

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. 1019-07 TO THE CARSON REDEVELOPMENT AGENCY AND APPROVING CONDITIONAL USE PERMIT NO. 680-07 AND VARIANCE NO. 503-07 FOR THE DEVELOPMENT OF A 1,361 SQUARE FOOT TRUCK REPAIR FACILITY FOR PROPERTY LOCATED AT 21252 S. ALAMEDA 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, Wes Jones, with respect to real property located at 21252 S. Alameda Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1019-07, Conditional Use Permit No. 680-07 and Variance No. 503-07 for the construction of a 1,361 square foot truck repair facility on a 0.19 acre vacant parcel. Applicant requests a Conditional Use Permit for vehicle repair within 100 feet of a residential zone and a Variance from Sections 9146.23 (Front Yard) and Section 9146.24 (Side Yard) setback requirements. Property is located in the ML-D (Manufacturing, Light) zone district and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on January 22, 2008 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 subject property for Light Industrial uses. The proposed development is consistent with permitted uses and adheres to the goals and policies described in the Land Use Element of the General Plan. Such use is consistent with adjacent light industrial development including vehicle repair shops and other light manufacturing operations.
- 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, with the exception of the required front and side yard setbacks. These deviations will be addressed within the Variance section of this resolution.
- C) The site will be accessed from a central 30-foot driveway on Alameda Street. The project layout incorporates handicap and pedestrian accessibility from the sidewalk into the development. Parking areas provide adequate and safe circulation of vehicles and pedestrians on site. Alameda Street is a major thoroughfare that can easily accommodate the expected traffic to be generated from the proposed development. 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 exists.

- D) The building will contain wall mounted signage in compliance with the sign regulations of the Carson Municipal Code.
- E) 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 vehicle repair facility, 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.
- F) A special circumstance is applicable in this case due to the parallelogram shape of the subject property. The parcel measures 115 wide by 73 feet deep, but is oddly shaped because Alameda Street runs diagonal to Jackson Street. In addition, the city will require a five-foot street dedication along Jackson Street, thereby reducing the lot width to 110 feet. This equates to an 8,030 square foot lot within the ML-D zone. The proposed building is only 1,361 square feet and nine parking spaces are required. In order to accommodate the development and revitalize this currently vacant, blighted lot, the property owner proposes a five foot, front and five foot side yard setback area. The owner will actually landscape and maintain the full 10 foot side yard setback area along Jackson Street until the city actually widens the street.
- G) The granting of this variance is justified due to the odd configuration of the lot and the layout of the proposed development. The strict application of the code in relation to the front and side yard setbacks deprives the property of privileges enjoyed by other properties in the vicinity with similar oddly configured lots and zero front and side yard setbacks.
- H) 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 Section 9138.2 (Vehicle Service and Repair) a Conditional Use Permit is required for vehicle repair within 100 feet of any residential zone. The Planning Commission, by Resolution, shall render its approval based on the ability to make affirmative findings based on the following criteria:

- A) The General Plan designates the subject property for Light Industrial uses. The proposed development is consistent with permitted uses and adheres to the goals and policies described in the Land Use Element of the General Plan.
- B) The proposed development will be located on a relatively flat parcel of land, within an ML-D (Manufacturing, Light – Design Overlay) zone district adjacent to other light industrial land uses. The site is adequate in size, shape, and topography and has access to required utilities as it is located within an urbanized area. The project meets all development standard requirements with the exception of the required front and side yard setback areas. Variance No. 503-07 addresses these two deviations.

- C) The property has access from Alameda Street, a major highway, capable of providing adequate traffic capacity for the proposed development. A 30-foot driveway is proposed and there is ample on-site circulation to accommodate the development and street access.
- D) The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs. The County Fire Department has imposed several conditions, which are incorporated in the Conditions of Approval for this project.
- E) The site is designated for light industrial land uses in both the General Plan and Zoning Ordinance. The proposed development will serve as a protocol to future developments of similar land uses, particularly the existing dilapidated truck repair facilities located on Alameda Street. The subject site is located on a corner location and will serve to revitalize a vacant lot and promote an aggressive stance towards new development and revitalization of existing surrounding developments. The project is compatible and within character of surrounding land uses, both functionally and architecturally.

Section 5. The Planning Commission further finds that the proposed project is Categorically Exempt based on Section 15303, 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 6. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1019-07 to the Carson Redevelopment Agency and approves Conditional Use Permit No. 680-07 and Variance No. 503-07 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 8. 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 22nd DAY OF JANUARY 2008.

CHAIRMAN

ATTEST:

SECRETARY