

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
RECOMMENDING APPROVAL DESIGN OVERLAY REVIEW NO. 978-06 TO THE
CARSON REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF A
1,200 SQUARE FOOT OFFICE BUILDING AND PAVING OF THE ENTIRE SITE
AT 17828 SOUTH 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, John Cataldo, with respect to real property located at 17828 S. Main Street and described in Exhibit "A" attached hereto, requesting the approval to construct a 1,200 square foot office building and pave the entire site for a vehicle storage use in the MH (Manufacturing, Heavy) zone and within the Redevelopment Project Area No. 1B.

A public hearing was duly held on February 27, 2007 at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notices of time, place and purpose of the aforesaid meeting were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearing. At the meeting of February 27, 2007, the public hearing was continued to March 13, 2007.

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

The Planning Commission finds that:

- a) The General Plan designates the property as Heavy Manufacturing with which the proposed use is compatible. The proposed office building will be complementary to the surrounding industrial uses and will be appropriate for the subject property;
- b) The project will be compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area;
- c) The site is also 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 industrial building is compatible with these uses. The site is 2.4 acres, flat and located in an industrial area;
- d) The proposed building will not alter the off-street parking requirements significantly and the required number of parking spaces will be provided;

- e) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign;
- f) The proposed building 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.
- g) Pursuant to the Redevelopment Plan for the Redevelopment Project Area No. 1B, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the project consists of a conforming and compatible industrial operation and improvement to the site, the proposed addition is consistent with the general intent of the Redevelopment Plan for the area.

Section 3. Based on the aforementioned findings, the Planning Commission hereby recommends approval of Design Overlay Review No. 978-06 to the Carson Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto and approves the categorical exemption. The proposed industrial building is exempt from the provisions of the California Environmental Quality Act – Section 15332 – In-Fill Development Projects.

Section 4. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 5. 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 13th DAY OF MARCH, 2007

CHAIRMAN

ATTEST:

SECRETARY