

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. 1003-07 TO THE CARSON REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF A 6,300 SQUARE FOOT AUTOMOBILE REPAIR BUILDING FOR THE PROPERTY LOCATED AT 316-318 W. GARDENA 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, Huizar Design Development, with respect to real property located at 316-318 W. Gardena Boulevard and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1003-07 for the construction of a 6,300 square foot automobile repair building for property located within the ML (Manufacturing, Light) zone district.

A public hearing was duly held on July 24, 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.

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 subject property as Light Industrial and the site is within the ML (Manufacturing, Light) zone. The proposed auto repair building is a use automatically permitted within the ML (Manufacturing, Light) zone and the use adheres to the goals and policies described in the Land Use Element of the General Plan for the proposed Light Industrial designation. The proposed land use will be consistent with surrounding, legal light industrial land uses. The proposed auto repair shop will provide the community added repair amenities for their vehicles and serve to upgrade a currently blighted, undeveloped site within an urbanized area.
- b) The design and architecture of the proposed development conforms to all the applicable design and development standards of the City of Carson's Zoning Ordinance. The project features a consistent Spanish Mediterranean building theme with coordinated color patterns. The proposed development will serve to revitalize this blighted property by providing quality design, site upgrades and a land use that will cater to the surrounding neighborhood. As such, the project is compatible with the existing and anticipated development of the area.
- c) The project layout incorporates handicap and pedestrian accessibility from the sidewalk and parking lot area. Customer parking areas provide adequate and safe circulation of vehicles and pedestrians on site.

- d) The sign program will contain uniform building mounted signage listing only the business name and logo, consisting of individual channel letters, 24-inch maximum height, not to exceed 70% of the bay frontage. The tower shall contain the name of the automobile center, such as Martin Auto Center. The sign program shall comply with the sign regulations of the Municipal Code.
- e) The project conforms to the Redevelopment Plan for Redevelopment Project Area No. 1 for future development within such Project Area, including an emphasis on the abatement of unwanted, conflicting and blighted land uses. The project will facilitate the redevelopment of a currently blighted, vacant lot and allow for the development of a new automobile repair 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.

Section 4. The Planning Commission further finds that the proposed subdivision is Categorically Exempt based on Section 15300, Class 3 (New Construction of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines. The proposed project is located within an urbanized, industrial area and does not have the potential for causing a significant effect on the environment.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1003-07 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.

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 24th DAY OF JULY, 2007.

CHAIRMAN

ATTEST:

SECRETARY