



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 27, 2007
SUBJECT: Design Overlay Review 969-06 and Variance 483-06
APPLICANT: Continental Properties
Attention: Jon DeLangis
1195 Temple Hills Drive
Laguna Beach, CA 92651

REQUEST: To construct a 7,595 square foot industrial building in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1

PROPERTY INVOLVED: 414 W. 164th Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell - Chairperson			Saenz
		Pulido -Vice-Chairman			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

Item No. 11E

I. **Introduction**

Date Application Received

- October 12, 2006: Design Overlay Review No. 969-06 and Variance No. 483-06

Applicant

- Continental Properties; Attention: Jon DeLangis; 1195 Temple Hills Drive; Laguna Beach, CA 92651

Property Owner

- Shun Tsai / Steve Hoekstra; 407 W. Gardena Blvd.; Gardena, CA 90248

Project Address

- 414 W. 164th Street

Project Description

- To construct a 7,595 square foot industrial building in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1
- A variance is requested from Section 9162.52 – Landscaping Requirements – for a reduced front yard setback along 164th Street.
- The facility will include 1 warehouse unit with an 800 square foot office area. Ten parking spaces are required and are provided. A 3 foot wide landscaping strip will be provided along the street frontage of the property.
- The main entrance and warehouse loading doors will be located on the north elevation along 164th Street.
- The applicant proposes a stucco finish and recesses for the articulated office portion of the building and a block exterior for the warehouse portions of the building. The roofline will include a parapet and will be of variable height. The building ranges from approximately 25 feet to 29 feet in height. Compatible colors will be used for the exterior.
- The property owner will provide a 10 foot dedication for the subject property and the adjoining property to the east in order to facilitate widening of 164th Street by the City of Carson at a future date.

II. **Background**

Current Use of Property

- The site is occupied by two structures.

Previously Approved Discretionary Permits

- None

Public Safety Issues

- In the event that this development plan is approved, through the conditions of approval site development deficiencies and maintenance issues can be addressed to improve the general condition of the property.

III. Analysis

Existing Site Characteristics and Location

- The subject property is located in the northwestern part of the City. The subject property is located at 414 W. 164th Street in the City of Carson, between Alondra Boulevard and Gardena Boulevard;
- The 0.3-acre site is generally flat. Access to the site is by 164th Street to the north and Figueroa Street to the west
- The subject property is bounded by Frontier Technologies buildings to the south and east. To the north across 164th Street is a plating company and to the west is a non-conforming single-family home.
- The physical dimension of the proposed lot is approximately 140' by 100' (rectangular-shaped lot), with a total square footage of 14,274 square feet.

Zoning and General Plan Designations

- The site is located in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1. The General Plan Update indicates the land use designation for this property as Light Industrial.

Applicable Municipal Code Sections

The following table identifies the applicable sections of the Zoning Ordinance and whether the proposal complies. For those sections that are identified as "Non-Compliance" further discussions are contained in a subsequent section of this analysis:

Applicable Zoning Ordinance Sections	Compliance	Non-Compliance
Section 9141.1 – Uses Permitted	Development plan subject to approval by the Planning Commission and Redevelopment Agency	
Section 9146.3 – Fences, Walls and Hedges		Provide fence detail along western property line
Section 9146.4 – Trash and Recycling Areas	Adequate trash areas and maneuvering areas are provided	
Section 9162.43 – Compact Automobile Parking Spaces		See <i>Issues of Concern</i>

Section 9162.52 – Landscaping Requirements		A 3 foot wide landscaped setback will require approval of a variance to reduce the required 10 foot setback
Section 9162.55 – Perimeter Guards		Perimeter guards shall be provided for all parking spaces
Section 9162.65 – Requirements Relating to Vehicular Parking and Truck Loading, Maneuvering, Parking and Stacking Spaces for Industrial Uses	A 10 foot by 66 foot truck loading area is provided (1 foot interior)	
Section 9172.23 – Site Plan and Design Review		Subject to approval by the Planning Commission and Redevelopment Agency
Section 9172.24 - Variance		Subject to approval by the Planning Commission

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of 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. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Required Findings: Variance

Pursuant to Section 9172.22 – Variance, the Planning Commission may approve the proposal only if the following finding can be made in the affirmative:

- a. A Variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The applicant requests a variance from Section 9162.52 of the Carson Municipal Code to encroach into the required 10 foot landscape setback. The landscape setback will be 3 feet in width.

It is staff's opinion that a variance request for the front yard setback may be supported since the property is small (approximately 14,274 square feet) making development on the property difficult as compared with other industrially-zoned properties. A 10 foot dedication of the property for street widening will further reduce the size of the property and limit building size, the number of parking spaces and landscaping. In addition, the location and size of the proposed building would create a consistent building frontage with the property to the east that will improve the overall appearance of the area.

All of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" and Section 9172.22, "Variance - Commission Findings and Decision" can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern: Zoning Requirements / Site Plan and Design Review Findings

After careful review and analysis of the proposed industrial building, and its determination of compliance with the applicable code sections as sited in the above table, the following analysis with solutions have been identified:

- Section 9162.43 – Compact Automobile Parking Spaces
 - To permit the maximum number of compact spaces allowed, the applicant shall shift the easterly parking stalls further south to enlarge a compact stall and create a regular parking stall.
 - Public Work Improvements
 - The following will be included as conditions of approval
 - The applicant shall dedicate 10 foot wide right-of-way along 164th Street fronting the proposed development;
 - The applicant shall construct or guarantee the construction of the public street improvements for the half street adjacent to the subject property.

- The applicant shall install streetlights on concrete poles with underground wiring on 164th Street.

Redevelopment Project Area No. 1

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 proposed project consists of a conforming and compatible industrial operation and improvement to the site, staff believes that the proposed addition is consistent with the general intent of the Redevelopment Plan for the area.

IV. Environmental Review

The proposed industrial building is exempt from the provisions of the California Environmental Quality Act – Section 15332 – In-Fill Development Projects.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled “A Resolution of the Planning Commission of the City of Carson Approving Variance No. 483-06 and Recommending Approval of Design Overlay Review No. 969-06 to the Carson Redevelopment Agency.”

VI. Exhibits

1. Land Use Map
2. Resolution
3. Site Plan, Floor Plan, Elevations (C-1, D-1)

Prepared by: _____
Max Castillo, Assistant Planner

Reviewed by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp-Loadsman, Planning Division
Manager