foot vehicle service building is centrally positioned on the property, replacing a merchandise vehicle parking area. Standing at 25 feet tall, the structure maintains a setback of 60 feet from the rear property line to the north and approximately 75 feet from 223rd Street to the south. All building setbacks and height specifications comply with the requirements outlined in the municipal code.

The project showcases a contemporary architectural style that blends a painted exterior insulation and finish system with clear anodized mullions, high-performance glazing, and decorative metal fascia. Additionally, to maintain a cohesive and updated appearance, similar design elements are proposed along the facade of the existing showroom building. The project plans indicate that the roof of the service building will be fitted with a 20,882.4 sf solar panel space.

The service building floor plan comprises 23 service bays, two restrooms, a break room, a customer service counter, and storage closets. The northern section of the building is divided into two floors designated for vehicle parts storage.

Vehicle ingress and egress points are positioned at the north end of the service building, towards the rear of the property, while pedestrian entrances are placed at both the north and south ends of the building. The existing vehicle service customer check-in area and service technician offices will be utilized and are located at the east elevation of the showroom building, under a canopy. Vehicles being serviced will travel north behind the showroom building either to enter the service building, or the car wash tunnel and detailing area.

#### Car Wash and Site Improvements

The proposed 880 square foot car wash tunnel is located behind and between the showroom and service buildings, towards the rear of the property. It will be complemented by a canopy for vehicle detailing services, measuring approximately the same size.

Other project site improvements include bicycle racks at the service building and showroom building and new bicycle lockers at the service building. A new 345 sf trash enclosure is proposed on site, towards the center of the property. The trash enclosure measures approximately 11 feet tall and features a painted plaster finish, to match the service and showroom buildings.

#### 1. Land Use Information

As shown on the attached location map (Attachment 2) the project site sits on the north side of 223<sup>rd</sup> Street and south of Interstate 405. The site is roughly 10 acres (435745.50 sq ft) in area and has a Los Angeles County Tax Assessor Parcel Number of 731-504-0013. The Hyundai car dealership is located on the same property as a Chevrolet dealership, with Hyundai occupying the western portion and Chevrolet on the east.

The project site is surrounded by a recreational vehicle dealership to the east, a motorcycle dealership to the west, and warehousing to the north and south. The property is currently developed as a car dealership.

The following table summarizes the surrounding land uses, zoning, general plan designations:

**Land Use Summary Table**

	<b>Existing Use</b>	<b>Zoning</b>	<b>General Plan</b>
<b>Subject Site</b>	Car Dealership	Commercial Automotive (CA)	Commercial Automotive District (CAD)
<b>North of Subject Site</b> (across Interstate 405)	Warehousing	Manufacturing, Light -Design Overlay (ML-D)	Light Industrial (INL)
<b>South of Subject Site</b> (across 223 <sup>rd</sup> St.)	Warehousing	Manufacturing, Light -Design Overlay (ML-D)	Light Industrial (INL)
<b>East of Subject Site</b>	Recreational Vehicle Dealership	Commercial Automotive (CA)	Commercial Automotive District (CAD)
<b>West of Subject Site</b>	Motorcycle Dealership	Commercial Automotive (CA)	Commercial Automotive District (CAD)

2. As already stated, the property is located within the CA Zone and has a General Plan Designation of CAD. The CA Zone is created primarily to maximize and group retail sales of new automobiles at dealerships and promote the development of an auto sales district with consistent and appealing landscaping, lighting, signage, and compatible architectural elements. The CAD General Plan Designation is used to promote a distinctive area of automobile sales facilities and other complementary retail uses as specified in the Zoning Code.

