



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 23, 2008
SUBJECT: Design Overlay Review 1277-08
APPLICANT: MacFarlane Costa Housing Partners
320 Golden Shore Suite 200
Long Beach, CA 90802-4217
REPRESENTATIVE: WWCOT Architects
Attention: Rey Viquez
3130 Wilshire Boulevard Suite 600
Santa Monica, CA 90403
REQUEST: To consider the exterior remodel of an existing building located in the ML-D (Manufacturing, Light; Design Overlay) zoning district and within Redevelopment Project Area No. 1.
PROPERTY INVOLVED: 330 West Victoria Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Saenz
		Cannon			Verrett
		Graber			

I. Introduction

Date Application Received

- May 29, 2008: Design Overlay Review No. 1277-08

Applicant

- MacFarlane Costa Housing Partners; 320 Golden Shore Suite 200; Long Beach, CA 90802-4217

Representative

- WWCOT Architects; Attention: Rey Viquez; 3130 Wilshire Boulevard Suite 600; Santa Monica, CA 90403

Property Owner

- Same as applicant

Project Address

- 330 West Victoria Street

Project Description

- The proposed project is for an exterior remodel of a building located in the ML-D (Manufacturing, Light; Design Overlay) zoning district and within Redevelopment Project Area No. 1. The proposed project includes a remodel of the existing façade and new skylights, windows and business signs and compliance with American Disabilities Act (ADA) requirements which include a handicap ramp and handicap parking spaces.
- The existing building is 26,940 square feet and will be used entirely for office. Ninety (90) parking spaces are required and 136 spaces are provided on two lots with a parking easement. The second lot used entirely for parking is located directly to the east. New landscaping will be provided along the north and east façades of the building.
- The main entrance will be located along Victoria Street on the north side of the building.
- The applicant proposes a main entrance consisting of stone veneer and reconstituted wood with a metal canopy, aluminum windows, aluminum door frames and concrete landscape planters. A 24-foot high metal frame sign with metal block letters is also proposed.
- The proposed remodel will require the removal of parking spaces and open area and will result in the removal of 28 parking spaces. However, adequate parking is provided as part of a parking easement with the property to the east.

II. Background

Current Use of Property



- A vacant industrial building currently existing on the subject property. Building and Safety permits indicate the building was permitted in 1979 and owned by Nissan Motors Company.
- Lot Line Adjustment No. 219-07 was approved for the site in 2007.

Previously Approved Discretionary Permits

- None

Public Safety Issues

- There are site development deficiencies and maintenance issues associated with the subject property, however, in the event that this development plan is approved, the conditions of approval will address those deficiencies and issues.

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 330 West Victoria Street in the City of Carson, on the southern side of Victoria Street and west of Broadway Street.
- The 0.9-acre site is generally flat. Access to the site is by Victoria Street to the north and Broadway Street to the east via an easement.
- The subject property is bounded by Victoria Street to the north; a parking lot and industrial uses to the east; and Broadway Street further east. To the south are the former Nissan buildings and to the west are a parking lot and other industrial uses.

Zoning and General Plan Designations

- The site is located in the ML-D (Manufacturing, Light; Design Overlay) zone and within Redevelopment Project Area No. 1. The General Plan Land Use designation for this property is Light Industrial.

Applicable Municipal Code Sections

The following table identifies applicable sections of the Zoning Ordinance for this proposed project. For those sections that are identified as "Non-Compliance" further discussions are included.

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Industrial Development Standards			
9141.1, "Uses Permitted"	x		



Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
9145.2, "Minimum Lot Area";	x		
9145.3, "Street Frontage and Access"	x		
9145.4, "Minimum Lot Width"	x		
9146.12, "Height of Buildings and Structures"	x		
9146.29, "Encroachments"	x		
9146.4, "Trash and Recycling Areas"	x		
9146.6, "Parking, Loading, Truck Maneuvering and Driveways"	x		
9146.7(B), "Signs"	x		
General Development Standards			
9162.21, "Parking Spaces Required"		x	See Issues of Concern
9162.3, "Location of Parking"	x		
9162.42, "Parking for the Disabled and Associated Signing and Ramping"	x		
9162.52(A,B,C,D), "Landscaping Requirements"	x		
Procedures			



Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
9172.23, "Site Plan and Design Review"			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.

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. Details can be found in the attached Resolution.

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

- Issue – Parking Spaces Required
 - Mitigation: The applicant shall submit a parking easement agreement prior to building permit approval. A condition of approval has been included to reflect this mitigation measure.

General Plan / Redevelopment Project Area No. 1

The General Plan designates the property as Light Industrial. The proposed exterior remodel of the existing industrial building will be complementary to the surrounding industrial uses and will be appropriate for the subject property.

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 exterior remodel of an existing industrial building is exempt from the provisions of the California Environmental Quality Act – Section 15301 – Existing Facilities.

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. 1277-08 to the Carson Redevelopment Agency for the Exterior Remodel of an Existing Building Located at 330 West Victoria Street.”

