



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: June 12, 2007
SUBJECT: Modification No. 8 to Design Overlay Review No. 831-06
APPLICANT: Sharron King
20700 S. Avalon Blvd., Suite No. 120
Carson, CA 90746
REQUEST: Exterior modifications for Old Navy and exterior tenant pads
PROPERTY INVOLVED: 20700 S. Avalon Boulevard

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cannon			Hudson
		Faletogo			Saenz
		Graber			Verrett

I. **Introduction**

Date Application Received

- May 24, 2007: Modification No. 8 to Design Overlay Review No. 831-03

Applicant

- Sharron King
20700 S. Avalon Blvd., Suite No. 120
Carson, CA 90746

Property Owner

- HREG Genesis Carson, LLC
17461 Derian Ave., Suite 106
Irvine, CA 92614

Project Address

- 20700 S. Avalon Boulevard

Project Description

The applicant, Sharron King, is proposing to revise the exterior façade of the northwestern portion of the South Bay Pavilion in order to accommodate Old Navy. The proposal modifies the Redevelopment Agency's original approval granted on May 4, 2004, that provides for tenant spaces facing Avalon Boulevard. The proposed modification substitutes the window and entrance façade with roll-up and exit doors that are screened from public view. Adjacent exterior tenant pads have been somewhat modified but substantially conform to the color and materials board approved by the City. All signage, including Old Navy's, will conform to the approved Sign Program.

II. **Background**

Current Use of Project Site

- The South Bay Pavilion shopping center was built in 1972 and was originally named Carson Mall. The total site is approximately 71 acres. The South Bay Pavilion is currently being renovated and once complete, will have approximately 1,025,000 square feet of gross building area. The major department stores are Sears, JC Penney, Target and IKEA. The indoor shopping center and other areas of the South Bay Pavilion were purchased by Hopkins Real Estate Group (HREG) in 2003. HREG received Redevelopment Agency approval on May 4, 2004, to renovate the South Bay Pavilion (DOR No. 831-03).
- Sears is a department retail store, which has been operating in Carson since the shopping center was constructed in November 1972. Sears operates a retail building and auto repair center in the northern portion of the shopping center.

Previously Approved Discretionary Permits

- On October 22, 1991, the Planning Commission approved Variance No. 353-91 for the reduction of the required side and rear yard setbacks for the 57,000 square foot IKEA warehouse/office building, which brings the total size of the IKEA building to 206,500 square feet (Resolution No. 91-1418).
- On November 5, 1991, the Redevelopment Agency approved Design Overlay Review No. 547-91 to renovate the mall. Also included were three (3) new building pads (10,000 square feet, 12,000 square feet, and 15,000 square feet) along Avalon Boulevard and Dominguez Street for future tenants.
- On November 5, 1991, the Redevelopment Agency approved Design Overlay Review No. 548-91 for the IKEA department store (Resolution No. 91-36). The project included the addition of 57,000 square feet of warehouse/office building bringing the total size of the IKEA building to 206,500 square feet.
- On September 22, 1992, the Planning Commission approved Variance No. 364-92 for the IKEA monument signs and flagpoles (Resolution No. 92-1466).
- On September 22, 1992, the Planning Commission approved Variance No. 365-92 for a 70-foot high pylon sign for the South Bay Pavilion located at the corner of Avalon Boulevard and Dominguez Street (Resolution No. 92-1465).
- On May 4, 2004, the Redevelopment Agency approved Design Overlay Review No. 03-09-831 (DOR No. 831-03) for 57,049 square feet of additional net building area, bringing the total building area for the South Bay Pavilion to 1,024,563 square feet.
- Subsequent modifications to DOR No. 831-03 were approved between June 2004 and April 2005, which included:
 - Modification No. 1: July 27, 2004, Original sign program;
 - Modification No. 2: April 26, 2005, Design of the Chili's building;
 - Modification No. 3: April 26, 2005, Design of the Washington Mutual building;
 - Modification No. 4: April 26, 2005, Alterations to the design of the main mall area;
 - Modification No. 5: August 9, 2005, Redesign of the pylon and monument signs;
 - Modification No. 6: September 27, 2005, Design of the 24 Hour Fitness building;
 - Modification No. 7: January 24, 2006, Modification to the sign program to accommodate a Chuck E. Cheese logo; and

- Modification No. 7a: September 26, 2006, Exterior remodeling of the Sears building.
- On June 28, 2005, the Planning Commission recommended approval of Zone Change Case No. 148-05 to the City Council in order to apply the Mixed Use Residential standards to the site by changing the zone from CR-D to CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). On July 19, 2005, and August 2, 2005, the City Council approved the first and second reading for Ordinance No. 05-1338. The Ordinance became effective September 1, 2005.
- On August 9, 2005, the Planning Commission approved Tentative Parcel Map No. 62572 for the subdivision of three (3) lots into (6).

Public Safety Issues

- The South Bay Pavilion has its own security team that patrols the mall. Major code enforcement issues have not been reported by the City's Public Safety Division.

III. Analysis

Applicable Zoning Ordinance Regulations

The project site is located in a Design Overlay and the proposed project is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23(D), Site Plan and Design Review, Approving Authority Findings and Decision, the Planning Commission may recommend approval of the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
2. 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;
3. Convenience and safety of circulation for pedestrians and vehicles;
4. Attractiveness, effectiveness and restraint in signing, graphics and color; and
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Staff has reviewed the proposed project and finds that the findings listed above can be made in the affirmative as indicated in the attached resolution.

Issues of Concern

- The modification to accommodate Old Navy would remove door and window features from the overall façade of the South Bay Pavilion, however, the proposed alteration is attractive and will blend with the existing mall frontage.

IV. Environmental Review

The proposed project is for an exterior remodel and is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Alterations to Existing Facilities) of the CEQA Guidelines. No building expansion or other changes are proposed, thus, no significant impacts will occur upon approval of this project.

V. Recommendation

That the Planning Commission:

- **APPROVE** Modification No. 8 to Design Overlay Review No. 831-03, subject to the conditions attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____ entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 8 TO DESIGN OVERLAY REVIEW NO. 831-03 TO MODIFY THE EXTERIOR FAÇADE OF THE NORTHWESTERN PORTION OF THE SOUTH BAY PAVILION IN ORDER TO ACCOMMODATE OLD NAVY LOCATED AT 20700 S. AVALON BOULEVARD."

VI. Exhibits

1. Resolution
2. Exterior improvement plans

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

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

Approved by: _____
Sheri Repp, Planning Manager