## II. ANALYSIS

### A. General Plan Consistency

The proposed development project is consistent with the General Plan and General Plan designation (CAD) of the site for the following reasons:

- The Land Use and Revitalization Element of the City of Carson General Plan includes Policy 11 “Foster development of the Commercial Automotive District (CAD) for automotive, light truck, motorcycle, and recreational vehicle sales facilities, or other major sales tax generating uses limiting other uses that may not be compatible or be detrimental to these principal uses” The proposed project meets this policy as it involves development of permitted accessory uses to benefit a longstanding car dealership.
- The Land Use Element of the City of Carson General Plan includes Policy 9: “Promote development of regional scale destinations, including retail, entertainment, hospitality, and office uses that serve the entire South Bay region, at the confluence of the region’s two major freeways, I-405 and I-110.” As previously mentioned, the project site is located

adjacent to Interstate 405, making it a suitable area for such uses. Additionally, the subject project will improve the efficiency of the existing dealership.

## **B. Zoning Ordinance Compliance**

The proposed development project is consistent with the Zoning (“CA”– Commercial, Automotive) designation of the site, which permits vehicle repair and service in conjunction with new vehicle sales, and vehicle washing and detailing as an accessory use. As previously mentioned, the proposed project complies with all development standards required by the municipal code including building height, setbacks, and trash enclosure. Additionally, the project complies with landscaping and required parking.

Landscaping is provided at the property along the street frontage of 223<sup>rd</sup> Street, along the eastern property line and throughout the parking area. The existing landscaping will remain as part of this project and meets the requirements of the municipal code.

The proposed project includes 119 parking spaces dedicated to employee and customer parking, all located within the Hyundai Dealership area. This exceeds the requirements outlined in CMC Section No. 9138.15(D) (6) by eight spaces. This section requires that each dealer must provide a minimum of six parking spaces reserved and labeled for customers. Additionally, the section requires one parking space for every 300 square feet of office floor area, one parking space for every one-thousand square feet of interior or exterior covered display floor area, one parking space for every 400 square feet of supply and vehicle storage area, and two spaces per repair bay plus one space for every 500 square feet of non-service bay area. Moreover, the site provides 103 uncovered vehicle display parking spaces. A condition of approval has been included to ensure that on-site customer parking is clearly identified, either by special paint or signage, before building permits are issued.

### **1. DOR Application**

The proposed development meets the criteria for DOR approval pursuant to CMC 9172.23 (D). In addition to being consistent with the General Plan, the project provides an attractive design, compatible in style and scale with existing and anticipated development in the vicinity, consisting of a mixture of new vehicle dealerships and warehousing uses. Furthermore, the project provides adequate pedestrian and vehicle circulation.

## **C. Public Hearing Notice**

Public Notice (Attachment 3) was given in accordance with Part 7 of the CMC. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750’ radius by February 14, 2024. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

#### **D. Environmental Analysis**

The proposed request for approval of DOR 1952-23 to construct a new service building of 25,362 sf and miscellaneous buildings for car detailing and car washing purposes in association with an existing car dealership is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, in-fill development.

#### **E. DIF Discussion**

In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code (“CMC”), the applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible for payment of one-time interim development impact fees (“IDIF”) at the applicable amounts/rates detailed in conditions of approval for each square foot of commercial development constructed for the project. If the project increases or decreases regarding the square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

### **III. CONCLUSION AND RECOMMENDATION**

In the judgement of staff, the project is consistent with the General Plan and General Plan Land Use Designation. The project provides a contemporary architectural style, compatible with existing and anticipated development in the area. The project provides adequate vehicle circulation; furthermore, the project involves development of permitted accessory uses to benefit a longstanding car dealership.

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 23- \_\_, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1952-23 TO CONSTRUCT A NEW SERVICE BUILDING OF 25,362 SF AND MISCELLANEOUS BUILDINGS FOR CAR DETAILING AND CAR WASHING PURPOSES IN ASSOCIATION WITH AN EXISTING CAR DEALERSHIP.”

#### **ATTACHMENTS**

- 1) Development Plans
- 2) Vicinity/ Zoning Map
- 3) Public Hearing Notice
- 4) Draft Resolution No 23-\_\_\_\_\_.
  - A. Legal Description
  - B. Conditions of Approval