

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 7 TO DESIGN OVERLAY REVIEW NO. 831-03 FOR THE EXTERIOR IMPROVEMENTS TO THE SEARS BUILDING AND AUTO REPAIR CENTER AT THE SOUTH BAY PAVILION LOCATED AT 20700 S. AVALON BOULEVARD.

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(s), Fancher Development Services, with respect to real property located at 20700 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Modification No. 7 to Design Overlay Review (DOR) No. 831-03 for the exterior improvements to the Sears building and auto repair center at the South Bay Pavilion.

A Planning Commission meeting was duly held on September 26, 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 proposed use and development is consistent with the General Plan and Redevelopment Plan for Project Area No. 1, which designates the subject property for Mixed Use-Residential and commercial uses.

b) The proposed project is part of the South Bay Pavilion shopping center and is compatible with the architecture and design of existing and anticipated development in the shopping center, including site planning, land coverage, landscaping, appearance, scale of structures and open space.

c) The project site is part of a planned development for the South Bay Pavilion shopping center and must comply with the requirements of the reciprocal easement agreement (REA) for the center. Adequate parking spaces will be available and adequate circulation will be provided to assure the convenience and safety of pedestrians and vehicles. The proposed development will have direct access to Avalon Boulevard and Del Amo Boulevard, and secondary access to Dominguez Street and Leapwood Avenue via internal driveways within the parking lot of the shopping center.

d) A sign program for the South Bay Pavilion has been approved. All signage associated with this project will comply with the approved sign program in order to assure attractiveness and compatibility with the rest of the shopping center.

e) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

Section 4. The Mitigated Negative Declaration for the South Bay Pavilion approved by the Planning Commission on March 23, 2004, covers this Modification No. 7 to DOR 831-03. No significant impacts will occur upon approval of the proposed project.

Section 5. Based on the aforementioned findings, the Commission hereby approves Modification No. 7 to Design Overlay Review No. 831-03 with respect to the property 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 26th DAY OF SEPTEMBER, 2006

CHAIRPERSON

ATTEST:

SECRETARY