



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** July 10, 2007

**SUBJECT:** Design Overlay Review No. 983-07

**APPLICANT:** MS Kearny – 190th Street Partners, LLC (Tony Nobuyuki)  
1900 Avenue of the Stars, Suite 320  
Los Angeles, CA 90067

**APPLICANT REPRESENTATIVE:** John Chipman  
1470 Jamboree Road, No. 200  
Newport Beach, CA 92660

**REQUEST:** Construction of a new, approximately 8,100 square-foot, multi-tenant, retail/commercial building on a one-acre lot in the ML (Manufacturing, Light) zone district and within Redevelopment Project Area No. 1.

**PROPERTY INVOLVED:** 441 W. Victoria Boulevard

### COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo - Chair			Saenz
		Hudson – Vice-Chair			Verrett
		Graber			Cannon

## *Item No. 11A*

## **I. Introduction**

The applicant, John Chipman, on behalf of the property owner, MS Kearny/190<sup>th</sup> Street Partners, LLC, proposes a new 8,100 square-foot, multi-tenant, attached retail/commercial center, called "Carson Grove", on an approximately one-acre lot. The property is located on the northeastern corner of the intersection of Victoria Street and Figueroa Street.

## **II. Background**

The property is presently vacant and was maintained as open space by the former property owner, Nissan North America Headquarters. The new property owner proposes a commercial center with retail and dining uses.

## **III. Analysis**

The subject property is located within Redevelopment Project Area No. 1. Pursuant to Redevelopment Agency Resolution No. 98-044, development within Redevelopment Project Area No. 1 is subject to site plan and design review per Section 9172.23 of the Carson Municipal Code (CMC).

### **DESIGN OVERLAY REVIEW NO. 983-07**

Pursuant to Section 9172.23(D) of the CMC, the Planning Commission may recommend approval of Design Overlay Review No. 983-07 to the Redevelopment Agency 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.**

The subject property and adjacent properties are designated as Light Industrial within the Land Use Element of the General Plan. The subject property fronts Figueroa Street on the west and Victoria Street to the south. Properties to the west are office and light industrial in nature and located within the City of Los Angeles' jurisdiction. Although there are no specific plans for the area, the project site is part of the former Nissan North America Headquarters office and warehouse campus complex. As such, there are design features that are consistent with properties to the south and west. Many of the buildings surrounding the project site are modern-looking and built in the 1980's. The project site is located in the northwest area of the City of Carson. Surrounding uses include: a pet cemetery to the north; a warehouse to the east; and office/warehouse uses to the south and west. The proposed use is permitted in the ML (Manufacturing, Light) zone and will be compatible with the surrounding uses by not significantly impacting the adjacent properties, in terms of noise, dust, odor, aesthetics or other environmental considerations.

#### **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.**

An 8,100 square-foot, one-story building will be located on the northwestern corner of the property. The applicant proposes four or five tenant spaces, with the final number to be determined based upon market demands. These tenants spaces are intended for retail, commercial, and restaurant uses. The proposed landscaping is mostly located along the perimeter of the subject site, with additional areas of landscaping located on concrete islands in the parking areas. The landscaping is sufficient to meet the interior landscaping requirement of five percent of the total parking area, excluding required setback areas.

The main entrances for the tenant spaces face south toward Victoria Street. The building is one-story and will be painted a beige-colored, plastered, with a sand float finish. Decorative flagstone is proposed for the columnar elements that front each major tenant space. Score lines, accent tiles, and decorative painted metal grilles complement the building façade. Atop each major tenant space there are parapets, approximately three-feet in height, with plaster finish cornices. To provide shade and relief, fabric awnings are proposed to be located behind columns along the front and west side of the building. An outdoor, approximately 300 square-foot seating area is proposed near the east end of the building.

A wrought-iron gate is proposed for the western entrance off of Figueroa Street to the service area behind the building. A new six-foot high, concrete-masonry unit, block wall, plastered and painted to match the new building, is proposed for the north property line. The trash and recycling area will be located to the east of the building and will open to the east. It is designed and located to be easily accessible and to be aesthetically complimentary to the proposed building. Enhanced paving material will be used for the walkways in front of the building. Colored and/or stamped concrete will be used for the driveway entrances.

The proposed project will be compatible with existing and anticipated development in the vicinity, in terms of aesthetics, use and other features relative to harmonious development.

**c. Convenience and safety of circulation for pedestrians and vehicles.**

The subject site is currently vacant. The proposed project will be entirely new, including paving, striping, and pedestrian walkways. As such, it is required to be compliant with the newest applicable building and zoning codes related to convenience and safety for pedestrians and vehicles. The applicant proposes 64 parking spaces, 10 of which are shared with the pet cemetery, which is adjacent to the north of the subject lot. The large number of parking spaces allows for flexibility of uses for the new building, depending on what the local market will bear. The majority of the tenant space floor area is devoted to restaurant uses, which demands three times as much parking as typical retail uses.

