



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

April 13, 2010

SUBJECT:

Design Overlay Review No. 1348-10

APPLICANT/PROPERTY OWNER:

Theresa Sardisco
24209 S. Avalon Boulevard
Carson, CA 90745

REQUEST:

To permit the façade rehabilitation of the existing, 2,460-square-foot Domenick's restaurant and related parking lot and landscaping improvements for the subject property located in the CG (Commercial, General) zoning district and within the Merged and Amended Redevelopment Project Area.

PROPERTY INVOLVED:

24209 S. Avalon Boulevard

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Diaz			Verrett
		Gordon			

Item No. 11A

I. Introduction

The applicant is requesting permission to authorize a façade rehabilitation of an existing restaurant, along with related parking lot improvements (fencing, landscaping, paving, striping) for parking areas serving the subject property.

II. Background

The applicant has applied to obtain funding through the Commercial Facade Improvement Program for the proposed improvements. The program assists property owners to pay for facade improvements, parking lot improvements, and landscaping enhancements. The maximum benefit for each property is based on the lineal feet of the building and includes a combination of a grant and a matching grant that requires an applicant to contribute an equal amount of the matching grant. The program offers a loan, secured by the property being improved, for applicants that are not in a position to contribute financially to the improvements. The terms of the loan are very attractive with zero percent interest and no payments until 15 years at which time the loan balance has to be paid back to the city or the redevelopment agency. Staff estimates the cost of the improvements to be approximately \$120,000.00 while the property qualifies for a maximum benefit of approximately \$140,000.00 through the program. The applicant has asked that the city help to improve the main restaurant building fronting Avalon Boulevard and to convert the existing pole sign into a more contemporary pylon sign.

III. Proposal and Analysis

There are two properties involved in this proposal. The main property located at 24209 S. Avalon Boulevard upon which the restaurant, a storage building and carport are located, is 15,406 square feet in area (0.35 acre). The second property, owned by the Carson Redevelopment Agency, is 9,605 square feet in area (0.22 acre) and currently used as a parking lot for the restaurant under a long-standing agreement with the Agency.

The applicant proposes to replace the existing frontage of the restaurant building with an updated, aesthetically improved entryway and facade made of stone veneer, new siding, window trim, foam cornices and extended parapets, including new paint, decorative, Italian-themed awnings, and wall signs. In addition to the building improvements, the applicant is proposing to remove and replace existing driveway approaches, add new landscape planter areas around the building, repave and improve existing parking areas with new striping and layout of spaces, including addition of required disabled parking and access, upgrade existing fencing to wrought iron. Through these proposed improvements, existing non-conformities with respect to applicable Municipal Code sections (landscaping, parking lot layout and striping, etc.) will be brought into full compliance. The applicant intends to have all work completed within a few months of discretionary entitlement approval. Staff feels that this project would further showcase the impacts of the city's Commercial Facade Improvement Program and help to improve the area's aesthetics.



Design Overlay Review No. 1348-10

Pursuant to CMC Section 9172.23.D, the Planning Commission may approve a Site Development Plan (Site Plan and Design Review – DOR) if it is able to make affirmative findings based on the following criteria:

a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.

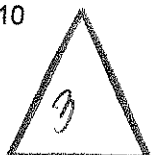
The General Plan designates the subject property as General Commercial. The property is currently zoned CG (Commercial, General), which is consistent with the General Plan land use designation. There are single-family homes zoned RS (Residential, Single-family) surrounding the subject parcel to the north and west. Across Avalon Boulevard to the east there is a large church and an auto repair use zoned CG (Commercial, General). South of the subject property across Bonds Street is a railroad track and the city of Los Angeles, Wilmington District. There is no specific plan for this area. This finding can be made in the affirmative.

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, age, and scale of structures and open spaces and other features relating to a harmonious and attractive development of the area.

The existing Italian-themed restaurant started as a 500-square-foot hamburger stand built in 1956. Subsequent additions include a 900-square-foot dining room in 1959, and a 1,170-square-foot café and beer bar in 1963. The proposed project is an example of the types of façade improvements that staff expects to see occurring with older commercial stock in the immediate vicinity, such as aesthetically improved entryways and facades made of foam cornices and extended parapets, new paint, and updated signs. Staff anticipates that future development in the vicinity will come in the form of improvements to existing commercial buildings which will help create a harmonious and attractive commercial corridor along that portion of Avalon Boulevard. Therefore, this finding can be made in the affirmative.

