

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON  
RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 937-06 TO THE  
CARSON REDEVELOPMENT AGENCY AND RECOMMENDING APPROVAL OF ZONE  
CHANGE CASE NO. 152-06 AND GENERAL PLAN AMENDMENT NO. 77-06 TO THE  
CITY COUNCIL**

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

**Section 1.** An application was duly filed by the applicant, Mr. Don Wilkins, with respect to real property located at 101-155 E. Lomita Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 937-06, Zone Change Case No. 152-06 and General Plan Amendment No. 77-06 for the development of a 123,340 square foot mixed use building consisting of self storage and multi-tenant retail uses for property located in the CN (Commercial, Neighborhood) zone and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on November 28, 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 currently designates the site as General Commercial and the zoning designation is CN (Commercial, Neighborhood), which does not allow for the development of self storage uses. With approval of General Plan Amendment No. 77-06 and Zone Change Case No. 152-06, the proposed project will be consistent land use regulations associated with self storage uses. and the proposed development will adhere to the goals and policies described in the Land Use Element of the General Plan. The site is surrounded by light industrial land uses to the north, the Los Angeles County Sanitation District to the west, commercial and residential uses to the south and commercial uses to the east.
- B) While the entire site is 6.6 acres, only the western 2.46 acre parcel will undergo a zone change from CN (Commercial, Neighborhood) to ML-D (Manufacturing, Light Design Overlay District) and a General Plan Amendment from General Commercial to Light Industrial. The remaining 4.14 acre eastern parcel will remain in the CN (Commercial, Neighborhood) zone with a General Plan land use designation of General Commercial.
- C) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Zoning Ordinance. Furthermore, the site has been vacant for many years. The proposed development will serve to enhance the existing shopping center by providing quality design, site upgrades and land uses that will cater to the surrounding neighborhood. As such, the project is compatible with the existing and anticipated development of the area.

- D) Main Street and Lomita Boulevard are major thoroughfares that can easily accommodate the proposed development. The proposed storage area land use is a low trip generator and is not expected to significantly increase traffic patterns to the subject site. Furthermore, the City's Traffic Engineer has reviewed the proposed project and has determined that the use will not create significant traffic impacts to the area circulation and that adequate street access and traffic capacity exist.
- E) The proposed monument sign will feature a design consistent with the architectural theme of the building and tenant signage will be consistent with the approved sign program. Signage will consist of individual channel letters and corporate logos as described in the overall sign program for this project. Monument sign will include the name of the center and two major tenants. All signage shall comply with the Carson Municipal Code.
- F) Pursuant to the Redevelopment Plan for the Merged and Amended Project Area, future development within such Project Area includes an emphasis on the abatement of unwanted, conflicting and blighted land uses. The proposed project will facilitate the redevelopment of a currently blighted, vacant lot and allow for the development of a new commercial center, which will provide increased tax revenue, jobs to the community and showcase a new contemporary development. The proposed development is consistent with the general intent of the Redevelopment Plan for the area.
- G) The proposed mixed-use project will be consistent with the city's Land Use Element by providing the community with a variety of retail and self storage amenities in an otherwise under-marketed area. Construction operations will comply with all city, county, and state requirements including best management practices to minimize impacts to adjacent properties.
- H) State law requires compatibility between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation to Light Industrial is consistent with the proposed zone change to ML-D (Manufacturing, Light - Design Overlay District) district.
- I) The proposed project is consistent with the Land Use Element goals and objectives and will provide additional revenue for the City in the form of sales tax.
- J) 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.** Pursuant to the California Environmental Quality Act (CEQA), the Planning Commission finds that the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not alter the predominantly commercial and industrial character of the surrounding area and meets the city standards for protection of the environment.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 937-06 to the Redevelopment Agency and recommends approval of Zone Change Case No. 152-06 and General Plan Amendment No. 77-06 to the City Council with respect to the property described in Section 1 hereof,

subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Negative Declaration.

**Section 6.** The Secretary shall certify the adoption of this 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 28<sup>th</sup> DAY OF NOVEMBER 2006.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**