The site plan depicts safe pedestrian and vehicular circulation onsite, ample and convenient disabled parking, loading/access areas, driveway and parking space widths, pedestrian walkways, and traffic-friendly landscaping which helps screen parked cars while not obstructing the view of the building.

**d. Attractiveness, effectiveness and restraint in signing, graphics and color.**

The applicant is proposing a master sign program for this project, the intent of which is to provide consistent and harmonious criteria for sign development and tenant space attraction. Rules regarding maintenance, approvals, compliance requirements, design standards and prohibited signs are included in the master sign program. The corner unit on the west end of the building which faces Figueroa Street will be allowed two (major) tenant signs, which consist of a maximum three-foot high logo and two-foot high tenant name, not to exceed the designated sign band width. Four (sub-major) tenants are allowed one tenant sign of the same dimensions as the major tenant. All tenant signs will be comprised of internally illuminated channel letters which will project 5½ inches from the wall. Text copy will be allowed in “Humanist” and “Arial Bold” fonts, colored black. Nationally recognized logos will be reviewed and approved by property management on a case-by-case basis, but will still be required to meet dimension criteria.

An illuminated monument sign is proposed for the southwest corner of the subject property. The sign is proposed to be 6½ feet in height by 9½ feet in width. The monument sign’s colors, materials, and design elements, including cornices, score lines and decorative tile veneer will match those of the proposed building. The text, “Carson Grove” is proposed at the top of the monument sign, with each tenant name below. Text copy will be composed of aluminum and acrylic materials, colored black, and will not exceed eight inches in height or 4½ feet in length. The City Traffic Engineer has reviewed and approved the monument sign, determining the location safe and effective, in terms of providing line-of-sight for vehicles in the area.

The building color will be a neutral earth tone with gray and black accents. The building and sign colors will be attractive and effective in terms of providing an aesthetic upgrade to the area.

**e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.**

The project is compliant with applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

***Issues of Concern***

Access Easement and Pet Cemetery Parking - The easternmost approximately 40-feet of the subject property is comprised of an access easement for ingress

and egress to the pet cemetery, which has been recorded against the property. The applicant proposes 64 parking spaces, 10 of which are shared with the pet cemetery, which is adjacent to the north of the subject lot. The subject property owner is responsible for maintaining this easement and is proposing to provide a major renovation of this area as part of this project, which includes removing and relocating the existing trash enclosure (to be consolidated to the new area, east of the proposed building), repaving and restriping the parking spaces, consistent with applicable zoning codes. The applicant intends to use the driveway leading to this easement from Victoria Street as an access point to the new development.

Mitigation: None. The applicant's proposed reconfiguration of the existing parking area will be compliant with applicable zoning codes, consistent with the new development, and will provide an aesthetic enhancement to the area.

Delivery, Garbage Locations and Truck Circulation: Initial plans called for the delivery unloading area to be shared with the trash loading area and located facing south along the property. Staff suggested revisions to the site plan which included separating the two areas and locating them toward the north of the property. The applicant revised the plans accordingly and enhanced the trash area by removing the existing, non-conforming trash area located in the northeast corner and consolidating it with the new trash and recycling area proposed for the east side of the new building. The delivery unloading area was relocated to a 15' x 33' space adjacent to the drive aisle on the east side of the property. This area will provide safe access for delivery trucks and is proposed to be striped and marked "no parking" so that garbage trucks may use the space to get through to the trash area to the west of it.

Mitigation: Staff is recommending that landscaping be placed between the row of parking spaces adjacent south of the loading area. This can be accomplished by extending the north side of the proposed landscape island located at the south end of the row of spaces.

#### **IV. Environmental Review**

Based upon staff review of the project, the proposed 8,100 square-foot, multi-tenant, attached retail/commercial center will not have a significant effect on the environment. Thus the project is found to be Categorically Exempt, pursuant to California Environmental Quality Act guidelines, Article 19, Section 15332(a-e) – In-Fill Development Projects. A Notice of Exemption will be prepared and recorded if this project is approved.

#### **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 RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 983-07 TO THE CITY OF CARSON REDEVELOPMENT AGENCY, FOR

CONSTRUCTION OF AN 8,100 SQUARE-FOOT, MULTI-TENANT RETAIL BUILDING LOCATED AT 441 WEST VICTORIA STREET.”

**VI. Exhibits**

1. Land Use Map
2. Draft Resolution
3. Proposed Plans (Submitted under separate cover)

**Prepared by:** \_\_\_\_\_  
Steve Newberg, AICP, Associate Planner

**Reviewed by:** \_\_\_\_\_  
John F. Signo, AICP, Senior Planner

**Approved by:** \_\_\_\_\_  
Sheri Repp, Planning Manager

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