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

This development proposal includes a redesign of the existing parking areas, including a total of 33 parking spaces, comprised of 20 standard spaces and one disabled parking space proposed for the southern lot owned by the Redevelopment Agency, and 11 standard spaces and two disabled parking spaces proposed for the area adjacent to the north side of the restaurant. Vehicular driveways are located along Avalon Boulevard and Bonds Street for access to the southern parking lot, and one on for north side parking access from Realty Street. The driveway and parking area improvements will provide safety and convenience, in terms of circulation for pedestrians and vehicles, therefore this finding can be made in the affirmative.



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

The building will be repainted in a neutral earth tone with darker-colored parapets, window and base trim, as well as new doors. A neopolitan-colored awning will extend over the entryway and windows along the Avalon Boulevard frontage of the building. New illuminated, channel letter and neon light signs will replace existing box-lighted wall signs. Also, the existing 25-foot high pole sign located in front of the building on Avalon Boulevard will be refurbished and embellished with a box form, stucco and painted to match the new building facade to resemble a pylon sign. The new signs are code compliant in terms of size, location and total number. The new signs will provide an attractive addition to the proposed improvements and will be an effective means of communicating the restaurant's services, therefore this finding can be made in the affirmative.

f. Conformance to any applicable design standards and guidelines, which have been adopted pursuant to Section 9172.15.

Pursuant to the Redevelopment Plan for the Carson Merged and Amended Project Areas, future development within such Project Area includes an emphasis on the abatement of unwanted, conflicting and blighted uses.

Issues of Concern

Issue – Existing unpermitted storage container: There is a cargo container currently being used for storage in the southwest corner of the northern parking lot. Cargo container storage is not a permitted use in the CG zone. Staff is recommending that the container be removed.

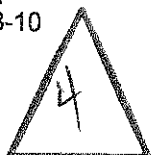
Mitigation: A condition of approval has been included in Exhibit B of the attached Resolution which requires the cargo container to be removed prior to final approval of a building permit for the proposed renovation.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15301(d), Existing Structures, exterior construction on the existing restaurant can be deemed "Categorically Exempt". A Notice of Exemption will be prepared if this project is approved.

V. Conclusion

Staff feels that the proposed building façade renovation, parking area and landscaping improvements will provide an attractive addition to the neighborhood business corridor along that portion of Avalon Boulevard. All of the findings for Design Overlay Review No. 1348-10 can be made in the affirmative.



VI. Recommendation

That the Planning Commission:

- **RECOMMEND APPROVAL** of Design Overlay Review No. 1348-10 to the Redevelopment Agency subject to the conditions of approval 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 Recommending Approval of Design Overlay Review No. 1348-10 to the Redevelopment Agency for a Commercial Façade Renovation Project to an Existing Restaurant Located at 24209 S. Avalon Boulevard."

VII. Exhibits

1. Draft Resolution
2. Land Use Map
3. Site plan, floor and elevation plans (under separate cover)

Prepared by: _____
Steven Newberg, AICP, Associate Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer

D134810/sn

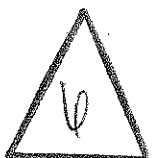


**CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
DESIGN OVERLAY REVIEW NO. 1348-10**

Property Address: 24209 Avalon Boulevard

The land referred to as parcel no. 7406-017-035 is described as follows:

Lots No. 27-30 and a Portion of Lot No. 26 of Block 14 of the Factory Center Tract in the City of Carson, County of Los Angeles, State of California, as shown on Parcel Map filed in the associated Book and Pages of Parcel Maps, in the Office of the County Recorder of said County.



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1348-10

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Design Overlay Review No. 1348-10, 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, if needed.
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 to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
5. 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.
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 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. The owner/applicant shall re-slurry and provide striping for the appropriate number of parking spaces and bumper stops as called for in the Carson Municipal Code.
9. The owner/applicant shall submit a landscape and irrigation plan. Said plan shall illustrate the planting of new shrubs, ground cover, and existing and/or proposed trees. Failure to maintain landscaping will result in Code Enforcement action against the property owner.
10. The owner/applicant shall apply for a separate sign and/or banner permits, if applicable. Approval of said permit shall be subject to Planning Division's review and approval for proper size, height, type, material, and design standards to be applied consistently the CG (Commercial, General) zoning district.
11. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1348-10. 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.

