

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 829-03 FOR A MANUFACTURING, WAREHOUSE, OFFICE FACILITY FOR PRIME WHEEL CORPORATION LOCATED AT 17703 S. MAIN STREET.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Frank Politeo & Associates, on behalf of the property owner, Prime Wheel Corp., with respect to real property located at 17703 S. Main Street, and described in Exhibit "A" attached hereto, requesting approval of a modification to Design Overlay Review No. 829-03 to alter the approved development plans in order to provide for outdoor storage, relocate required parking, keep an existing driveway located on Main Street, and defer construction of the three-story office building to a later date. The project site is located in the MH (Manufacturing, Heavy) zone and within Redevelopment Project Area No. 1.

A public hearing was duly held on May 25, 2004, and January 10, 2006, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as Heavy Industrial with which the proposed use is compatible. The proposed building expansion will be complementary to the surrounding industrial uses and will be appropriate for the subject property;
- b) The proposed addition will be compatible in architecture and design to the existing building, and includes the aspects of site planning, land coverage, landscaping, appearance and scale of structures, and other features relative to a harmonious and attractive development of the area. Landscaping shall be added and improved on the project site and offsite parking lot;
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the existing use and development. The surrounding land uses are primarily industrial uses and the proposed addition is compatible with these uses. The site is 11 acres and has a flat topography. Water mains, fire hydrants, and fire flows will be provided per Fire Department requirements;
- d) The proposed expansion will provide adequate parking located on the site and offsite across Broadway. The required number of parking spaces will be provided. Circulation on the adjacent public streets will not be adversely impacted;

- e) The existing business sign is proposed to be relocated onto the new building addition. No additional signs are proposed.
- f) The proposed building expansion meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed modifications would not create additional significant effects other than what has been addressed in the adopted Mitigated Negative Declaration prepared for DOR 829-03. Thus, no further environmental review is necessary.

Section 5. Based on the aforementioned findings, the Commission hereby approves Modification No. 1 to Design Overlay Review No. 829-03 with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 10th DAY OF JANUARY, 2006

CHAIRMAN

ATTEST:

SECRETARY