

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING VARIANCE NO. 479-06 FOR SIGNAGE HEIGHT AND TO EXCEED THE
TOTAL ALLOWABLE SIGN AREA FOR PROPERTY LOCATED AT 1025 E. CARSON
STREET**

**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, Tait & Associates, with respect to real property located at 1025 E. Carson Street and described in Exhibit "A" attached hereto, requesting the approval of Variance No. 479-06 to reface and maintain an existing, nonconforming 54-foot high freeway-oriented pylon sign and to exceed the total allowable sign area. The applicant requests Variance No. 479-06 from Section 9136.7 of the Carson Municipal Code to exceed the required 30-foot maximum sign height and maximum permitted sign area. The property is located in the CR-D (Commercial, Regional – Design Overlay District) zone and is located within Redevelopment Project Area No. 1.

A public hearing was duly held on March 13, 2007 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. At said meeting, the Planning Commission directed staff to prepare an appropriate resolution for the March 27, 2007 meeting.

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) A special circumstance is applicable in granting Variance No. 479-06 due to the topography and location of the property in relation to the adjacent San Diego (405) Freeway grade elevation. The grade elevation of the subject site is 20 feet above sea level, while the San Diego (405) Freeway grade elevation is 36 feet above sea level. The difference between grades is estimated at 16 feet. While the existing sign is 54 feet in height, the actual height above freeway grade is 38 feet.
- B) The granting of this variance will be consistent with recently approved freeway oriented pylon signs within commercial zones such as the University Square pylon sign at 60 feet in height and the adjacent Carson-91 commercial center pylon sign at 63 feet in height, both oriented along the Artesia (91) Freeway. There are several other pylon signs which exceed the height limit and overall sign area along the San Diego (405) Freeway.
- C) The Zoning Ordinance requirements for sign height and sign area deprive the property of privileges enjoyed by other properties in the vicinity with similar topographic conditions and zoning classification. The granting of this variance is justified due to similar variances which have been approved for numerous businesses along the San Diego (405) Freeway and the Artesia (91) Freeway.
- D) 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 this project is Categorical Exempt from the provisions of the California Environmental Quality Act based on Section 15332, Class 1 – Minor alteration of existing structures.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Variance No. 479-06 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 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 27th DAY OF MARCH 2007.

CHAIRMAN

ATTEST:

SECRETARY