PUBLIC SAFETY DEPARTMENT - CITY OF CARSON

12. The existing storage container located on the southwest corner of the restaurant property shall be removed prior to the issuance of a building permit.

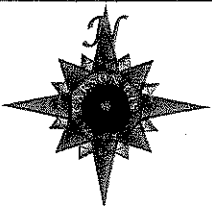
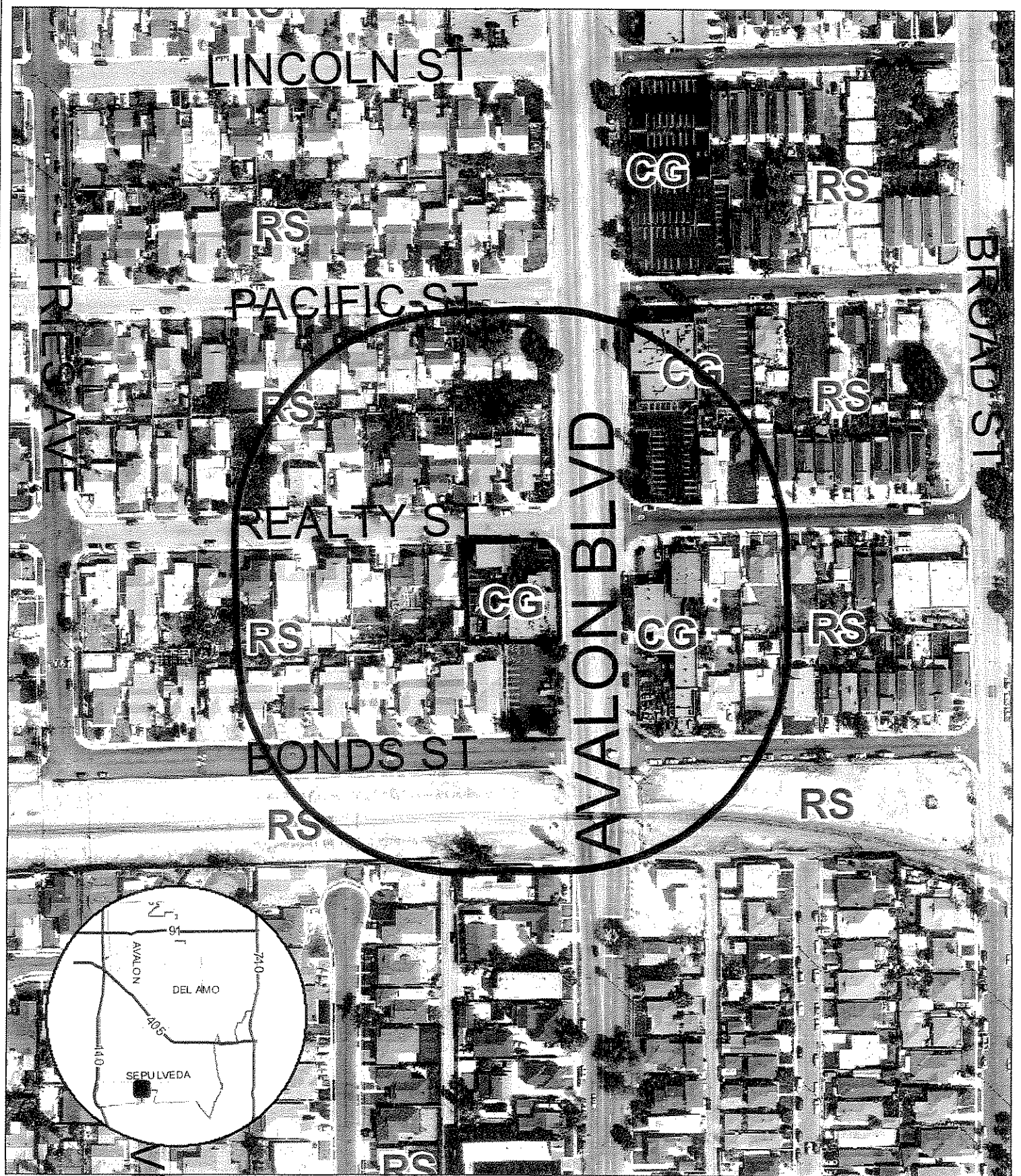
ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

13. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

14. 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.





City of Carson
300 Foot Radius Map
24209 Avalon St

EXHIBIT NO. - 2

1/26/2010
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