

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. 973-06 TO THE CARSON REDEVELOPMENT AGENCY TO CONSTRUCT A 4,768 SQUARE FOOT TWO-STORY OFFICE ADDITION AND A 1,297 SQUARE FOOT ONE-STORY TIRE STORAGE ADDITION TO AN EXISTING TRUCK LEASING BUILDING AT 19646 SOUTH FIGUEROA 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, Penske Truck Leasing, represented by Express Permits, with respect to real property located at 19646 Figueroa Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review to construct a 4,768 square-foot, two-story, office addition and a 1,297 square-foot, one-story, tire storage addition to an existing truck leasing building the MH-D (Manufacturing, Heavy; Design Review) zone and within Redevelopment Project Area No. 1.

A public hearing was duly held on November 27, 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 designates the property as Mixed Use-Business Park. The proposed industrial building addition 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. Vines will be provided along the Figueroa Street fence and trees and shrubs will be planted along Moneta Avenue. The applicant shall also provide additional trash enclosures subject to the satisfaction of the Planning Department.
- c) The site is 4.3 acres in area, flat and located in an industrial area. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily industrial uses and the proposed industrial building addition is compatible with these uses;

- d) The proposed industrial building addition will not impact the off-street parking and the required number of parking spaces will be provided. Circulation on the adjacent public streets will not be adversely impacted.
- 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 industrial building addition 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 Redevelopment Project Area No. 1, 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 4. The Planning Commission further finds the proposed use will not alter the predominantly industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. The proposed addition to the existing industrial building is exempt from the provisions of the California Environmental Quality Act – Section 15332 – In-Fill Development Projects.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 973-06 to the Carson Redevelopment Agency with respect to the properties 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 27th DAY OF NOVEMBER, 2007

CHAIRMAN

ATTEST:

SECRETARY