VI. Exhibits

1. Radius 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-Loadsmann, Planning Division Manager

Mc/d127708_330WVictoria_p



FIGUEROA ST

VICTORIA ST

BROADWAY

MH

ML-D

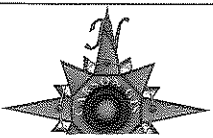
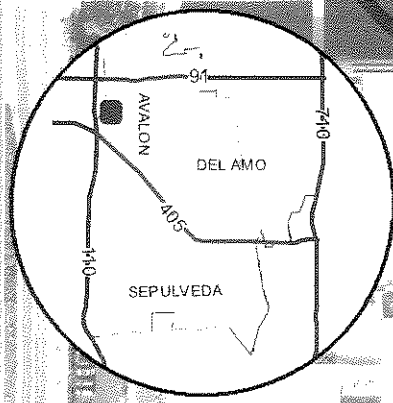
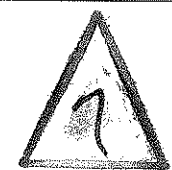


EXHIBIT NO. 1

City of Carson
 300 Foot Radius Map
 330 W Victoria St



09/02/2008
 GIS Planning Division
 Address: Victoria, 330 W 330
 Zoning Map and Mailing Labels
 ZoningMap.mxd

Item No. 116

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. 1277-08 TO
THE CARSON REDEVELOPMENT AGENCY FOR THE EXTERIOR REMODEL OF
AN EXISTING BUILDING LOCATED AT 330 WEST VICTORIA 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, MacFarlane Costa Housing Partners, represented by WWCOT Architects, with respect to real property located at 330 West Victoria Street, and described in Exhibit "A" attached hereto, to remodel the exterior of an existing building located in the ML-D (Manufacturing, Light; Design review) zone and within Redevelopment Project Area No. 1. The remodel includes façade improvements and new skylights, windows and business signs.

A public hearing was duly held on September 23, 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 Land Use Element designates the property as Light Industrial. The proposed remodel of the existing industrial building 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 other features relative to a harmonious and attractive development of the area.
- c) The site is 0.9 acres, 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 remodel of the industrial building is compatible with these uses.
- d) An adequate number of parking spaces will be provided on the subject property and the abutting property to the east. A parking easement agreement will be provided prior to issuance of a building permit for the parking area to the east, as required by the conditions of approval. 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) 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.
- g) The proposed project 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.

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 project for the exterior remodel of an existing industrial building is exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15301, Existing Facilities.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1277-08 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 23rd DAY OF SEPTEMBER, 2008

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

Those portions of Lots 107 and 108 of Tract No. 4671, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 56, Pages 30 and 31 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the northeasterly corner of said Lot 107, thence southerly along the easterly lines of said Lots 107 and 108, South 00°02'36" East 434.50 feet to a line parallel with and 61.85 feet southerly of the southerly line of said Lot 107; thence westerly along said parallel line, South 89°56'59" West 65.36 feet to a line parallel with and 65.36 feet westerly of said easterly line of Lot 108; thence northerly along said parallel line, North 00°02'36" West 24.00 feet to a line parallel with and 37.85 feet southerly of said southerly line of Lot 107; thence westerly along said parallel line, South 89°56'59" West 27.13 feet; thence North 75°45'12" West 81.42 feet; thence North 00°04'43" East 157.85 feet; thence North 27°25'42" West 124.69 feet to the northwesterly line of said Lot 107; thence northeasterly along said northwesterly line, North 61°52'48" East 258.87 feet to the point of beginning.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1277-08

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1277-08, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review and approval by the Planning Commission.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
9. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.



10. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
12. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1277-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
17. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
18. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
19. The applicant shall submit a parking easement agreement prior to building permit approval. The parking easement agreement shall secure the parking area to the



east of the subject property to be used indefinitely to serve the uses at the subject property.

LANDSCAPING/IRRIGATION

20. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.

AESTHETICS

22. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
23. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
24. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits/business license.

FENCES/WALLS

25. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (Industrial Zones) of the Zoning Ordinance.

LIGHTING

26. Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
27. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the Zoning Ordinance.

AIR QUALITY – CONSTRUCTION PHASE

28. Comply with SCAQMD Rule 403, including those requirements described in the applicant's Fugitive Dust Control Plan. Refer to SCAQMD Rule 403 for additional measures to control fugitive dust.

NOISE

40. All operations shall comply with the City of Carson Noise Ordinance.



41. All equipment on the premises used for such processes shall be constructed, operated, and maintained in such a manner so as to minimize noise or vibration that would be detrimental to the surrounding area.

TRASH

42. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six-foot high decorative concrete block wall that is compatible with the architectural design of the main building and in the location specified in the approved site plan. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit/business license.
43. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

44. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
45. Submit fire flow information, fire hydrant locations within 300 feet of the property and building sprinkler system information to the Fire Department for approval.

PUBLIC SAFETY - CITY OF CARSON

46. Ensure compliance with current seismic mitigation codes.

BUILDING AND SAFETY

47. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

48. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

